

THE MARTHA'S VINEYARD COMMISSION

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MINUTES OF MARTHA'S VINEYARD COMMISSION

MEETING MARCH 17, 1988

The Martha's Vineyard Commission held a public hearing at the Old Whaling Church Basement, Main Street, Edgartown, MA on Thursday, March 17, 1988 at 8:00 P.M. regarding the following Development of Regional Impact (DRI):

Applicant: Norman Rankow
P.O. Box 1276
Edgartown, MA 02539

Location: Upper Main Street
Edgartown, MA 02539

Proposal: Addition to an existing structure qualifying as a DRI since the proposal is greater than 1,000 square feet.

James Young, Chairman of the Land Use Planning Committee, read the public hearing notice and opened the hearing for testimony. Mr. Young stated the procedure of the public hearing and asked for the MVC staff's presentation.

Ann Skiver, MVC planner, referenced a handout and an aerial depicting the location of the proposal. She stated the proposal consists of renovation & change of use of the existing Goulart residence to retail/office/apartment usage. Further the Applicant also proposes to expand existing residence by approximately 2,090 sq.ft. additional space for retail/office use. Ms. Skiver stated the location of the proposal is in the Town of Edgartown, Assessors Map 20A Lot 85 (20,300 sq. ft. lot or .47 acre) on Upper Main Street. She stated the proposed access is the existing access & egress onto Upper Main Street by an existing 10' wide gravel driveway. Ms. Skiver said the proposal is located in B-2 District and discussed required and proposed lot size; front setback; side & rear yard setbacks and total floor to lot area ratio and stated the proposal is within the requirements.

Ms. Skiver then described the existing building space on lot as 2,800 sq. ft; 6 bedrooms (3 stories); 460 sq.ft. garage which will remain; 50 sq.ft. shed which will be removed, totalling 3,300 sq.ft. total building square footage. Further she described the proposed building including additions and changes as follows: 3,060 sq.ft. Building to remain after renovation & removal of shed; 2,090 sq.ft. Net additional space totalling 5,150 sq.ft. total square footage of

proposal and stated that the proposal represents a 55.6% overall increase in space. Ms. Skiver described the proposed occupancy of this proposal: total retail/office space (1st floor) 2,885 sq.ft.; Entryway/vestibule (1st floor) 250 sq.ft.; 2 bedroom apartment (2nd floor) 875 sq.ft.; 1 bedroom apartment (3rd floor) 680 sq.ft.; Existing garage to remain 460 sq.ft. totalling 5,150 sq.ft. for this proposal. She further described the units for the first floor: Unit 1 - 1,200 sq.ft. retail space, Edgartown Paint Store; Unit 2 - 335 sq.ft. office space for Colonial Reproductions; Unit 3 - 540 sq.ft. unknown user for retail or office space; Unit 4 - 430 sq.ft. unknown yet unknown retail/office space and Unit 5 - 380 sq.ft. yet unknown retail/office space. The existing second floor space of approximately 875 sq.ft. will be renovated and utilized as a 2 bedroom apartment. The existing third floor space of approximately 540 sq.ft. plus an additional 120 sq.ft. of new space will be utilized as a 1 bedroom apartment. Ms. Skiver then addressed parking requirements within the B-2 District stating 12 spaces are required and the applicant proposes 15 parking spaces. Further the by-law requires 1 off street loading space and the plans indicate there will be 2. Ms. Skiver noted that there are no handicap spaces provided and that the proposed parking will be gravel.

