38 Wing Rd. Demolition / Aidylberg 3
DRI 714

Martha’s Vineyard Commission
May 5, 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), project is exempt from 4.1 (Multiple residential units)

LUPC: 1/31/22; waived independent traffic study
Hearing: 4/7/22
Mid-hearing LUPC: 4/19/22
Continued hearing: 5/5/22
Additions to the record since 4/7/22

• Applicant response to mid-hearing LUPC
• Clarifications to the conceptual landscape plan
• List of other building heights in the area, provided by the applicant
• Statement regarding permeable pavement
• Revised site plan, lighting plan, and septic plan (to account for parking)
• Applicant’s public hearing presentation
Efficiency of design

- Ratio of square footage to living space is too high and could be significantly reduced. (~2:3 not including attic space; ~1:3 including attic space)
- The building appears to have been designed as two floors, and modified to be one floor of living space, without lowering the height significantly.
- As designed, the attic space would be mostly unused, reducing efficiency in terms of space, energy, and cost.
- The dormers on the main corners could be eliminated.

Massing and configuration

- Height and massing of building would negatively affect the streetscape.
- Consider breaking the building into two main structures that are more modest in appearance, and better configuring the main entryway and community space connecting the two.
- Current design with walkways in front and hallways in back is not ideal in terms of privacy, light, and cross-ventilation for the living spaces. Hallways could be reduced or replaced with walkways in back.
- Walkways/porches may be more appropriate in back, facing the sun and away from the road.

Materials

- Consider natural construction materials that are less harmful to the environment.
Applicant statements

• Corridors are needed so residents can get to and from laundry and mail boxes.
• Corridors need to be wide enough so people can pass each other, including if they are in wheelchairs or mobility scooters.
• Aidylberg 1 and 2 also have corridors.

• Based on Title 5, and because the lot is within a Zone 2, it has a limit of 5 bedrooms with an I/A system (3 bedrooms with a standard system).
• Permeable asphalt parking would be expensive to install and maintain. Has been used before where drainage was an issue, but unclear how it would benefit this project. Could potentially be used for walkways, but may be an issue for wheelchairs.
Applicant response to mid-hearing LUPC

• Decline invitation to meet with LUPC members again.
• MVC could have provided design suggestions earlier.
• MA Dept. of Housing and Urban Development and town boards have reacted favorably to the plans, with CPA funds already allocated.
• Changes at this stage would be a legal and financial burden, requiring resubmission to other permitting agencies.
• Request for MVC to vote on the project as presented.
Building heights in the area (estimated by the applicant)

- (38 Wing Road) 23’
- 44 Wing Road 24’11”
- Proposed building 27’4”
- 22 Wing Road 28’
- 97 Wing Road 29’
- 12 Wing Road 29’8”
- 26 Wing Road 30’
- 28 Wing Road 30’5”
- 4 Norris Ave. 31’
- 5 (6?) Firehouse Lane 31’2

Max height per zoning is 32’
Reference slides
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)

"Aidyberg Lane"

Benchmark
top of concrete bound
elevation: 30.40

Assessor Parcel 17-95
Aidyberg II

Assessor Parcel 17-105.2

Assessor Parcel 17-105.1
Aidyberg I

Assessor Parcel 17-106.2

Oak Bluffs Harbor Watershed
Farm Pond Watershed

48" catch basin frame & grate at grade

existing drainage pit

existing leaching field
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.
Arrington 13'' High Glass and Mystic Black Outdoor Wall Light

76 Reviews

SALE
$64.95

Compare at $194.99

FREE SHIPPING & FREE RETURNS

SHIPS TODAY

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 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. Weight 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.
PRODUCT DESCRIPTION
Juno Slimform™ LED Surface Mount Downlights are designed for efficient, low-profile illumination. Ideal for residential, commercial, and institutional applications, these fixtures feature a compact, sleek design that fits seamlessly into ceilings and recessed areas. They are equipped with LED light engines that provide uniform illumination and energy savings.

PRODUCT SPECIFICATIONS
- **Construction**: Shatter-resistant, tempered glass
- **Light Source**: LED light engines
- **Driver**: Universal voltage (120-277 VAC) for North American use, 16W, 3500K (Cool White), 3600K (Daylight), or 5000K (Natural Light)
- **Life**: Rated for 50,000 hours at 70°F
- **Wet Location**: Yes
- **EML**: Yes
- **IC Rated**: Yes
- **SLR**: Yes

DIMENSIONS
- **External Dimensions**: 5" (W) x 7" (H)
- **Internal Dimensions**: 5.75" (W) x 7.25" (H)
- **Weight**: 1.5 lbs (675 g)
- **Depth**: 7.75" (197 mm)

ROUND SPECIFICATIONS
- **Width**: 5.75" (146 mm)
- **Depth**: 7.25" (184 mm)

EMERGENCY BATTERY FOR 11" AND 13"
- **Battery**: 12V, 1.7 Ah, NiCad
- **Runtime**: 1 hour (min)

INSTALLATION
- **Mounting**: Surface mount
- **Input Voltage**: 120-277 VAC
- **Current**: 0.45 A (max)
- **Mounting Depth**: 2.5" (64 mm)
- **Airflow**: 40 CFM

EMERGENCY BATTERY FOR 5" AND 7"
- **Battery**: 12V, 1.7 Ah, NiCad
- **Runtime**: 1 hour (min)