Safe Harbor Marina Modification
DRI 258-M2

Land Use Planning Committee
June 27, 2022
Safe Harbor Marina

Owner/applicant: SHM Vineyard Haven, LLC (Chris Scott)

Location: 100 Lagoon Pond Road, Tisbury

Proposal: Removal of four existing buildings, construction of two new boat racks, relocation of existing boat racks, relocation of a fuel tank and wash shed, and construction of a boardwalk along the bulkhead

Permits: Demolition permit, Conservation Commission order of conditions

Checklist: 1.3D (Previous DRI)

Modification review
(Building numbers added, based on Chapter 91 License)
Application file

- Site plan
- Notice of Intent
- Application package
  - Response to staff questions
  - Property cards
  - DEP Chapter 91 License
  - Draft Building Acquisition and Removal Agreement
  - Drainage plan for new concrete pad
  - Parking plan
  - Sketch of SUP location
  - Proposed boat rack digrams
  - Various use permits
Project history

• The MVC approved DRI 258 without conditions in 1987, allowing the construction of a 4,000 ft² building for boat work in the winter (Building 1). There were five other buildings already in place at the time, including one that had reportedly been relocated from elsewhere in Tisbury (Building 7).

• A proposal to raise Building 7 above the flood elevation was remanded to the town in 2014 (DRI 258-M).

• The marina currently offers rentable boat slips, six slips for repairs, boat storage, and shallow-water access to Lagoon Pond.

• The property includes piers, ramps, floats, piles, a bulkhead, concrete launch ramps, wooden decks, boat storage racks, fuel storage, and nine buildings.
<table>
<thead>
<tr>
<th>TYPE</th>
<th>USE</th>
<th>APPROXIMATE FOOTPRINT</th>
<th>ELEVATION</th>
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</thead>
<tbody>
<tr>
<td>Building 1 Metal on concrete slab</td>
<td>Storage</td>
<td>4,000 ft^2</td>
<td>28'5&quot;</td>
<td>1987</td>
</tr>
<tr>
<td>Building 2 Wood frame</td>
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<td>Handicapped bathroom</td>
<td>280 ft^2</td>
<td>21'9&quot;</td>
<td>2021</td>
</tr>
<tr>
<td>Building 4 Metal</td>
<td>Shop and storage, boat rack attached</td>
<td>6,000 ft^2</td>
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<td>Building 7 Wood frame on piles, parking beneath</td>
<td>Office, storage, retail</td>
<td>2,000 ft^2</td>
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<tr>
<td>Building 8 Wood frame on blocks</td>
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The following work has occurred on the property in recent years:

2013 Reconstructed Building 6 following a fire
2014 Raised Building 7
2017 Renovated Building 2
2021 Installed bathroom building
2021-2022 Replaced bulkhead
Project history

- The applicant submitted a Notice of Intent for the currently proposed work to the Tisbury Conservation Commission in December 2021.
- The conservation commission opened a public hearing in January and referred the project to the MVC in February, noting that the project may result in an increased intensity of use of the piers and other boatyard facilities.
- A staff-applicant meeting was held in April, with additional material submitted in May.
Proposal

- Demolish buildings 5, 6, 7, and 9 (total footprint of 9,355 ft²).
- Install two new boat racks and relocate existing boat racks on the site.
- Pour new concrete slab (about 8,850 ft²).
- Relocate a ConVault fuel storage tank and wash shed on the site.
- Construct new boardwalks along the steel bulkhead.
Proposal

• The applicant has stated that the buildings to be demolished are in poor condition and no longer needed, and that the existing tenants will be leaving.

• The proposed concrete pad would allow for use of a forklift to store and retrieve boats.

• The project would increase the storage capacity of the boat racks from about 50 to 90 or more boats.

• No new buildings, piers, or floats are proposed.
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Planning concerns

• Environment
• Traffic and transportation
• Scenic values
• Stormwater
• Housing and economic development
• Material use
• Wastewater
• Climate change resilience
• Landscape
Environment

• The project will increase the marina’s boat rack capacity from about 50 to 90 or more boats, with the potential to increase boat traffic on Lagoon Pond.

• The applicant has stated that the number of boat slips will decrease, but it is not clear by how much.

• The marina can currently service and store boats only up to 30 feet, and the new boat rack and forklift operation will be able to accommodate boats up to 35 feet.

• The applicant has stated that in the past, about 10-15 customers might use the marina on a busy day in summer.