Ms. Skiver addressed the traffic generation estimates by use, using estimates based on Institute of Transportation Engineers, 1986 she stated for a Hardware/Paint Store: 51.3 average trips per day per 1000 sq.ft. totalling 62 average trips per day for Edgartown Paint Store; Apartment (residential): 6.1 average trips per day per dwelling unit equalling 12 average trips per day for 2 proposed apartment units; Office: 17.7 average trips per day per 1000 sq. ft. equalling 6 average trips per day for Colonial Reproductions office; and Unknown Usage: Low Estimate for office usage at 17.7 average trips per day per 1000 sq.ft. equals 24 average trips per day and the High Estimate if retail usage at 40.7 average trips per day per 1000 sq.ft. equals 55 average trips per day. Further, she discussed traffic impacts stating the total traffic generation estimates for known usage equals 80 average trips per day; total traffic generation estimates for unknown usage range equals 24 - 55 average Trips per day for units Units 3,4,5 of proposed retail/office space; making the total range of traffic generation by all proposed usage on site 104 - 135 average trips per day or .59 - .77% of peak traffic volume in August and 1.4% - 1.8% of off-peak traffic in November. Further she stated that Traffic monitored Upper Main Street near A & P (2 way total volume) at peak, August, 1986, totalled 17,574 vehicles and off-peak counts, November, 1986 totals are 7,414 trips per day.

Ms. Skiver described the lighting proposal as shown on the site plan: (2) sign spot lights for driveway entrance sign; wall hung light at each entry; (3) spot flood lights to light parking area; Exterior spot flood light for exterior exit stairs from upper floor apartment units and existing front yard post lamp & front porch light to remain. The landscaping plan indicates the Applicant proposes to retain existing large trees and lawn area in front and rear yard and new shrubbery plantings in front and rear areas of unknown types. The drainage plan consists of gutters leading to corner downspouts and leaders on all existing and new roof eaves. The water supply is Town water. The exterior materials proposed are as follows: siding will be

painted wood clapboard to match existing residence and roofing material will be asphalt shingles.

Ms. Skiver listed development concerns and questions as follows: existing congested conditions in B-2 District; does applicant have specific plans to replace existing septic system; does the proposal interfere with the achievement of the objectives set forth in the Planning Board's Design Study planned for the B-2 District; can the 10' wide driveway adequately handle, the increased traffic generated to the site; will the proposed drainage plan adequately handle the increased surface water runoff created by this developer; what provisions will the applicant make if the drainage proposal does not adequately handle runoff; and what types of businesses will be encouraged to locate in the vacant commercial space provided by this proposal.

Ms. Skiver discussed the septic system stating the Applicant proposes to retain the existing septic system. She stated the existing use sewage flow estimates: (based on Title 5) for the 6 bedroom house at 110 gallons/bedroom totals 660 gallons per day. Further, the proposed use sewage flow estimates: Edgartown Paint Store (1,200 sq. ft.), Dry goods store = 5 GPD/100 sq.ft. equals 60 gallons per day and Colonial Reproductions (335 sq.ft.); Office building = 75 GPD/1,000 sq.ft. equals 25 gallons per day and two apartments with a total of 3 bedrooms at 110 GPD/bedroom totals 330 gallons per day and unknown retail or office space of 1,350 sq.ft., units 3, 4, 5, if retail dry goods store = 5 GPD/100 sq.ft. totalling 67.5 gallons per day and if office building = 75 GPD/1,000 sq.ft. equals 101.25 gallons per day. She summarized the above information by stating the total proposed use of sewage flow estimate range: Retail Use - of 482.5 GPD or 27% decrease from existing use and Office Use of 516.25 GPD or 22% decrease from existing use. Further she noted the existing septic system consists of two cesspools connected in series and read the conclusions and recommendations from the Smith and Dowling Report as follows: "The system appears to be functioning at this time. The proposed change of use will result in a reduction in the potential flow from this building. It is recommended to have cesspool #1 pumped and confirm the presence of an outlet pipe to cesspool #2. This outlet pipe should have a sanitary tee installed if it does not already exist. With proper maintenance and monitoring, this septic system should provide maximum life. An area should be set aside in the current site planning process for replacement of the existing septic system with a system that meets Title 5 requirements."

