

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

February 13, 2019, 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: Kevin Brennan, Property Manager (recorder)
Public Signed in: Kristin Zern, Mal Jones, Craig Willett (Osprey), Geoff Wheeler,
Geoff Smith (potential partner BP34), Fred Fournier (Landscape)

- I. **CALL TO ORDER by Chair Peter Wharton – 5:02PM.**

- II. **MINUTES: APPROVE THE MINUTES FROM THE JANUARY 3, 2019 LAND USE SUBCOMMITTEE MEETING** – Motion by Mr. Barnes to approve minutes as distributed, 2nd Mr. Ogilvie, unanimously approved: 3-0-0.

- III. **OLD BUSINESS**
 - a. **Update on Restaurant RPF/Lease.** Ann Richart reminded the subcommittee that the MVAC had extended this lease on a month-to-month basis. She reminded the subcommittee to provide the Property Manager with their feedback regarding the proposed RFP before the next meeting.
 - b. **Update on Lot #34 and Lot# 38 Environmental Issues.** Ms. Richart noted that Jeb Merrow will update the MVAC at the February 14, 2019 meeting. Ms. Richart stated that no environmental review of either site was conducted when the ABP was first developed. In order to develop these lots, she is recommending that the MVAC purchase mitigation for these (\$80,000) described as similar to purchasing carbon credits.
 - c. **Authorize The Renewal of BP07 - Osprey Trades LLC's Lease.** Osprey Trades LLC has been presented with a First Amendment which, as a result of the application of the MVAC's Fair Market Value Rent Policy – Exhibit A Appraisal Process was \$1.06 SF. Mr. Willett was present to represent Osprey Trades LLC. MVAC had very recently received a written response outlining 8 issues with the First Amendment. Chairperson Wharton started a discussion to respond to questions presented. 1) Mr. Ogilvie stated that request was inconsistent with current practice and would not be permitted. 2) The LUSC was not clear on the request made. Mr. Willett was asked to clarify but did not. Because the outlined points were not clear to the LUSC, Mr. Wharton tabled the discussion. He asked LUSC members to provide him with feedback to return to Osprey Trades LLC with.
 - d. **Update on BP27 - Donaroma's Nursery and Landscaping Services, Inc. Lease.** Ms. Richart reporting that this lease was the same as the First Amendment prepared for Osprey Trades LLC, based on the required appraisal. \$1.06/SF. Mr. Ogilvie motioned, Mr. Barnes 2nd, Unanimous approval of the First Amendment presented.

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IV. NEW BUSINESS

- a. **Request from BP22 - SAV Associates, LLC to renew sublease agreement with FedEx.** Motion by Mr. Ogilvie, 2nd by Mr. Wharton to request MVAC approval of renewal. 2-0-1. Mr. Barnes abstained due to conflict of interest.
- b. **Request of Airport Lumber, LLC to install a sign on their building in compliance with Edgartown Zoning.** Mr. Ogilvie motioned to request MVAC approval, Mr. Wharton 2nd, unanimous approval. 3-0-0

V. ITEMS NOT REASONABLY ANTICIPATED BY CHAIR

- a. Mr. Wharton asked Subcommittee to review email received Wednesday, January 2nd from Edgartown Planning Board outlining proposed “change to the conditionally-permitted uses in the Edgartown B-III district”. Motion by Mr. Barnes to have MVA staff draft a Policy/Procedure to address the proposed changes, 2nd by Mr. Ogilvie and unanimously approved: 3-0-0.
- b. Mr. Barnes motioned to obtain a copy of the current MVY Expansion Project waiting list. 2nd by Mr. Ogilvie, unanimously approved: 3-0-0

VI. PUBLIC COMMENT

- a. Mr. Wharton welcomed Mr. Geoff Smith. Mr. Smith gave some biographical information and informed the LUSC that he is working closely with Mr. Catt (MVYABP Lot 34, LLC – dissolved 12/31/2018) on a development plan for BP34 (a never- developed lot) leased since 11/1/2011. Mr. Smith stated he would present a proposal for mini-storage units in the near future.

VIII. ADJOURNMENT

**MR. OLGILVIE MOVED TO ADJOURN AT 5:32PM; MR. BARNES SECONDED;
MOTION UNANIMOUSLY APPROVED.**

Next meeting – tentatively scheduled for 5:00PM, Thursday, March 7, 2019