

Stillpoint Meadows  
DRI 279-M

Land Use Planning Committee  
August 8, 2021

# Stillpoint Meadows

- Applicant:** Stillpoint Martha's Vineyard Inc. (Thomas Bena), Marilyn Vukota (agent)
- Owner:** Stillpoint Meadows LLC
- Location:** 20 Stillpoint Meadows Road (Lot 22-4-11, 22-4-13), West Tisbury (7 acres)
- Proposal:** Modification of a previous subdivision, including repurposing and existing barn for community and educational uses, and acquisition of lots by the Martha's Vineyard Land Bank.
- Zoning:** Rural (RU)
- Permits:** Building Inspector, Board of Health, Planning Board, ZBA
- Checklist:** 1.3D (Previous DRI), 3.1h (Parking for 10+ vehicles), 6.2b (Public assembly place with 50+ seats); modification review

*Modification review*



# West Tisbury, MA

Contact

1



Search

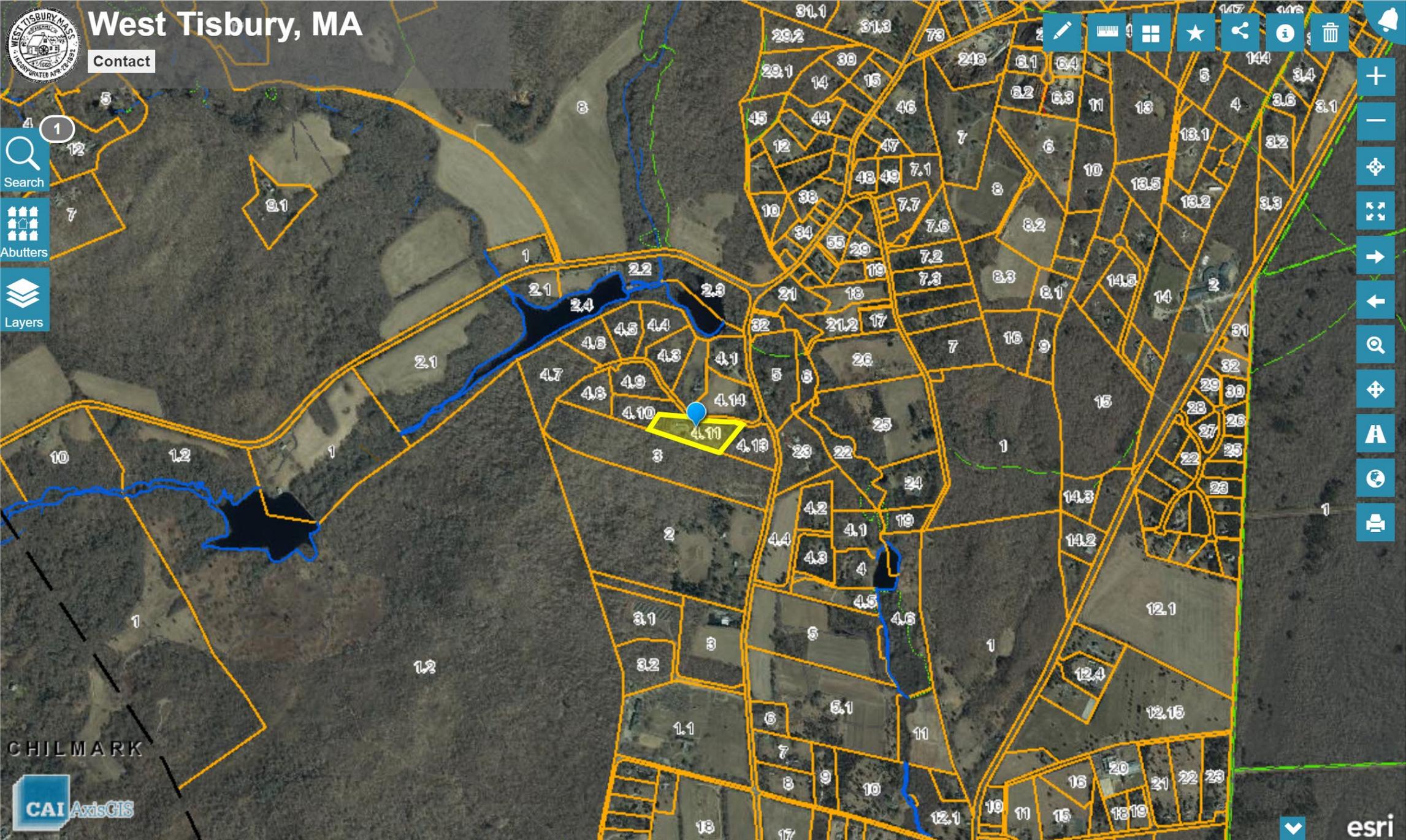


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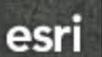


Layers

CHILMARK



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# Project history

- The MVC approved the Priester's Pond subdivision as DRI 279 in 1988, allowing the subdivision of 51.9 acres of land off State Road into 13 lots with open space.
  - As conditioned, two of the lots were combined into one, and lot 12 was deed restricted to the Dukes County Regional Housing Authority “for the purpose of providing affordable housing to the residents of the Town of West Tisbury.”
  - The DCRHA sold the lot to George Szakacs in 1992, and used the income generated for affordable housing purposes in West Tisbury.
  - MVC staff issued a certificate of compliance for the affordable housing conditions in 2022.
  - As part of the original proposal, the only recreational space was to be passive recreation in the open space near Priester's Pond.
- Two of the lots in the subdivision include historic homes (1714 and 1795).

# Project history

- In 2008, Claudia Miller purchased the other lots, which have remained undeveloped, with the exception of a barn that was built in 2012 on what is now lot 4.11 (formerly lot 12).
