

# THE MARTHA'S VINEYARD COMMISSION

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MINUTES OF APRIL 23, 1992

## MARTHA'S VINEYARD COMMISSION MEETING

The Martha's Vineyard Commission held a Public Hearing on Thursday, April 23, 1992 at 7:30 P.M., in the Library of the Regional High School, Vineyard Haven - Edgartown Road, Oak Bluffs, Massachusetts, on the following Development of Regional Impact (DRI):

**Applicant:** Martha's Vineyard Regional High School  
c/o Dr. Herbert Custer, Superintendent  
Vineyard Haven - Edgartown Road  
P.O. Box 1385  
Oak Bluffs, MA

**Location:** Vineyard Haven - Edgartown Road  
Oak Bluffs, MA

**Proposal:** Expansion of the Regional High School qualifying as a DRI since the proposed development relates to a publicly owned educational facility serving the residents of more than one town.

Alan Schweikert, Chairman of the Land Use Planning Committee, (LUPC), read the Public Hearing Notice and opened the hearing for testimony at 7:37 P.M.

He then called upon the applicant for his presentation. Doug Flockhart, architect for the project discussed the proposal and expressed appreciation for the cooperation of the Commission and staff. He introduced Gary Larson, landscape architect who prepared the site plan and Ellis Neofotistos, the sanitary consultant.

Mr. Flockhart presented the floor plan and the proposed arrangement of various facilities in relation to the existing structure. He discussed the changes made to the orientation of the structure in response to various comments. He further discussed the proposed alterations to the existing structure. He then noted that all public areas were accessible to the outside but were placed so not to be obtrusive to the public view.

Mr. Larson discussed the site plan design and the reasons for some of the changes made since the LUPC meeting. He described the existing conditions on-site, the existing topography and the various grade changes. He then discussed the arrangement of the curb cuts and how they had been placed to alleviate as many hazardous situations as possible. He discussed the parking locations and arrangements for student, faculty, bus and service parking and circulation. He then

discussed emergency access, pedestrian walkways and the various special parking areas. He then discussed the width reduction of the existing curb cut and the change of traffic pattern to one way. He then noted the drop-off for child care, delivery and related items. He discussed the location of the major groupings of plants for screening and related it all to bringing the proposal into scale. Mr. Larson then discussed the issue of lighting and how it was designed to be contained on-site. The pole lighting around the parking areas would be a maximum of 20 feet in height; the lighting around the building would be off the building; pedestrian pole lights would be 12-foot high, shoe-box design. He discussed the use of shields and hoods or lenses to control the display of lighting.

Mr. Flockhart then discussed the reorientation of the addition to take into account natural light and further hide the mass of the building from the public view. He then discussed the use of the topography and the way the building was fitted to the land.

Mr. Flockhart then showed the elevations of the proposed building in relation to the existing one and how the two were to be blended together. He then discussed the look of the structure as you travelled around the site. He discussed the various sizes and masses of some of the components of the proposal and noted that they were related to their usage; i.e., gym, auditorium, etc. He noted that a variance was probably needed due to height of some of the elements when taken in context of the zoning ordinance.

Mr. Flockhart then showed some perspectives of the proposal to give a much clearer picture of what the complex would look like.

Mr. Flockhart then indicated the location of the small package treatment facility and leaching area.

Mr. Schweikert then called for staff reports.

Bill Wilcox, MVC staff, discussed the proposal in relation to water quality issues. He discussed the potential relationship to the pole source aquifer designation. He then discussed the soils and slope of the site, the relationship to municipal water supply wells and their zones of contributions. The area is on municipal water. He discussed an on-going geohydrological study and the monitoring wells installed in the area. He further discussed the treatment facilities being proposed.

Richard Rooney, MVC staff, discussed the traffic impact of the proposal, the counts and daily flow in the area and the land uses in the area. He then discussed the various analyses that had been conducted with respect to the design and lay-out. Mr. Rooney indicated some of the problems that he had found that needed to be addressed to help make the proposal better. He felt that there would be no detrimental effects on the area or adjacent land uses. He felt that there needed to be a speed reduction on the Vineyard Haven - Edgartown Road and a more visible school zone established. He discussed the potential of putting cross-walks in the area.

Mr. Rooney then went down through the review checklist item by item and commented on each.

Mr. Schweikert then called for questions from the Commissioners.

Mr. Best questioned the perspective drawing with respect to that which would be visible from the road. Mr. Flockhart explained how the perspective drawing was prepared.

