

From: [Kevin Brennan](#)
To: [Alex Elvin](#); [James Eddy](#)
Cc: [Rich Saltzberg](#)
Subject: RE: Big Sky Tents (Lot 40) - LUPC questions
Date: Tuesday, January 24, 2023 9:50:11 AM
Attachments: [image001.png](#)

My notes today, January 24, 2023 are in purple.

Welcome aboard, Rich!

From: Alex Elvin <elvin@mvcommission.org>
Sent: Monday, January 23, 2023 6:03 PM
To: Kevin Brennan <KBrennan@mvairport.com>; James Eddy <jim@bigskytent.com>
Cc: Rich Saltzberg <saltzberg@mvcommission.org>
Subject: RE: Big Sky Tents (Lot 40) - LUPC questions

Hi Kevin and Jim,

Please see my follow-up questions/comments in orange below. Again, we would need any remaining info by this Friday in order to go forward with the hearing on 2/2.

Also, I don't think anyone responded to my request for a site visit. Could we do that this Friday at 11AM?

I'm copying Rich Saltzberg, who is the new DRI Coordinator, but I'm happy to help process anything before 2/2.

Thanks,

Alex

1. Provide an existing and proposed contour plan, including Barnes Road and South Line Road. (The site plan as submitted already includes contours, so this could be expanded to include the roads.).?? **YOU INDICATED THAT THIS IS NO LONGER NECESSARY.**

See attached map with contours.

2. Clarify the status of the proposed East Line Road extension. Is this being proposed as part of the Big Sky Tents project, or is it being done independently by the airport? If it is not part of the Big Sky Tents project, it may require separate review as a modification to the Business Park expansion (DRI 365-M). [East Line Road Extension](#) (a utility road used by Airport personnel-it is indicated on a June 16, 1944 map of the Airport produced by the United States Naval Reserve) was staked by a surveyor contracted by the MVAC prior to the issuance of the RFP. New tenants are responsible for clearing the road, if needed, to gain access to their property. Eventually, if needed (based on access required to each property), they may pave the portion of the road they require based on the Airport Business Park plan (Nitche Engineering (3/7/2022)).

What is the status of the road extension as shown in the plans from Jim? Is this under construction, and who is doing the project? See original response in blue to #2 above. New tenants are responsible for clearing the road, if needed, to gain access to their property. Eventually, if needed (based on access required to each property), they may pave the portion of the road they require based on the Airport Business Park plan (Nitche Engineering (3/7/2022)). 1/24/2023 – Mr. Eddy has access to his property from South Line Road. If Mr. Eddy requires access to his property from East Line Road Extension (aka Fire Road 53), he will need to arrange. Suggested approach is to work with Mr. Miller, Lot 39, to do the work required. Best way for your to understand the “status of the road extension as shown” is to visit the space yourself.

3. Provide a project rendering as seen from South Line Road, and if possible from Barnes Road. **MY ARCHITECT IS DOING THIS NOW.**
4. It was mentioned at the LUPC meeting that additional parking spaces on the property may be leased to other parties in the future. Is this an allowed use by the airport? **THAT WAS IN RESPONSE TO A QUESTION ABOUT POSSIBLE FUTURE USE. I HAVE NO CURRENT PLAN FOR THAT USE OR ANY INFORMATION TO PROVIDE ABOUT SUCH A USE. I CAN ASK KEVIN BRENNAN IF SUBLEASING A PORTION OF THE LOT IS ALLOWABLE, BUT I DON'T SEE HOW THAT IS RELEVANT TO THE CURRENT APPROVAL I AM SEEKING.** Subleasing of buildings and land is permitted by the MVAC and occurs in most ABP properties. The ABP currently has 41 land lease tenants and those tenants have more than 50 subtenants. Each sublease requires the approval of the MVAC.
5. Confirm the floorspace of the existing buildings at 10, 15, and 26 East Line Road, and provide an explanation for additional space beyond that amount at the new location.

I currently have 7,500 sf at 10 East Line Road and 10,000 sf at 26 East Line Road. In addition, I currently store rental equipment in four off-site storage trailers, a large off-site storage shed, and half the basement of my home. In order to maneuver in our warehouses, during the season we store tent flooring and other items outside in our parking lot. In order to consolidate all of our existing equipment into a single warehouse, we would need approximately an additional 6,000sf which is what I previously received approval for last April with the 26 East Line Road expansion. I am no longer moving forward with that expansion, and instead proposing this new 27,000 sf building. The remaining 3,500 sf of additional space we are requesting will be used for an expanded customer showroom, an employee break room, 1,000 sf with open space to the roof will be used for an indoor tent washing/drying facility. The remaining extra space will be used to accommodate our expanding inventory options. Each year we purchase new inventory items to keep up with design trends so, for example, this year we are purchasing 350 new stacking chairs, as well as new lounge furniture (sofas and arm chairs), bars, tables, dance floor and other items. Our new purchases this year alone will occupy at least another 1000 sf of floor space. Although we do periodically sell-off old inventory items, we can often continue to rent items for 10-15 years after they have gone out of style, so our space needs continue to grow.

