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Martha's Vineyard Commission

DRI #717 Big Sky Tents Building

MVC Staff Report – 2022-1-6 DRAFT

1. DESCRIPTION

- 1.1 **Owner:** Martha's Vineyard Airport (Dukes County); Bun Bun LLC (leaseholder)
- 1.2 **Applicant:** Bun Bun LLC (James Eddy, Big Sky Tents)
- 1.3 **Project Location:** 26 East Line Road (Map 24, Block 2, Lot 34), Edgartown (Airport Business Park)
- 1.4 **Proposal:** Construction of a 16,000 ft² building in the Airport Business Park
- 1.5 **Zoning:** B3 Light Industrial Business
- 1.6 **Local Permits:** Building permit, MV Airport Commission approval
- 1.7 **Surrounding Land Uses:** Other light industrial uses in the Airport Business Park, including storage.
- 1.8 **Project History:** Big Sky Tents currently has a location at 15 East Line Road, which includes a 10,000 ft² building for storage. The company plans to relocate to 26 East Line Road, a previously cleared site where it recently constructed 7,500 ft² of storage space on two floors (5,000 ft² on the first floor and 2,500 ft² on the second floor). That work on its own did not trigger referral to the MVC under the MVC-Airport Development Agreement. The applicant is also a leaseholder at 10 East Line Road, which has a 5,770 ft² building with office space and other commercial uses.
- 1.9 **Project Summary:** The proposal is to expand the newly constructed building by 2,500 ft² on the second floor, and construct a two-story 6,000 ft² addition, bringing the total floor area of the building to 16,000 ft². The new building will replace the existing storage space at 15 East Line Road, provide space for materials that are currently stored outside at that location (including about 60 20- and 40-pound propane tanks), and allow for future growth.

2. ADMINISTRATIVE SUMMARY

- 2.1 **DRI Referral:** MV Airport Commission, Nov. 17, 2021
- 2.2 **DRI Trigger:** MVC-Airport Development Agreement; construction of more than 8,000 ft²
- 2.3 **LUPC:** Not yet scheduled.
- 2.4 **Public Hearing:** Not yet scheduled.

3. PLANNING CONCERNS

- 3.1 **Stormwater and Drainage:** A drainage plan for the property includes three storm drains and a drywell to capture runoff from the impermeable areas. The system has already been installed, although confirmation of whether it is designed for a 25-year storm, along with the as-built plans, are still pending.
- 3.2 **Energy:** The applicant originally planned for the building to be smaller and unheated, with a dry fire suppression system. However, because the Business Park lacks the necessary water pressure for that type of system, the building will need a wet sprinkler system, which requires insulation and heating. The applicant is exploring whether to install electric heat pumps that would maintain a temperature of at least 45 degrees in the winter, and has stated that the heat pumps could be

powered either by an existing solar array at 10 East Line Road, or a new array at the project site, depending on the cost of the system and whether there would be enough use for the power.

- 3.3 Traffic and Transportation:** The applicant anticipates 10-20 daily vehicle trips to and from the property from May to October. The company currently stores six 16-20 ft box trucks at 15 East Line Road, which will be relocated to the project site. A parking plan shows 17 parking spaces on the site, including two handicapped spaces, and room for six box trucks near the building.

The applicant has stated that most Big Sky Tents employees who are provided with housing commute in company-owned trucks, so do not require additional parking spaces, and that other employees use public transportation or carpool, or park at 10 East Line Road.

- 3.4 Character and Identity:** The new building will be similar in appearance to other large buildings in the Business Park, with wood shingles on the east and west facades (facing East Line Road and Barnes Road), and painted metal on the north and south facades.

- 3.5 Economic Development:** Big Sky Tents caters to various public and private events across the Island, including fundraisers and weddings. The applicant has provided the following statement regarding the company's role in the Island economy:

The wedding business is a significant part of Island's economy, particularly in the shoulder seasons, bringing millions of dollars in revenue to the Island each year and supporting hundreds of Island jobs in wedding specific businesses as well as hotels, rental houses, restaurants, transportation companies and other Island businesses. As the largest provider of tents and party rental equipment on the Island, Big Sky serves an essential role in supporting of the Island's event industry. Big Sky employs approximately 30-35 full-time, part-time and seasonal employees. In addition to weddings, we also provide rentals for charitable and non-profit fundraising events, municipal functions, school graduations, and other community-based-functions. During the COVID pandemic, we supplied tents and rental equipment for food distribution centers, COVID test sites and outdoor dining spaces at restaurants. In addition, throughout the pandemic our tents allowed people to safely gather in outdoor settings where they could maintain safe distancing while engaging in social activities.

- 3.6 Employment and Housing:** Big Sky Tents currently employs 30-35 full- or part-time workers from May to October, including six that are employed year-round. The proposed building is intended for use by the tent crew, which has included up to 20 employees in the past, but has declined to around 13. The applicant hopes to eventually bring that number back up to 20.

The applicant has stated that six of the 13 tent crew employees in 2021 lived in employee housing that he currently offers, and the rest already had housing on the Island, including college students living with their parents. Five employees on the company's dishwashing crew were also provided housing in 2021. The applicant has stated that the current employee housing has room for five additional people.

The company would operate from 7:30AM to about 9:30PM (depending on workload) seven days a week from May to October, and 9AM-5PM Monday through Friday in the offseason, with occasional meetings and small events on weekends.

- 3.7 Landscape and Lighting:** Plans show a 5 ft vegetative buffer along the property line to the north, along with two existing trees that will remain. Fourteen of the proposed parking spaces appear to replace areas of existing vegetation along the north and east property lines. Further information about the proposed landscaping is still pending.

The proposed exterior lighting is downward shielded, and generally aligns with Dark Sky standards. Lighting spec sheets and color temperature ratings have been provided.