Mr. Best then questioned changes being proposed to the existing westerly facade. Mr. Flockhart indicated that such changes were not yet finalized.

Mr. Best then questioned the grades and floor elevations of both the gym and the auditorium. Mr. Flockhart discussed the ramping systems to be employed and how the new addition was being set into the ground to take advantage of the grade changes.

Mr. Best then questioned why there were no windows in the gym and auditorium. Mr. Flockhart discussed the reviews that were being undertaken to determine if such windows were possible and where they could be used. He discussed the issue of glare problems.

Ms. Marinelli raised a question regarding the usage of the existing gym. Mr. Flockhart explained how the conversion to a new library would take place. He discussed the problems of access if there were to be a second floor created in the old gym area.

Mr. Lee questioned the potential of alternative types of septic treatment systems or facilities. Mr. Neofotistos discussed the feasibility of such systems and what would be acceptable to DEP for a project of this size. A discussion of this matter followed.

Mr. Neofotistos discussed the state requirements that the proposal had to meet. He then explained how the existing system was constructed and what may be saved to use in the new proposed system.

Ms. Marinelli discussed the usage of a Clivus Multrum system and its feasibility. A discussion of this matter followed.

A discussion of possible changes being made in the future followed.

Mr. Colaneri discussed the potential of linking the system with the county airport facility and hoped it would be considered. Mr. Neofotistos discussed the problems involved in such a connection. He felt the cost would be far above the cost of construction of a small on-site plant. A discussion of this matter followed.

Mr. Briggs questioned the 15,000 gallon threshold. Mr. Neofotistos explained the calculation of such a figure. A discussion of this matter followed.

Ms. Bryant discussed the issue of day-care and where the room would be located. Mr. Flockhart explained where the facility would be on the plan. A discussion of monies and the program followed. A discussion of the vocational aspects of the day-care program followed.

Mr. Colaneri raised a question as to what the maintenance cost increase may be and what may be the increase in employment.

Dr. Custer explained the expectations of the School Department and hoped that some cost savings would be realized due to new measures and that personnel increases would occur as the enrollment increased. A discussion of this matter followed.

Mr. Early discussed the size and scope of the project and questioned how much time would it take to find the structure at capacity. Dr. Custer felt a ten-year time frame was reasonable. A discussion of this matter followed.

Mr. Colaneri discussed the use of flat roofs and questioned alternative systems. Mr. Flockhart explained the type of roof being proposed and that there needed to be positive drainage on the roof and that the drainage pipe needed to be properly located.

Ms. Gallagher questioned the possible use of the courtyards. Mr. Flockhart discussed the matter and indicated there was no formal proposal as yet. He indicated that the courtyards were a function of providing natural light to interior rooms.

Mr. Lee questioned the amount of light that would enter the existing structure. A discussion of this matter followed. Mr. Flockhart indicated that the courtyard was on the order of 100 feet across.

Mr. Early questioned the amount of time to complete. Mr. Flockhart indicated about 2 years including renovation work. A discussion of this matter followed.

Ms. Greene raised a question of timing of renovations. Mr. Flockhart discussed the timing of the entire project and how the renovations fit into the picture.

Mr. Schweikert called for town boards.

Dona Vanderbilt, Oak Bluffs Conservation Commission, expressed concern over the impact on groundwater. She discussed the usage of alternative systems. She discussed the uses of natural lighting and the benefits thereof.

Mr. Schweikert then called for proponents. There were none. He then called for opponents - there were none.

Mr. Schweikert then asked for any final comments from the applicant.

There being no further testimony the hearing was closed at 9:08 P.M.

The Commission then took a brief recess to permit much of the display materials to be removed.

Jennie Greene, Chairman of the MVC, reconvened the meeting at 9:25 P.M. and called the Special Meeting to order.

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ITEM #2 - Review Discussion

Mr. Sullivan discussed the proposal with respect to septic approval and that there could be a committee to review potential alternatives. Mr. Jason hoped the decision would contain some arrangement with the County to possibly use the airport system.

