

**Commonwealth Of Massachusetts
MARTHA'S VINEYARD AIRPORT COMMISSION
LAND USE SUBCOMMITTEE**

September 6, 2018, 5:00PM

MVAC Chambers

Notice of Such Meeting Having Been Posted as Required by Law

Present: Subcommittee Members: Chair – Peter Wharton, Trip Barnes*, Don Ogilvie,
Airport Staff: Manager Ann Richart, Water/Wastewater – Mike Eldridge,
Others: Matt O'Brien – McFarland Johnson,
Commissioner Richard Knabel, Kristin Zern,
Marni Lipke – Recorder * Late arrival or early departure

I. CALL TO ORDER – 5:08PM.

II. MINUTES: APPROVE THE MINUTES FROM THE AUGUST 3, 2018 LAND USE SUBCOMMITTEE MEETING – Tabled.

IV. ITEMS NOT REASONABLY ANTICIPATED BY CHAIR

- Ms. Richart informed the Sub-Committee that Mr. Nicholas Catt withdrew the proposal for a carwash on Lot #34, and would propose a more streamlined use at the October meeting.

III. REVIEW OF LAND DEVELOPMENT STUDY AND MVAC DEVELOPMENT RECOMMENDATIONS (See documents on file.)

Mr. O'Brien presented the three best potential land release configurations discussed the factors involved.

- One of the strips marked for development was committed to box hangar use in the Airport Master Plan Update (AMPU) and consequently could not be released without modifying the AMPU.
- Both FedEx and UPS requested 3 acre parcels for sorting and loading (currently done as opportunity allowed in various Island parking lots) so one alternative split the largest parcel (7.6 acres) into two lots. At \$1.50 per sq. ft. the rent on ~ 3 acres was \$196,300/yr. or about \$16,000/mo. with the substantial advantage that the companies would be responsible for most infrastructure improvements. Both companies clearly stated that lots need not be close to the airfield.
- All lots would be publicly advertised and all bids considered, opening the possibility that others would be awarded the lots.
- Breaking the 7.6 acres into smaller lots for other businesses would require Airport expenditure and installation of infrastructure: roads, sewer, water, power, etc. resulting in further delays. The Airport paid for the utilities and roads up to lot boundaries; tenants were responsible for access and utilities from the lot line to the building.
- Adding access to Barnes Rd. or West Tisbury Rd. required a MassDOT traffic study and probable traffic mitigation (see 7/12/18 MVAC Minutes p.4 #XI).
- The lot currently housing the ropes course could be broken into three ¼ acre lots with a 0.13 remaining fraction. These would be appropriate for youth business or new

entrepreneurs. Bidders could also bid on one or multiple sites. The Subcommittee considered base rent as well as water and sewer charges.

- All other lots were smaller, occasionally awkwardly shaped pieces. However with land at a premium, a number of uses were possible: abutter parking, cell towers, stockpiling materials, etc.

- Sewer flow and capacity should be part of the evaluation criteria, allowing and trading flow during both peak and low use months. Oak Bluffs had been consulted on water capacity and might require non-essential water use restrictions, during Department repairs or maintenance.

- All Lots required a 200 ft. no-cut buffer zone, were in a B-III Edgartown Zoning district and had to adhere to Airport Business Park restrictions/regulations.

- The well housing demolition was still in process, delaying bidding on the effected lots (see 5/10/18 p.3 #VII).

* In regards to community relations, the Airport had the authority to define and present Business Park lots. The proposal included a reasonable array of lots and sizes.

- Next steps were:

- appraisal of each lot (in process);

- possible formal approval by (landowner) Dukes County;

- McFarland Johnson draft of RFP evaluation criteria for October meeting;

- RFP advertisement in MV Times, Vineyard Gazette, Central Register, emailed to Business Park tenants and wait list;

- Opening, evaluating and awarding bids.

- **MR. OGILVIE MOVED TO RECOMMEND THAT THE MVAC ADVERTISE THE FOLLOWING LOTS:**

- **TWO LARGE LOTS AT A MINIMUM OF 3 ACRES EACH,**

- **THREE 0.25 ACRES AND ONE 0.13 ACRE LOT AT THE ROPES COURSE,**

- **0.78 ACRES TRIANGLE ADJACENT TO MV REALTY TRUST,**

- **0.29 ACRES,**

- **0.22 ACRES, AND**

- **0.13 ACRES,**

MR. BARNES SECONDED; MOTION PASSED UNANIMOUSLY: 3 AYES, 0 NAYS, 0 ABSTENTIONS.

Next meeting – tentatively scheduled for 5:00PM, Thursday, October 4, 2018

VIII. ADJOURNMENT

- **MR. OGILVIE MOVED TO ADJOURN AT 6:36PM; MR. WHARTON SECONDED; MOTION PASSED UNANIMOUSLY.**

Tasks

- Ms. Richart/Mr. Wharton – invite the MVAC to the next Land Use Subcommittee meeting.

Documents on file:

- Agenda 9/6/18

- Airport Business Park Waiting List January 11, 2018

- Airport Article X-A. B-III Business District (2 p.)

- Zoning of Edgartown, MA B-III & B-IV Business District Map Sheet 4 of 4 7/7/09

- McFarland Johnson Martha's Vineyard Airport FAA Land Release Lease Layout Alternative 2
9/5/18
- McFarland Johnson Martha's Vineyard Airport FAA Land Release Lease Layout Alternative 3
9/5/18
- Real Property Dispositions Mass Procurement Law Chapter 30B (2 p.)
- Martha's Vineyard Land Release Proposed Schedule