• A 1,000 gallon fuel tank will be replaced with a 6,000 gallon fuel tank, mostly for use in selling fuel to marina customers. Hazardous material and fuel storage permits, as well as the company’s marine fueling permit and license to sell motor fuels, have been provided.
Traffic and transportation

• The proposed increase in storage capacity may also lead to an increase in customer trips to and from the site, as well as additional employees, with potential impacts on traffic, including at 5 Corners to the north.

• Plans show an increase from about 20 to 31 parking spaces distributed around the property, including for marina members. The applicant has stated that the spaces will be delineated by concrete parking dividers.

• The applicant has stated that there would be enough space on the northern boundary of the lot for a proposed shared use path (SUP) that has been in discussion for several years, although a formal proposal has not been presented.

• The applicant does not expect the marina project to affect an existing footpath between Lagoon Pond Road and the Tisbury Marketplace.
Scenic values

• The property is located in a picturesque area overlooking Mud Creek, Bass Creek, and Lagoon Pond.

• Highly visible from Lagoon Pond Road, and located between 5 Corners and the Martha’s Vineyard Museum.

• Project would involve removing four existing buildings, relocating existing boat racks, and adding two new boat racks with an elevation of 38.15 feet (about 30 feet from ground level) and room for at least 38-40 boats. The elevations of the two existing racks are 38.1’ and 20.6’. The maximum elevation allowed by the town is 40.77 feet.

• Storage capacity of the boat racks will increase from about 50 to 90 or more boats, and the applicant hopes to store a higher percentage of boats in the racks, as opposed to on the ground. The marina currently stores about 150 boats on the property in the winter, and 80-90 in the summer.

• Two 8’ wide boardwalks will be added to a new steel bulkhead along the pond.
Stormwater

• Flooding has been an issue on Lagoon Pond Road.

• The project is subject to DEP stormwater standards and the applicant has indicated that the total impervious area on the property will decrease. $(9,355 - 8,850 = 505)$

• A drainage plan to handle runoff from a proposed concrete pad shows a $3,722 \text{ ft}^2$ gravel drainage area below the proposed boat rack, just northwest and downgradient of the slab. Drainage plan for rest of property is not specified.

• The applicant has stated that alternatives to concrete would not hold up to the weight of the marina equipment.
Housing and economic development

• The project will allow Safe Harbors to store and service more boats, as well as larger boats (35 feet compared to 30 feet).

• The forklift currently operates from 8AM-5PM from May 1 to Oct. 7 (seven days a week from Memorial Day to Labor Day, and five days a week otherwise).

• The marina currently has 10-15 employees in the summer, and the project may lead to an increase in seasonal dock staff, an equipment operator, and possibly one or two mechanics.

• The applicant currently owns three cottages at 80 Lagoon Pond Road (total of three beds), and a three-bedroom house and three-bedroom apartment at 61 Lagoon Pond Road.
Planning concerns

Material use

• The applicant plans to transfer ownership of Building 7 to Jefrey DuBard for reuse in another location. A draft Building Acquisition and Removal Agreement between the applicant and DuBard has been provided.

Wastewater

• The project includes relocating a ConVault wash station to just south of the proposed boat rack, on the new concrete slab. The station is used for pressure washing boats, with a drainage sock in the concrete slab to catch debris. Water is filtered and reused for additional washing. Any debris left over in the drainage tank is disposed off-Island as hazardous waste.

• Applicant should clarify any efforts to require non-toxic paint.

• The property is within the Lagoon Pond watershed, which is impaired, and is connected to the town sewer. An existing bathroom building will be removed, although the applicant has stated that the number of bathrooms onsite will remain the same.
Planning concerns

Climate resilience

- The property is within the 100-year floodplain and FEMA AE flood risk zone and will experience increased flood risk in the future. The project does not specifically account for sea-level rise, although four buildings totaling 9,355 ft² will be removed from the floodplain.

Landscape

- Existing landscaping consists of an area in front of Building 2 with roses and grasses, and several planters along the waterfront.

- The applicant has proposed a raised bed rimmed by cobblestones, along Lagoon Pond road where Building 7 is currently located, and another area along the northern property line, for native plantings. All other areas apart from the concrete pad would be covered with bluestone gravel or similar material.
Remaining questions

• Total proposed boat rack capacity, including all new racks
• Current and proposed boat slips
• Total existing and proposed impervious surface
• Drainage plan showing drainage for entire site
• Location of existing and proposed bathrooms
• More specific housing proposal
• Former uses of Building 7
• Clarification of any requirements related to non-toxic paint
• Lighting plan