

MARTHA'S VINEYARD AIRPORT COMMISSION LAND USE SUBCOMMITTEE MINUTES

August 1, 2024 - 3:00PM – ARFF Conference Room and via Zoom

Notice of Such Meeting Has Been Posted as Required by Law

PRESENT:

Subcommittee in person: Chairperson Jack Ensor, Norm Werthwein

Subcommittee via Zoom: Geoff Wheeler, Don Ogilvie

Airport Staff: Kevin Brennan, Airport Properties Manager (recorder); Geoff Freeman,
Airport Director

Public in person: None

Public signed in via Zoom: None

I. CALL TO ORDER by Chair Jack Ensor – 15:00hrs.

II. APPROVED MINUTES: May 2, 2024 Minutes

MOTION: Mr. Werthwein

SECOND: Mr. Ensor

DISCUSSION: - None

ROLE CALL VOTE: Mr. Ogilvie–AYE; Mr. Wheeler–AYE; Mr. Werthwein–AYE; Mr. Ensor–AYE; 4-0-0 unanimously approved.

III. PUBLIC COMMENTS: No public present, no comments.

IV. STAFF REPORTS

a. Property Manager’s Report: Mr. Brennan reported

- i.** True North Holdings, Inc. (MV Wine and Spirits) has two subtenants without MVAC-approved leases since June 1, 2024. They will receive a lease violation notice.
- ii.** Animal Health Care reported earlier today that the CODC Commission Land Use Subcommittee recently voted to recommend to the County Commission that their new lease for more than 20 years be approved. Once the County approves, AHC will be able to sign a lease with the Airport.
- iii.** Vineyard Reliability, which assumed a 1974 land lease for 2 acres on the airfield where generators which provide backup power to the Island are located, verbally notified the Airport that they would be terminating their lease, but no formal notice was received so will continue to lease the land.

b. LUS Chairman’s Report: Mr. Ensor reported that the CODC appears to have a process in place for approval of MVAC leases over 20 years and anticipates that it will be presented at the MVAC Meeting on Thursday, August 8, 2024.

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V. OLD BUSINESS:

Mr. Ogilvie about for an update on the status of the Assignment and Assumption of Lease between Vineyard Tennis Center, Inc. and Airport Road Collaborative LLC, formed on August 23, 2023 by Jeffrey Dubard and approved by the MVAC and signed by the Airport Director on August 30, 2023. Mr. Brennan reported that there had been no further action and that the sale of VTC to ARC LLC has not yet been finalized. Mr. Wheeler suggested that the Airport should rescind our Consent of the Assignment and Assumption of Lease approved nearly a year ago.

VI. NEW BUSINESS:

- a. Request for MVAC Approval of Change of Use – 24 Airport Road, Edgartown – Vineyard Tennis Center to add:** Hair Salon, nail salon and other similar services

Mr. Ogilvie suggested that the Airport ask VTC to rescind the Assignment and Assumption of Lease of the lease to Airport Road Collaborative LLC in order for the Airport to fully understand the current status of the Lease there. There was then a discussion of the process that might work best for all involved.

Mr. Ogilvie then suggested that the MVAC consider this Change of Use request once the Town of West Tisbury Board of Appeals has approved a change of use as is required by “1.” of their decision dated April 4, 1996.

VII. ITEMS NOT REASONABLY ANTICIPATED BY CHAIR: Mr. Freeman updated attendees on the progress made towards installing solar panels on ARFF and Wastewater Plant.

VIII. ANNOUNCE NEXT MEETING – Thursday, September 5, 2024 - 3:00PM

IX. ADJOURN

MOTION: Mr. Ogilvie at 15:21hrs

SECOND: Mr. Wheeler

ROLE CALL VOTE: Mr. Ogilvie–AYE; Mr. Wheeler–AYE; Mr. Werthwein-AYE; Mr. Ensor-AYE 4-0-0 Meeting adjourned.