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## Minutes of the Commission Meeting Held on August 13, 2009 In the Stone Building 33 New York Avenue, Oak Bluffs, MA

### IN ATTENDANCE

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Commissioners: (P = Present; A = Appointed; E = Elected)

P James Athearn (A – Edgartown)	- Ned Orleans (A – Tisbury)
- Bill Bennett (A- Chilmark)	P Jim Powell (A – West Tisbury)
P John Breckenridge (E – Oak Bluffs)	- Camille Rose (A - Aquinnah)
P Christina Brown (E - Edgartown)	P Doug Sederholm (E – Chilmark)
P Peter Cabana (E – Tisbury)	- Casey Sharpe (A – Oak Bluffs)
- Martin Crane (A – Governor)	- Linda Sibley (E – West Tisbury)
P Carlene Gatting (A -County)	P Holly Stephenson (E – Tisbury)
P Chris Murphy (E – Chilmark)	- Andrew Woodruff (E – West Tisbury)
P Katherine Newman (E –Aquinnah)	

Staff: Mark London (Executive Director), Paul Foley (DRI Analyst/Planner)

The meeting was called to order at 7:30 p.m.

### 1. DIRECTOR'S REPORT

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**Mark London** reported that the draft of the Island Plan will be distributed in the next few days.

**Christina Brown** noted that meetings are scheduled with Island board members and residents for discussion of the Island Plan

### 2. MARTHA'S VINEYARD HOSPITAL: DRI NO. 324M - LANDSCAPING PLAN

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Commissioners present: J. Athearn, J. Breckenridge, C. Brown, P. Cabana, C. Gatting, C. Murphy, K. Newman, J. Powell, D. Sederholm, H. Stephenson

**Christina Brown** reminded Commissioners that an element of the final decision on the hospital renovation was that the final landscaping plan would come back to the Commission for review.

#### 2.1 Staff Report

**Paul Foley** gave the staff report.

- The landscaping plan requires approval by the Commission.
- The written decision outlines the requirements of the landscaping plan.
- The landscaping plan includes multi-user path, the courtyard garden and the rooftop garden.

- LUPC discussed the pedestrian connections and sidewalks.

**Mark London** made the following clarifications.

- The part of the bike path from Beach Road to the red house would be a multi-user path, with limited car use, as it has long been.
- The path on Linton Lane is shown on the approved plan as a shared-use path that is physically separate from the perimeter road.
- LUPC looked at the proposed landscaping plan and made some suggestions about clearly delineating the shared-use paths.

## **2.2 Applicant's Presentation**

**Kris Horiuchi**, landscape architect, explained the project.

- The site is divided up into zones.
- A palette of native plant materials is used for public view areas and buffer areas.
- Bio retention ponds are used for stormwater.
- Shade plants are placed around parking areas.
- They tried to introduce a mixture of evergreen and summer flowering plants on the courtyard garden and roof garden.
- They tried to use primarily native plants but wanted to make sure plants were low maintenance, as well.
- There is a landscape frontage along Beach Road. In the parking areas are taller trees to buffer the massing of the building.
- There is a substantial contribution to the buffer along Windemere Road and the foundation.
- The driveways, sidewalks, and walls were approved in the original decision.

**Tim Walsh**, explained that the driveway has been adjusted to come all the way through.

- Parking at the red house is for staff. In trying to accommodate the neighbor they opened up an area for her to park next to the red house.
- He said he felt the danger to bicyclists is more significant from the dialysis parking area than from the red house parking area.
- There is no intention to provide access from the red house parking to Linton Lane.
- The striping can be changed to clarify the connector that is one way.

**Mark London** said eventually there will be an off-road shared-use path that will go all the way from downtown Vineyard Haven to Oak Bluffs and on to Edgartown, which is why the hospital link is very important.

Commissioners discussed the bike path.

**Tim Walsh** said the hospital parking lot is not a great place to have a bike path, so he supports the multi-user path going around the corner.

**Chris Murphy** said that he would like to approve the landscape plan and deal with the bike path issue separately.

**Mark London** clarified that the alternative to having the shared-use path going through the hospital property might be having the separate multi-user path continue around the corner of Beach Road, not merely widening the shoulder of the road. It is important that the off-road SUP network be complete.

