38 Wing Rd. Demolition / Aidylberg 3
DRI 714

Martha’s Vineyard Commission
April 7, 2022
38 Wing Rd. / Aidylberg 3

Owner: Island Elderly Housing, Inc. (sponsor) and Aidylberg III, Inc. (Peter Freeman, agent)

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)

Applicant has requested an application fee waiver (staff has confirmed compliance with Checklist 4.1).

LUPC: 1/31/22; waived independent traffic study
Additions to record since 1/31/22

• Agreement regarding septic system and drainage (2/7/22)
• Early deeds (2/7/22)
• Correspondence (5 letters)
• Response to staff/LUPC questions (2/18/22)
• Conceptual landscape plan (2/18/22)
• Staff notes on water resources (3/9/22)
• Site context photos (3/9/22)
• Updated staff report (3/9/22)
• Revised drainage and parking plan (3/30/22)
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 ft²
• 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 parking and paved area, along with open (grass) area.
- 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 13 to 18.
Revised plan

- Twelve (12) StormTech SC-740 units
- Proposed 1500-gallon septic tank, NitROE SAB tank, and NitROE DB tank
- Proposed leaching field (see plan)
- Proposed five-unit facility
- Proposed parking
- 48" catch basin frame & grate at grade
- Existing drainage pit
- Existing leaching field
- Assessor Parcel 17-106
- Assessor Parcel 17-106.2
- Assessor Parcel 17-105.1
- Assessor Parcel 17-105.2
- Wing Road
- Benchmark top of concrete bound elevation: 30.40

"Aidyberg Lane"

- Assessor Parcel 17-95
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.

• System itself will be in the Harbor watershed.

• 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 24 StormTech storage chamber units in two clusters on the property, as well as a new catch basin south of the proposed building.
- An existing cesspool will be abandoned and filled in.
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.
Energy

• 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 5 new parking spaces (one per unit).
- Aidylberg 1 and 2 currently have a total of 13 spaces.
- The property is located on the VTA bus line.
- MVC staff finds no major issues associated with traffic.
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.

• 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 conceptual landscape plan has been provided.
(Shows previous parking proposal)
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
- Capable compatible with C164-41-2010
- ES, Shading Caps and LightGrid® Nodes
- Refractor: Acrylic, Polycarbonate, None/Open
- Lens: Impact resistant UV resistant polymer
- Corrosion resistant polymer powder paint, minimum 2.0 mil thickness
- Standard: Black, Dark Bronze (RAL & custom colors available)
- Weight: 54 lb (6.2 - 8.8 kg)

OPTICAL SYSTEM
- Lumen: 1000-2130
- Distribution: Symmetric, Asymmetric, Symmetric 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 Distortion: ± 20% at rated watts

SURGE PROTECTION*
- Standard
- Optional

LUMEN MAINTENANCE
- Projected Lx per IES TM-21 at 25°C

AMBIENT TEMPERATURE FACTOR
- Ambient Temp (C): 40
- Initial Flux Factor: 0.82
- Ambient Temp (C): 50
- Initial Flux Factor: 0.71

RATINGS
- Operating Temperature: -40°C to 50°C
- Vibration: 3G per ANSI C136.4-2010
- LM-79: Testing in accordance with IES Standards

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

WARRANTY
- 5 Year (Standard)
- 10 Year (Optional)
Arrington 13" High Glass and Mystic Black Outdoor Wall Light

76 Reviews

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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 lapping black frame with a sleek, straight-lined look. Clear glass panels offer a full view of the beautiful vintage Edison style bulb 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 5" 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.

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JUNO SLIMFORM™ LED SURFACE MOUNT DOWNLIGHTS
FOR J-BOX INSTALLATION
3", 7", 11", 13" ROUND
JSF SERIES

PRODUCT DESCRIPTION

Sleek, ultra-low profile energy efficient LED surface mount downlight in multiple sizes from 3" to 13". Projects symmetrical installation by ensuring direct upward and downward junction boxes. Optional fresh air inlets and outlets available for proper, designer look similar to standard recessed downlights. Provides general illumination to residential and commercial applications including hallways and basements. Fitted for use in corridors, living spaces, closets, hallways, pantries, walkways, outdoor covered areas without Emergency Option and much more.

PRODUCT SPECIFICATIONS

Construction: Shall be less than 1/4" solid wing with white finish. Non-conductive fixture for shower light applications. Optional, field installable fresh air inlets available for 3" and 7" versions to change the fixture finish of future Option. Optional, field installable decorative grille and corn shades for 3" and 7" versions provide the aesthetic and source shading similar to the experience of a fully recessed downlight.

Optics: Light guide technology combined with diffusing lens conceals the LEDs from direct view and provides uniform light dissemination.

LED Light Engine: LEDs inserted directly to bezel design to provide superior thermal management and ensure long life. 2700K 3000K 3500K or 4000K LED color temperature. LEDs based on ANSI McAdams ellipse color consistency within 99% Color Non uniformities.

LED Driver: Choice of dedicated 120 volt (120V) driver or parasitic voltage (PDOC). Driver not recommended for input voltage over 120-277 volts AC. Input Power Factor 0.95 120V Input 0.95. LED driver is disregarded with the use of constant current, magnetic low voltage and electronic, low voltage ballast dimmers. Universal voltage drive is disregarded with the use of year 2017 and less dimmers. External driver is only available on 3" and 7" models. For a list of compatible dimmers, see JUNOLEDYIELD dimmer compatibility chart.

Emergency Battery Option: Available on fixture sizes 11" and larger. Battery factory supplied to fixture if integral test switch (ES) option. Driven LEDs for 90 minutes to meet life safety code (NFPA 72A). Not rated for National Electrical Code (NEC) and UL requirements. Emergency battery not available in California due to Title 24 restrictions. ES option provides back up without battery for consistent look when used in same space as fixture. ES emergency option. Dimmable option only with emergency option.

Life: Rated for 50,000 hours at 70% mean-lumen maintenance.

Lubric: Energy STAR certified. Certified to the high efficiency requirements of California Title 24, JA8-2016. CEC label for UL and Canada. Suitable for wet locations (covered ceiling). Dimmable option only with emergency option.

Testing: All reports are based on published industry procedures. Actual performance may differ as a result of the end-user environment and applications. All values are design or typical values, measured under laboratory conditions at 25°C.

Warranty: Five year limited warranty. Complete warranty terms located at www.junolighting.com/warranty/

INSTALLATION

Junction Box Mounting: Fixture provided with leads for direct wire connection in box. Installs directly to industry standard junction boxes. Compatible boxes include 4" metal or plastic rectangular standard size 4" rectangular junction box (6 SCC 3" opening required for installation). For 3" and 7" boxes a 3 SCC 3" opening required for 5" and 7" boxes (no depth requirement for 11" and larger fixture). Quick mount bracket provides for installation of 11" ready assembled fixture to junction box. Quick mount bracket is included for use within closed storage spaces or when installed per NEC requirements. Junction box sizes vary. Verify compatibility with fixtures prior to installation.