Mr. DelloRusso, Edgartown Planning Board Member, stated that a letter from the Planning Board has been submitted to the Commission, however not signed by three members at this point, and stated that he would read the letter. Ann Skiver, MVC staff, read the letter from the Planning Board to the Commission which stated the Planning Board feels the proposal is a sound plan which shows sensitivity to the area architecturally and by landscape. The Planning Board suggested two modifications to the plan 1) that the first 50' of the driveway be 16' wide to allow two way traffic and 2) in the future the applicant allow a link up to other businesses behind his business. Further, the letter discussed the Design Study of the B-2 District and stated the applicant's proposal is consistent and within the intent and guidelines of the study.

Mr. Young asked if there were any questions from Commissioners?

Mr. Lee asked the age of the residence? Mr. Rankow, Applicant, stated it was built around 1930.

Marc Widdiss asked the square footage of the existing paint store building? Mr. Rankow stated the first floor is 1,000 square feet and the second floor which is residential is 450 square feet.

Steve Ewing asked if any of the trees would have to be cut down to accommodate a 16' wide driveway? Ann Skiver stated she measured this area and the 16' drive will fit without taking out the large pine.

Lenny Jason suggested a turnoff versus the 16' driveway. Mr. Rankow stated although he feels the drive should be two way for easy access egress, his architect did not feel a drive of this size would fit. Mr. Rankow stated that he feels the 16' drive should go back 40 to 50 feet then turn back to 12' wide to save large pines. Further he stated only 1 tree will have to come out due to the widening of the access/egress. Further, Mr. Rankow noted that a crabapple tree near the structure will be removed as it not appropriate in its location.

Mr. Jason asked what will replace these trees. Mr. DelloRusso stated that Dodson Associates the company working on the B-2 Design Study will give suggestions and work with the applicant on this matter.

Steve Ewing asked Mr. DelloRusso, Edgartown Planning Board Member, if the Board had discussed the issue of the number of facilities proposed on one lot. Mr. DelloRusso answered in the affirmative and stated the applicant has indicated that in the future there is a possibility of combining two stores to make one. Mr. Rankow stated this is the intent. However at this time the paint store can not afford the space. There was discussion of the space with unknown use, minimum of 3 and maximum of 5 units. Mr. Rankow stated he will try and keep the density down.

Mr. Ferraguzzi stated that he understands the parking is within code however, he feels there is a lack of parking and asked the Planning Board if there was any concern. Mr. DelloRusso stated the applicant is over the requirement by three

Mr. Evans, addressing the suggestion of the Planning Board regarding the link up between business behind the buildings, asked how the applicant would propose to address this link and further, questioned if any parking spaces would be eliminated? Mr. Rankow stated he would sign a letter of intent to work out the drive thru with abutters. He stated that it is assumed there would be a cut to the right at the entrance of the parking lot. He also stated he doesn't feel that any parking spaces will be lost and noted that the existing garage will be relocated. He discussed in length the number of parking spaces and indicated he could have the residence use the garage space for parking.

Marie Allen asked if there was any handicap parking provided. Mr. Rankow stated this has been overlooked however will be provided.

Mr. Widdiss asked what will happen with the existing paint store. Mr. Rankow stated there are no plans at this time however, would like to see light retail or professional office.

Mr. Young asked the applicant to give his presentation.

Mr. Rankow, Applicant, stated prior to this property becoming available he went to the Edgartown Board of Appeals for a special permit to add onto the existing paint store. He stated if this proposal is approved there will be no need for an addition to the existing paint store and considers this a benefit to the Town as this will be a permit that does not get used.

Mr. Young called for Town Board testimony. Mr. DelloRusso indicated his Board's comments were previously stated.

Mr. Young called for proponents and opponents. There were none.

Mr. Young called for comments. Mr. John Willoughby, abutter, stated he was in favor of the proposal.

Mr. Young asked if the applicant had anything else to add. Mr. Rankow stated Ann Skiver, MVC staff, has covered the statistics regarding the proposal. He stated his main concern is the architecture of the building as this is a very sensitive area.

Steve Ewing stated that in the area there are problems with septic systems as there is a lot of clay in the area, and asked Mr. Rankow if he had considered the adequacy of the septic system as there will be additional runoff from roofs as a result of expansion. Mr. Rankow answered in the affirmative and stated if there is a problem with the existing system a new one will be put in. When questioned if there was enough room on the lot Mr. Rankow answered in the affirmative.