**John Breckenridge** said the multi-user path involves Mass Highway.

**Mark London** clarified that the landscape plan meets what was originally agreed to. His only suggestion is that the one area be more clearly demarcated to indicate it is one way.

### **2.3 Public Comment**

**Jean Thurston** explained that they own property on Windemere Road. They would appreciate visual screening and any other type of screening that would screen exhaust and noise from cars.

**Marcia Graham**, property co-owner, said they have a long, fenced boundary that they're concerned about. The fence was put up by the hospital. They are concerned with plantings, etc. They want the fence to remain and be repaired/reconstructed as necessary when the construction is done.

**Kris Horiuchi** confirmed that the fence is shown on the surveyor's plan. She's not sure it shows on their landscape plan. **Christina Brown** recommended that the fence be shown on the plan.

The Hospital confirmed that they intend to maintain that fence and it will be shown on the landscape plan.

### **2.4 Decision**

***John Breckenridge moved, and it was duly seconded, that the Commission approve the Hospital Landscape Plan which will include provisions in the current plan in place for the multi-user path, with the recognition that this is a basic plan and the applicant may add plantings to it. As part of the plan there were several additional offers: parking at the red house would be limited to five cars, the applicant has agreed to make a better delineation of the bike path at Linton Lane, as well as posting each end of Linton Lane, and agrees that the hospital is responsible for maintaining the fence along the Graham/Thurston property.***

- **Tim Walsh** confirmed that there is bicycle parking for fifty bikes at the back of the new building.
- **Christina Brown** noted that LUPC talked about a clear bus stop and a clear pedestrian path going to Beach Road.
- **Tim Walsh** confirmed that the hospital has talked with the VTA; the plan now is that the buses will come up the driveway and drop passengers at the front door.

***A roll call vote was taken. In favor: J. Athearn, J. Breckenridge, C. Brown, P. Cabana, C. Gattling, C. Murphy, K. Newman, J. Powell, D. Sederholm, H. Stephenson. Opposed: None. Abstentions: None. The motion passed.***

**3. HARBORVIEW HOTEL: DRI NO. 614 – PROPOSED MODIFICATION**

*Commissioners present: J. Athearn, J. Breckenridge, C. Brown, P. Cabana, C. Gatting, C. Murphy, K. Newman, J. Powell, D. Sederholm, H. Stephenson*

*For the applicant: Sean Murphy, lawyer/agent*

**Christina Brown** reported that LUPC voted unanimously to recommend that the proposed modification is not substantial enough to require a public hearing and is within the original intent of the approved project. LUPC recommended that the Commission accept the proposed modification.

**Doug Sederholm moved, and it was duly seconded, that the proposed modification is not substantial enough to require a public hearing. He moved, and it was duly seconded, to approve the proposed modification.**

- **Sean Murphy** explained the proposal to switch the uses of the Penniman and Snow Cottages, including removal of the first floor spa and restrooms/storage from the Penniman Cottage and reconstruction of the Snow Cottage to incorporate a new spa with an English garden instead of the approved two 3-bedroom condominiums and storage. The neighbors are very happy.
- **Christina Brown** read a letter from the abutters in which they state their support for the plan.

**A voice vote was taken on the motion that the proposed modification is not substantial and does not require a public hearing. In favor: 10. Opposed: 0. Abstentions: 0. The motion passes.**

**A roll call vote was taken on the motion to approve the modification. In favor: J. Athearn, J. Breckenridge, C. Brown, P. Cabana, C. Gatting, C. Murphy, K. Newman, J. Powell, D. Sederholm, H. Stephenson. Opposed: None. Abstentions: None. The motion passes.**

**Sean Murphy** explained the status of the project. Lehman Brothers was providing the original funding. There is a new funding source and the project is in a three or four phase timeline. Operationally, nothing has changed.

The meeting adjourned at 8:45 p.m.

*Christina Brown*  
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Chairman

*5/20/10*  
\_\_\_\_\_  
Date

*J.P. Kelly*  
\_\_\_\_\_  
Clerk-Treasurer

*5/20/10*  
\_\_\_\_\_  
Date