

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

December 11, 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: Ann Richart – Airport Director, Kevin Brennan (recorder)

- I. **CALL TO ORDER by Chair Peter Wharton – 5:00PM.**
- II. **MINUTES: APPROVE THE MINUTES FROM THE NOVEMBER 1, 2018 LAND USE SUBCOMMITTEE MEETING** – Mr. Barnes requested amending #4 with correct lease expiration date. Motion by Mr. Ogilvie to approve amended minutes, 2nd Mr. Barnes, unanimously approved: 3-0-0.
- III. **CONSIDER ASSIGNMENT OF LOT #18 Lease (Hinckley/MVSB) to Vineyard Haven Lumberyard, LLC.** Mr. Ogilvie requested terms and backup documentation to be presented at the MVAC meeting Thursday, December 13, 2018. **NO ACTION**
- IV. **CONSIDER REQUEST OF MV LOT 14, LLC (Estate of John W. Folino) on behalf of Unit #3, Kitchen Porch (Jan Buhrman) to continue to teach cooking classes in the unit.** As long as all permitting has been completed, motion by M. Ogilvie, 2nd by Mr. Barnes and unanimously approved: 3-0-0
- V. **STATUS REPORT ON THE PFAS INVESTIGATION AND MONITORING**
Ms. Richart noted that there would be a more detailed presentation at the MVAC meeting Thursday. Ms. Richart reminded all of the chronology of events to date. **NO ACTION**
- VI. **STATUS REPORT ON LAND DEVELOPMENT STUDY**
Mr. O'Brien, Project Manager, McFarland Johnson, updated LUSC on current activity. MJ submitted a land release request to the FAA, confirmed National Emergency Use Provision (NEUP) because this was Navy Base. Request was to release Airport Business Park property from Aeronautical Use, waiting for DOD to get back to FAA. Reviewed rest of process and hoped FAA would hear from DOD by Mid-January 2019. The next step will be a 30-day posting to the Federal Register. Mr. Ogilvie asked about concurrent actions MVAC can take in the meantime. Ms. Richart stated that RFP can be advertised concurrently. MVC approval is also needed to expand the business Park. Mr. Barnes suggested that MVC will only review proposals once Edgartown approves use. Mr. Wharton asked again about concurrent actions we could be working on. Ms. Richart stated that Attorney was pulling together RFPs now and proposed that LUSC review RFP's prior to announcement.

Mr. O'Brien then noted Moderate/Midterm property development prospects including

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Airport Road area, Airport Road improvements, the area beyond the former Navy Dump, and adjacent areas and that Mr. Brennan had been asked to research and report exact boundaries of currently leased properties in this area.

Mr. O'Brien noted other environmental issues including moths, bats, etc. He would meet with National Heritage and Species program to determine obstacles for further development. Mr. Barnes stated that most other developers are responsible for environmental obstacles, suggesting that the MVAC leave species.

Ms. Richart stated that Federal Environment clearance is required.

There was a wide discussion about these issues.

Mr. Ogilvie requested an update on the status of the CODC's Sheriff Department's Rope Course currently on East Line Road. Ms. Richart reported that the Ropes Course is on a valid leased parcel and it is up to the Sheriff's Department to voluntarily relocate if they choose.

Mr. O'Brien noted that we should start to look at other ABP enhancements such as change signing, additional streetlights, road drainage improvements, etc.

Mr. Barnes reinforced that the entrance to airport needs "dressing up". He suggested making the redesign a contest for students.

Ms. Richart noted interest in similar lighting and signage for entire MVBP to increase professional look of the property.

Mr. O'Brien noted that a future sight walk of the BP would help generate ideas.

VII. STATUS REPORT ON RESTAURANT RFP

Ms. Richart reviewed the chronology of the RFP Process. Because new property manager has just started and is working on the RFP, suggested we extend the current lease month-to-month for a couple of extra months targeting a March 2019 effective date. Ms. Richart reviewed key clarifications and changes to the future lease. Mr. Wharton suggested not "requiring" by "strongly favoring" proposals that use renewable or recycled or compostable customer packaging and the composting, use for animal feed or food donation of all food waste. **MOTION BY MR. OGILVIE, 2ND BY MR. BARNES TO APPROVE RFP WITH THOSE CLARIFICATIONS, UNANIMOUSLY APPROVED.**

Later in the meeting, discussion opened up regarding tight timeline for RFP. Comments were accepted from public – MVAC Commissioner Zern suggested that we extend lease to September to provide sufficient time for transition (if needed) and setup, and have no interruption over the summer. After some discussion, it was decided to leave the timeline as presented to the LUC.

VIII. ITEMS NOT REASONABLY ANTICIPATED BY CHAIR

Ms. Richart noted that the Capital Improvement Plan (CIP) was reviewed with FAA/MADOT last Thursday, December 6th. She presented a 5-year plan showing who funds what, dependencies in the timeline, etc.

Mr. Wharton asked where LUSC sat on Airside development.

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Mr. O'Brien noted that we are applying to have 2002 AARF truck replaced. Needs major repairs. Replacement will be discussed at MVAC meeting Thursday.

Mr. O'Brien noted that Runway Project in progress. Shutdown targeted ASAP so as to make May 2019 deadline for season.

Mr. O'Brien noted that trees adjacent to runway will be a future issue - obstruction removal. FAA pays to clear obstructions 1 time, researching history to determine who budgets.

Next meeting – tentatively scheduled for 5:00PM, Thursday, January 3, 2019

VIII. ADJOURNMENT

•MR. WHARTON MOVED TO ADJOURN AT 6:45PM; MR. OGILVIE SECONDED; MOTION PASSED UNANIMOUSLY.