Mr. Colaneri asked when a list of conditions could be made.  
 Ms. Greene indicated that could occur in ITEM #5.  
 Mr. Clifford discussed possible uses for the courtyards which could include usage by the day-care and horticultural curriculums.  
 Mr. Briggs discussed the monies attached to the construction of the treatment facilities and some form of decision be made to consider alternatives.  
 Mr. Early discussed what the State would be seeking during their review. He felt the plan was very well thought out.  
 Mr. Jason suggested the type of wording he felt should be in the decision regarding alternative systems.  
 Ms. Sibley also felt the proposal was very well thought out and well presented and also felt that the applicant had listened to others in making changes. She hoped the MVC would add its weight to pressure the State to listen to alternative approaches.  
 Mr. Best discussed his experiences in dealing with DEP.  
 Mr. Colaneri felt the Commission should seek some documentation of the best effort.  
 Ms. Greene discussed the time frame that the school was under. A discussion of this matter followed.  
 Mr. Sullivan discussed the use of recommendations in the decision rather than conditions.

ITEM #3 - Minutes of April 16, 1992 meeting -  
 It was moved and seconded to approve the minutes as written. So voted with 2 abstentions (Bryant, Vanderhoop).

ITEM #4 - Reports -

Chairman's Report-

Ms. Greene asked Ms. Bryant to report on the visit by Congressman Studds to the Island. Ms. Bryant explained the tour that was given to the Congressman and the areas that he had visited.  
 Mr. Clifford discussed the visit and what it might mean to the Island.  
 Ms. Marinelli discussed the visit to Oak Bluffs and how useful she felt it was.  
 A general discussion of this matter followed.

LUPC - no report.

PED - Economic Development Task Force (EDTF)

Ms. Greene noted the meeting of the EDTF was very poorly attended and had been put off for a couple of weeks.

Legislative Liaison -

Ms. Bryant reported on the status of the legislation aimed at allowing the County to appoint a representative to the MVC.

ITEM #5 - Possible Discussion - M.V. Regional High School DRI -  
 Mr. Jason suggested moving to ITEM #6.

ITEM #6 - Possible Vote - M.V. Regional High School DRI -  
 Mr. Early moved approval as presented - duly seconded.

Mr. Jason felt there should be strong language in the decision recommending that the applicant explore using all alternate sources of septage treatment - as a recommendation. Mr. Jason spoke to the issue.

Mr. Sullivan felt there should be a strong recommendation regarding the traffic and speed control in the area as well as possible signaling and/or crosswalks. A discussion of this matter followed.

Mr. Colaneri questioned whether there was any need for additional monitoring of wells. A discussion followed. He felt there should be some language in the decision to cover this matter in the future. Mr. Jason suggested reserving the right to install monitoring wells in the future. A further discussion of traffic and speed control along that stretch of road followed.

Ms. Marinelli discussed the issue of controlling traffic flow in the area and the restrictions that may be a problem. A discussion of this matter followed.

Ms. Greene suggested a strong recommendation that the School Committee make every effort they can to employ Island personnel.

Mr. Early felt that as plans are updated, then the applicant should provide those plans for the file.

Mr. Colaneri questioned whether there was a need to include the curb cuts as a part of the conditions/recommendations. Ms. Greene noted that they were already a part of the plan presentation so that any change would need to be further reviewed.

Mr. Sullivan suggested recommending use of as much natural lighting as possible.

Ms. Greene restated the recommendations.

Mr. Donaroma questioned whether there would be any additional review of some of the plans and explained his reasons.

Ms. Greene asked the applicant if he would be willing to return with the final lighting, drainage and landscaping plan to the LUPC for review and approval. A discussion of this matter followed. Mr. Flockhart agreed that they would return as often as necessary.

A discussion of the possibility of the septic studies and plans coming back to the LUPC followed.

Ms. Sibley moved the question.

On a roll call vote, the Commission voted unanimously to approve the M.V. Regional High School DRI as presented with certain recommendations.

ITEM #7 - Old Business - there was none.

Ms. Greene noted that the Ocean Park DCPC regulations cited in ITEM #6 had been postponed at the request of the Planning Board.

ITEM #8 - New Business - there was none.

ITEM #9 - Correspondence -

Ms. Greene read a letter from one Jack Daggitt voicing support for the MVC efforts in promoting bicycle paths.

There being no further business the meeting adjourned at 10:10 P.M.

ATTEST

Jane A. Greene  
Jane A. Greene, Chairman

5/07/92  
Date

Thomas Sullivan  
Thomas Sullivan,  
Clerk/Treasurer

5/7/92  
Date

Attendance

Present: Best, Briggs, Bryant, Colaneri, Donaroma, Early, Greene, Vanderhoop, Jason, Lee, Schweikert, Sibley, Sullivan, Marinelli, Gallagher

Absent: Alley, Hall, Benoit, Clarke, Allen, Bolling, Chapin