

THE MARTHA'S VINEYARD COMMISSION

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1974 **25** 1999

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Land Use Planning Committee Summary of August 21, 2000 Meeting Olde Stone Building

Members present: Christina Brown, Marcia Cini, , Richard Toole
Staff present: David Wessling,
Others present: David Braga, Doug Hoehn, Edward Vincent

Meeting opened at 5:30 P.M. by Christina Brown

Braga Realty/Granite (DRI #170M)

Ms. Brown greeted the Applicant and his advisors. She then described the purposes of LUPC and the guidance that would be provided.

Mr. Hoehn outlined the nature of the project - expansion of a retail store by using the building's basement - and asked the Members for suggestions as to the information to be presented at a public hearing. Referring to the Commission's DRI and site visit checklists, he said that many of the checklist items do not apply to the proposal. He submitted a set of "as built" site plans and a septic plan.

Mr. Vincent added that the the Applicant's building is 1 of 4 in the shopping center. Ms. Brown asked questions about the ownership/maintenance of the septic and drainage systems to which Mr. Vincent replied that they were owned "in common" by the condominium association.

Parking and delivery of goods were 2 subjects that concerned the Members. Ms. Brown noted the Commission's requirements. Her comments led to a discussion of traffic and parking studies. Mr. Toole stated that the studies should be limited to analyzing the impacts of additional traffic attributable to the store's basement area.

Ms. Brown emphasized that requirement for traffic and parking information pertains to internal and external conditions. There was a general discussion about "through" traffic and delivery scheduling. Mr. Vincent explained how the Applicant would be constructing a warehouse at the Martha's Vineyard Airport Business Park and would be using small vehicles to "shuttle" the store's inventory. He also described a "pick-up" service at the warehouse.

Mr. Braga in reply to questions from Ms. Brown described the parking layout. He did not plan to alter the existing layout. Ms. Brown, again, talked about "trip generation". Mr. Toole, again, said that incremental traffic was the real matter. The Applicant, his advisors and the Members discussed how to measure the traffic increases. In the end, Mr. Braga said that he would use his record of cash register transactions as the basis for estimating "new" trips.

Mr. Hoehn also explained that the Edgartown's Zoning Bylaw required 17 additional parking spaces. Mr. Vincent added that depending on the amount of office space in the basement, 14 or 15 additional parking spaces would be required. Mr. Hoehn then outlined a "shared parking" concept. He also commented that the Edgartown Planning Board had agreed with the notion of shared parking.

The Members then discussed pedestrian walkways and crosswalks.

Mr. Hoehn continued his presentation by describing the store's septic system which would require expansion because of the increased floor space devoted to retailing. He stated that the Board of Health Agent had agreed to the concept of an enlarged leaching area in tandem with an alternative wastewater treatment system. Its implementation would be deferred, however, until the matter of the Edgartown's sewer system expansion is settled. Mr. Vincent and Mr. Braga spoke about the cost of installing an enlarged septic system. The cost, they said, would be unnecessary if the build is to be connected to the town sewer line.

In reply to Ms. Brown's questions, Mr. Hoehn described a "lift" in order to provide access to the basement for handicapped customers and workers.

Mr. Vincent replied the Members questions regarding an affordable housing contribution. He said that this client would meet the current policy's guidelines. Ms. Cini and Ms. Brown encouraged the Applicant to consider the Commission's pending housing contribution formula.

Finally, site landscaping was discussed. Mr. Braga talked about the existing landscaped garden which the Members agreed was attractive. However, Ms. Brown encouraged the Applicant to plant shade trees, notwithstanding the need to gain approval from the condominium association.

Note: The summary was prepared from written notes rather than from an audio recording of the meeting.

Meeting adjourned at 6:41 P.M.

Summary prepared by David Wessling