38 Wing Rd. Demolition / Aidylberg 3
DRI 714

Land Use Planning Committee
January 31, 2022
38 Wing Rd. / Aidylberg 3

Owner: Island Elderly Housing, Inc.

Applicant: Aidylberg III Inc. and Island Elderly Housing Inc.; Peter Freeman (agent)

Permits: Comprehensive permit (Chapter 40B)

Checklist: 8.1a (Demolition of a building listed in MACRIS; mandatory), 4.1 (Multiple residential units – Checklist 14A includes an exemption for deed-restricted housing with certain nitrogen reducing features; with concurrence), 3.1h (Parking for 10 or more vehicles; with concurrence)

Applicant has requested an application fee waiver.
Project history

• MVC reviewed Aidylberg 2 (DRI 569) in 2003, allowing for the construction of five units of elderly housing under the provisions of Chapter 40B. Aidylberg 1 also included five units. Aidylberg 1 and 2 (4,275 ft² and 4,578 ft²) were completed in 2006.

• Prior to DRI 569, former property owner Marguerite Bergstrom subdivided her property on Wing Road, retaining one lot for her house, and gifting two other lots to IEH for the purpose of providing elder housing. She retained the right to live in her house until her death, after which that lot would also be given to IEH. Bergstrom died in 2003, and the house was last occupied in 2015.

• The former 1.5-story, three-bedroom, 1,200 ft² house was constructed around 1900 and is listed in the Massachusetts Cultural Resource Information System (MACRIS). The MACRIS report from 1979 describes the style of the house as wood-frame construction, with unpainted shingles, gable dormers, a side addition, and covered front porch. The report states that the house “is significant as part of the continued expansion of Cottage City (Oak Bluffs) as a resort and year-round community.”
Project history

• The Oak Bluffs Building Department issued a demolition permit for the house in October 2019 without referring the project to the MVC. The permit would have expired in November 2020, but local permits were tolled during the MA Covid state of emergency.

• The Building Department stated in July that it had informed IEH in early 2021 that the project required MVC review, but the house was demolished in May without being referred.

• Island Elderly Housing had originally pursued a special permit for Aidylberg 3, but withdrew its application in April 2021, in favor of a comprehensive permit under Chapter 40B. The comprehensive permit application was submitted in September 2021.
Proposal: Overall

• Demolish (retroactively) the house at 38 Wing Road, along with a garage and outbuildings.
• Construct phase three of the Aidylberg Village elder housing project.
38 Wing Road Demolition
38 Wing Road

- Built 1900
- 1.5 stories, 1 unit, 3 bedrooms
- 1,200 ft\(^2\)
- Quality: Plus-Average (most common rating in OB)
- Assessed value in 2020: $65,800
- Asbestos inspection in 2019 found asbestos-containing building materials (ACBM) but only in the shower.
38 Wing Road

**MACRIS**
- “This building is significant as part of the continued expansion of Cottage City (Oak Bluffs) as a resort and year-round community.”
- Gabel dormers, side addition, covered front porch
- Original owner: Manuel Machado

**MV Portuguese Genealogy Project:**
Manuel Silveira Machado (1833-1923), born in St. George, moved to Oak Bluffs in 1879-80, worked as a “day laborer” and “odd-jobs laborer,” son Joseph Machado inherited the house.)
Aidylberg 3
Proposal: Aidylberg 3

• Single L-shaped building with five one-bedroom units.
• Age-restricted rental housing affordable to households earning up to 80% of the Area Median Income.
• Each unit, as well as a community room and laundry room, will be located on the ground floor.
• Building will have a footprint of 6,809 ft², with 14,964 ft² of parking and paved area, and 14,409 ft² of open (grass) area, amounting to 19%, 41%, and 41% of the lot size, respectively.
• Aidylberg 1 and 2, which are located on separate lots, each include five units, so the total number of units in the development will increase from 10 to 15. The total number of parking spaces will increase from 10 to 20.
AIDYLBERG III
ELEVATIONS 1/4" = 1'-0"

38 WING ROAD OAK BLUFFS, MA 02557

9422 / 12/03

MA-201
Planning concerns

- Wastewater
- Stormwater and drainage
- Island housing needs
- Energy
- Traffic and transportation
- Character and identity
- Economic development
- Lighting and landscaping
Wastewater

• The property is located within the Farm Pond and Oak Bluffs Harbor watersheds, both of which are impaired. The Oak Bluffs Board of Health has approved plans for a MicroFASST Innovative/Advanced (I/A) system capable of handling 1,500 gallons per day.

• Staff has confirmed the project would comply with the MVC Water Quality Management Policy.
Stormwater

• A drainage plan designed for a 25-year storm shows 22 StormTech storage chamber units in three clusters on the property, as well as a new catch basin and existing drainage pit south of the proposed building.

• An existing cesspool will be abandoned and filled in.
A. Stormtech SC-740 units to be set on excavated grade at a minimum of 6" below grade.
B. Engineer to inspect excavation of drainage fields prior to placement of units.
C. Downspouts to discharge to drainage fields through 4" PVC or ADS pipe laid at 1% minimum slope toward field.
D. A tee extending 10" below the flow line shall be provided at the catch basin outlet.
E. Catch basin to be designed and constructed to handle H-20 loading.
Housing

• The project will create five additional units of age-restricted affordable housing at the Aidylberg development, bringing the total to 15.