According to the assessor data, 10 East Line Road only has 5,770 sf. Please clarify which is correct. I am unable to locate the AS BUILT for this job in airport files (often the case historically). Plans were submitted in 2013 and approved in 2014. My reading for the Vision property Card shows: First Floor=4,600SF and Mezzanine-

OB - OUTBUILDING & YARD ITEMS(L) / XF -						
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond
MEZ1	MEZZANINE-U	B	3,000	20.00	2016	
LFT2	LIFT-HEAVY	B	2	6200.00	2016	
A/C	AIR CONDITIO	B	1,080	3.75	2016	
BUILDING SUB-AREA SUM						
Code	Description	Living Area				
AOF	Office, (Average)	1,080				
BAS	First Floor	3,520				
CAN	Canopy	0				
PTO	Patio	0				
STP	Stoop	0				
ULP	Loading Platform, Unfinished	0				
Ttl Gross Liv / Lease Area					4,600	

U=3,000SF TOTAL=7,600SF

6. Provide a more detailed landscape plan, including whether new plantings will be added, how landscaping will be maintained, and the location of any no-cut zones. This should also specifically relate to the 20 ft buffer along South Line Road. **MY ARCHITECT IS DOING THIS NOW.**
7. If available before the hearing, a more detailed exterior lighting plan (including fixture types), and a more detailed drainage plan designed for at least a 25-year storm. **I WILL PROVIDE SPECS ON THE EXTERIOR FIXTURES WE USED ON THE LAST BUILDING. REID SILVA HAS PROMISED ME A 25-YEAR STORM PLAN.**

Hope this helps.

Alex Elvin

Martha's Vineyard Commission
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From: Alex Elvin

Sent: Friday, January 20, 2023 4:59 PM
To: 'Kevin Brennan' <KBrennan@mvairport.com>
Subject: RE: Big Sky Tents (Lot 40) - LUPC questions

Hi Kevin,

Sorry for the delay. I did receive this and will get back to on Monday with any follow-up questions.

Thanks,

Alex

Alex Elvin

Martha's Vineyard Commission
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From: Kevin Brennan <KBrennan@mvairport.com>
Sent: Thursday, January 19, 2023 2:45 PM
To: Alex Elvin <elvin@mvcommission.org>
Subject: FW: Big Sky Tents (Lot 40) - LUPC questions

Good afternoon, Alex.

I never heard back from you.

- 1) Did you receive this?
- 2) Do you have any questions for me?

From: Kevin Brennan
Sent: Wednesday, January 18, 2023 12:15 PM
To: 'Alex Elvin' <elvin@mvcommission.org>
Cc: Jim EDDY (Jim@BigSkyTent.com) <Jim@BigSkyTent.com>; Geoff Freeman

<GFreeman@mvyairport.com>

Subject: RE: Big Sky Tents (Lot 40) - LUPC questions

Good afternoon Alex,

Here is our consolidated response. My response is in blue.

1. Provide an existing and proposed contour plan, including Barnes Road and South Line Road. (The site plan as submitted already includes contours, so this could be expanded to include the roads.).?? **YOU INDICATED THAT THIS IS NO LONGER NECESSARY.**
2. Clarify the status of the proposed East Line Road extension. Is this being proposed as part of the Big Sky Tents project, or is it being done independently by the airport? If it is not part of the Big Sky Tents project, it may require separate review as a modification to the Business Park expansion (DRI 365-M). **East Line Road Extension (a utility road used by Airport personnel-it is indicated on a June 16, 1944 map of the Airport produced by the United States Naval Reserve) was staked by a surveyor contracted by the MVAC prior to the issuance of the RFP. New tenants are responsible for clearing the road, if needed, to gain access to their property. Eventually, if needed (based on access required to each property), they may pave the portion of the road they require based on the Airport Business Park plan (Nitche Engineering (3/7/2022)).**
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From: Alex Elvin <elvin@mvcommission.org>
Sent: Friday, January 13, 2023 2:01 PM
To: James Eddy <jim@bigskytent.com>
Cc: Kevin Brennan <KBrennan@mvairport.com>
Subject: RE: Big Sky Tents (Lot 40) - LUPC questions

Hi Jim,

Can you please respond about whether the info requested below would be available by Jan. 27? If so, we would still need 2 weeks to notice the hearing for Feb. 2, so the deadline for the notice would be Tuesday (1/17). If you need more time to respond to the requests, we can aim to have the hearing later in February.

Thanks,

Alex

Alex Elvin

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From: Alex Elvin
Sent: Thursday, January 12, 2023 2:10 PM

To: 'James Eddy' <jim@bigskytent.com>
Cc: 'Kevin Brennan' <KBrennan@mvyairport.com>
Subject: RE: Big Sky Tents (Lot 40) - LUPC questions

Hi Jim,

You can ignore the request for a contour map for now. It looks like we have that info at the MVC and can generate a map.

Alex

Alex Elvin

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From: Alex Elvin
Sent: Wednesday, January 11, 2023 4:39 PM
To: 'James Eddy' <jim@bigskytent.com>
Cc: 'Kevin Brennan' <KBrennan@mvyairport.com>
Subject: Big Sky Tents (Lot 40) - LUPC questions

Hi Jim,

I'm attaching some follow-up questions from the LUPC meeting on 1/9. If you think you can provide this information by Jan. 27, then we can aim to schedule the hearing for Feb. 2. Otherwise, we can aim for later in February. Can we also schedule a site visit for Tuesday, Jan. 24 at 3PM?

It was mentioned at LUPC that some of the existing conditions for the Business Park expansion (DRI 365-M) would apply to the Big Sky Tents project, so I added those to the staff report:

1. *Lots 39, 40, and 44 must retain existing vegetation within at least 20 feet of North Line, East Line and West Line Roads, except where safety is concerned. This is in addition to the required 200' vegetated buffer along Barnes Road, measured from the property line.*
2. *Any structure or vehicles on the newly created lots shall not be more visible from Barnes Road than in the existing development.*

Let me know if you have any questions.

Thanks,

Alex

Alex Elvin

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ArcGIS elevation data (2 ft contour intervals, based on NAVD88)



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