



BOX 1447, OAK BLUFFS, MASSACHUSETTS, 02557, 508-693-3453,
FAX 508-693-7894 INFO@MVCOMMISSION.ORG WWW.MVCOMMISSION.ORG

Martha's Vineyard Commission

CR # 2 Beach Road Pizza

MVC Staff Report – 2010-08-11

1. DESCRIPTION

- 1.1 Applicant:** William M. Craffey (Escape MV Inc.)
- 1.2 Project Location:** 45 Beach Road, Tisbury Map Lot (acres). The applicant is not the owner of the property. The owner is Tisbury Marina LLC.
- 1.3 Proposal:** To locate a new pizza and sandwich delivery shop on Beach Road.
- 1.4 Zoning:** Waterfront Commercial District.
- 1.5 Local Permits:** Building Permit and Sign Permit (Building Inspector); Victuallers License (Selectmen); Food License (BOH); Special Permit (Planning Board); Approval of additional gallons per day of flow (Wastewater); Business Certificate (Town Clerk); Advisory on signage (Site Plan Review Board).
- 1.6 Surrounding Land Uses:** Businesses and restaurants including the Art Cliff, Blue Canoe, Saltwater, and Rocco's Pizza.
- 1.7 Project History:** The Applicant has owned a number of pizza and sandwich places on the island over the years including Island Pizza in Vineyard Haven and Edgartown.
- 1.8 Project Summary:**
- To locate a new pizza and sandwich delivery shop in a renovated building located at 40 Beach Road with a Century 21 Office and parking for Budget Rental Car and Blue Canoe Restaurant.
 - The owner has a pizza shop in Edg. and once owned Island Pizza in Tisb. Marketplace.
 - Applicant estimates that 85% of business would be pickup by automobile.
 - There will be no seating, just counter service. There will be no delivery.
 - They do not plan to seek beer and wine permits.
 - The project will be connected to the town sewer. They will have two fryolators and a grease trap.
 - The applicant will sign a ten-year lease pending permitting
 - Budget Rental car will maintain a shed and the rear 20' of the lot for parking.
 - Blue Canoe restaurant will also have parking in the back of the lot.
 - Hours of operation are estimated to be 10 am to 10 pm in summer and 11 am to 9 pm winter. There would be 3-4 employees in summer and 2-3 in winter.

2. ADMINISTRATIVE SUMMARY

- 2.1 DRI Referral:** Tisbury Planning Board
- 2.2 DRI Trigger:** 3.1g; 3.1 j; and 3.2e. 3.1g, Increased Intensity of Use. 3.1j, High Traffic generating business. 3.2e, Restaurant outside of a B-1. All are Concurrence Reviews.
- 2.3 Pre-Application meeting with staff:** Thursday July 1, 2010
- 2.4 LUPC:** Monday, July 12, 2010
- 2.5 Site visits:**
- 2.6 Public Hearing:** To be determined if necessary on August 12, 2010

3. PLANNING CONCERNS

3.1 **Some Key Issues**

- This is a high-traffic generating, auto-oriented use on one of the busiest stretches of road on the island.
- Is there adequate access for the various uses (pizza and sandwich delivery, restaurant parking, Budget Rental Car, apartment, and office)?
- Staff would like to see an accurate site plan to scale.

3.2 **Environment**

- **Vegetation: Habitat:** This is not an NHESP habitat.
- **Landscaping and Open Space:** The site was a rental and car sales lot in the past. There is a new small lawn in front.
- **Lighting: Noise: Energy/Sustainability:**
- **Waste Management:**
- **Wastewater / Stormwater:**
 - The project is connected to the Tisbury sewer.
 - The DPW allocated an additional 44 gpd to the existing 250 gpd based on the new use (pizza delivery) not having any customer seating
 - Other existing uses include on office and one-bedroom apartment.
 - Site surfaces are proposed to be gravel and crushed shell.
 - Any storm water infrastructure should be shown on site plan.

3.3 **Transportation:**

- **Access:** Exit and entry on State Road on abutting right of way. The site does have its own access to the rear for Budget and Blue Canoe. It is not clear which way pizza customers use.
- **Parking:** 10 of the spots on the site would be dedicated to this use.
- **Traffic Summary:**
 - MVC Staff estimates 82-100 (50 in & 50 out) trips per day for this use.
 - Note that there are other uses on the property.
 - Staff estimates that though the paved surfaces have decreased the total trip generation for the site may rise with real estate office trips and parking for two restaurants.

3.4 **Affordable Housing/Economic Impact**

- The proposed project to expand an existing restaurant into the abutting building does not trigger the MVC's Affordable Housing Policy because it is not a new commercial development of 2,000 square feet or greater.

3.5 **Scenic Values**

- **Streetscape:** The building has been renovated and owners have improved the streetscape.

3.6 **Local Impact/Abutters**

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4. CORRESPONDENCE

4.1 **Town Officials:**

4.2 **Island Organizations:**

4.3 **Public:**