• IEH currently has four elder-housing developments, at Hillside Village and Love House in Tisbury, and Woodside Village and Aidylberg Village in Oak Bluffs, and there about 500 people on the waitlist.
The applicant plans to meet or exceed International Energy Conservation Code (IECC) standards for the building envelope, and to install Energy Star compliant propane air conditioning units.

The applicant has argued that electric heat pumps do not work as well in cold weather, but is willing to use heat pumps if required by the MVC. (Documentation as to the ineffectiveness of heat pumps in cold weather was not provided.)

There will be no dishwashers in any of the kitchen units or common areas, and only one washing machine and dryer for the development. Daylighting of building corridors and motion sensors will be used to reduce lighting needs and energy use.
Traffic and transportation

• The project will utilize existing access via Aidylberg Way, and will include 10 new parking spaces (two per unit), including two handicapped-accessible spaces.
• Aidylberg 1 and 2 currently have a total of 10 spaces.
• The property is located on the VTA bus line.
• A traffic analysis for the project has not been conducted.
Character and identity

- The applicant has stated that the cost of restoring the former house rather than demolishing, was extremely high and would only have created up to two elder housing units compared to the five proposed, but documentation of alternatives was not provided.
- The applicant has not provided documentation as to the cost of renovation versus demolition.
- No portions of the house were salvaged.
- The proposed development will be highly visible from Wing Road, with minimal vegetative screening. The proposed building will be 27’4” at the highest ridge Elevations. Elevations and a rendering have been provided.
Economic development

• The applicant does not expect any increase in the number of employees as result of the project.
• A financial pro forma for the project, submitted as part of the comprehensive permit application, has been provided.
Lighting and landscape

• A lighting plan shows pole-mounted lighting at four locations in the proposed parking lot, with porch lighting or decorative sconces at 32 locations around the building.

• The applicant has stated that the fixtures will be Dark-Sky compliant, and the applicant’s architect has stated that the pole lighting can be programmed to not shine toward neighboring properties.

• Fixture types and spec sheets have been provided.

• A landscape plan has not been provided.
The Evolve® LED Post Top Town & Country (EPTT) offers energy efficiency and quality of light in a classic look and style. The advanced LED optical system provides improved horizontal and vertical uniformity, reduced glare and improved lighting control.

CONSTRUCTION
- Die-cast aluminum housing with traditional lantern design
- Post Top Mounting
- Capable compatible with C166.41-2010
- PEs, Shading Caps and LightGrid Nodes
- Refractor: Acrylic, Polycarbonate, None/Open
- Lens: Impact resistant, UV resistant polymer
- Corrosion resistant polymer powder paint, minimum 2.5 mil thickness.
- Standard: Black, Dark Bronze (RAL & custom colors available)
- Weight: 34.8 lbs (6.2 - 8 lbs)

OPTICAL SYSTEM
- Lumen: 1000-1400
- Distribution: Symmetric, Asymmetric HD, Asymmetric HD
- CCT: 2700K, 3000K, 4000K, 5000K
- CRI (Min): ≥ 70

ELECTRICAL
- Input Voltage: 120-277V
- Input Frequency: 50/60Hz
- Power Factor: ≥ 90% at rated watts.
- Total Harmonic: ≤ 20% at rated watts.

LUMEN MAINTENANCE
- Projected Lx per IES TM-21 at 25°C
- Distribution: 25,000 HR, 60,000 HR
- Lx (LUX) @ Hours: 3000 HR, 6000 HR

AMBIENT TEMPERATURE FACTOR
- Ambient Temp (°C) Initial Factor
- 0°C 1.02
- 25°C 1.00

RATINGS
- Operating Temperature: -40°C to 50°C
- Vibration: 3G per ANSI C63.3-2010
- LM-79: Testing in accordance with IES Standards

CONTROLS
- Dimming: Standard - 0-10V, Optional - DALI (Option U)
- Sensors: Photo Electric Sensors (PE) available LightGrid Compatible

WARRANTY
- 5 Year (Standard)
- 10 Year (Optional)

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a Daintree company

*Not all product options listed on this page are available. Note: @ denotes subject to change without notice.
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Product Details

A vintage Edison style bulb enhances the industrial-inspired look of this black outdoor wall light from the John Timberland brand of outdoor wall lighting.

Additional Info:

Brighten up your home’s exterior with this handsome outdoor wall light from the Arrington collection by John Timberland. This updated industrial design comes in a tapering black frame with a sleek, straight-lined look. Clear glass panels offer a full view of the beautiful vintage Edison style bulbs that is included with purchase. Wet location outdoor rated. Vertical installation and wall mount only.

- 13" high overall. 6 3/4" wide across the top x 8" wide across the bottom. Extends 8 3/4" from the wall. Weights 4.99 lbs.
- Backplate is 7" high x 3 1/2" wide. Distance from mounting point to the bottom of the fixture is 10 1/2".
- Includes one 60 watt standard-medium base Edison filament style bulb. Maximum 60 watt bulb.
- Wall light from the Arrington collection by John Timberland. Mystic black finish. Steel construction. Clear glass allows the bulb to be seen.
- Wet location outdoor rated for areas that get full exposure to rain and weather. Can also be used indoors. Vertical installation only as shown. Wall mount only.