There being no further discussion Mr. Young closed the public hearing at 8:45 P.M. and stated the record will be kept open for one week.

Following the public hearing, Michael Lynch, Vice Chairman of the Commission, opened the regular meeting of the Commission.

Item #1 - Chairman's Report - There was none.

Item #2 - Old Business - There was none.

Item #3 - Minutes of February 18, 1988.

Motion to approve as prepared. Seconded. The motion carried with 3 abstentions (Scott, Ferraguzzi, Lee).

- Minutes of March 3, 1988.

Motion to approve as prepared. Seconded. The motion carried with 4 abstentions (Young, Filley, West, Ewing).

Item #4 - Committee Reports

Land Use Planning Committee - Mr. Young stated the Committee met on Monday, March 14 to discuss the George Stern DRI and the West Tisbury Millbrook Crocker DRI. He stated that the George Stern DRI Application has been withdrawn. The Crocker subdivision was reviewed in great length. He stated there are a great deal of wetlands on the parcel and further the Committee is looking for more input prior to the public hearing and stated this is the reason for the proposal on the LUPC agenda for March 28. In addition the Committee will review the Ralph Packer DRI and Jeffm & Kate Young DRI applications at the Oak Bluffs Selectmen's meeting room at 4:30 on the 28th.

Renovations: Carol Borer stated that the renovations are coming along with approximately two months until completed.

Wascosim's Rock DCPC Committee:

Michael Lynch, Chairman of the Committee, stated the Committee does not have a recommendation for the Commission. He stated members of the Committee will meet on Tea Lane and Middle Road at 9:00 a.m. Sunday morning to go to the site. Further the committee will meet again on Thursday, March 24 at 7:00 P.M.

Lagoon Pond DCPC Committee:

James Young, Chairman, stated the Committee met prior to the MVC meeting. The Committee is working towards putting some recommendations together with a group of various people from both towns who have concerns for the pond (public officials and private citizens). The Committee will be meeting with highway departments of both towns to look at surface water runoff and will be meeting with the representatives of the above group to try and put together pond management proposals and other recommendations. Further the DCPC Committee will be meeting with Conservation Commissions concerning landscaping in the area.

Mr. Jason asked Mr. Young to elaborate on pond management. Mr. Young stated this includes surface uses i.e. dredging and the pond's circulation and boat usage.

Item 5 - Possible Vote

George Stern DRI - withdrawn

Wascosim's Rock DCPC - no recommendation

Item #6 - Wascosim's Rock DCPC - no vote.

Item #7 - New Business - Carol Borer gave update on names received for task forces stating she has a total of 15 following an advertisement in the newspapers.

Joint Transportation Committee:

Ann Skiver, MVC Staff, stated the Committee has sent a list of recommendations regarding mopeds to local Boards of Selectmen and discussed each. Further, she discussed the Dukes County bill and other bills before the Legislature regarding mopeds.

There was discussion of licensing moped drivers.

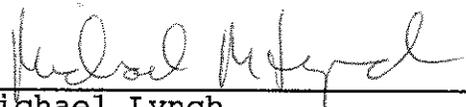
Bob Morgan explained the Dukes County bill regarding the authority it will give the County.

Item #8 - Correspondence - There was none.

Carol Borer, Executive Director stated that omitted from the Long Term Agenda is the public hearing on the modification of Meetinghouse Trust DRI scheduled for March 24 at 8:00 P.M. at the Old Whaling Church Basement.

There being no further business the meeting adjourned at 9:17 P.M.

Attest



Michael Lynch
Vice Chairman

3/24/88
Date



J. Woodward Filley
Clerk/Treasurer

3/23/88
Date

Attendance:

Present: Jason, Lynch, Widdiss, Filley, West, Young, Eber, Ferraguzzi, Evans, Scott, Ewing, Lee, Morgan, Allen, Geller

Absent: Early, Custer, Wey, Delaney, McCavitt, Harney, Harris