- The barn was approved as an accessory structure (absent a main structure) via special permit, and used for small art events and landscaping and maintenance equipment.
- Miller recently sold lots 4.9, 4.10, 4.11, and 4.13 to Stillpoint Meadows LLC, and lots 4.3-4.8 to the Land Bank.

# "PRIESTER'S POND"

Plan of Land in  
West Tisbury, Mass.

Surveyed for  
**MILL BROOK ASSOCIATES**

\* March 17, 1988 scale 1 in = 100 ft.  
Vineyard Land Surveying  
Box 15-48 Beach Rd.  
Vineyard Haven, MA 02558

Being a subdivision of Assessors Map 22 Parcels 4.1 and 4.2

**PROJECT SUMMARY**  
12 Lots = 41.60 acres 80%  
2 Open Space Lots = 9.5 acres 17%  
1 Road = 1.76 acres 3%  
Total = 51.9 acres 100%

- NOTES**
1. Deed References: Bk. 463 Pg. 377 and Bk. 478 Pg. 355
  2. Zoning District: A-R 3  
min. lot size = 130,680 sq. ft.  
setbacks = front, side and rear = 50 ft.  
accessory structure setbacks: 10 ft. to any lot line
  3. This survey does not include that portion of all of Priester Pond (Aikens's Pond) that is included in Deed Bk. 463 Pg. 377.
  4. Access to Lots 8 and 9 and to Lots 10 and 11 to be at driveway easements only. Access to Lot 1 will be at driveway easement across Lot A only. No direct access to any lots from State Hwy. All access to be off 40 ft. Way.
  5. Some, but not all, of the ridges and stone walls have been located and shown on this plan.

\* Revisions March 30, 1988 added "Priester's Pond" to title  
June 29, 1988 omitted one lot, moved lot lines and changed layout of 40 ft. Way.

**LEGEND**  
22-2.1 etc. indicates Assessors Map and Parcel Number  
indicates overlaid utilities  
indicates 5" concrete bound to be set



This survey and plan were prepared in accordance with the Procedural and Technical Standards for the Practice of Land Surveying in the Commonwealth of Massachusetts.  
This plan has been prepared in conformity with the rules and regulations of the Registers of Deeds of the Commonwealth of Massachusetts.

*[Signature]*  
Registered Land Surveyor  
MARCH 21, 1988  
Date



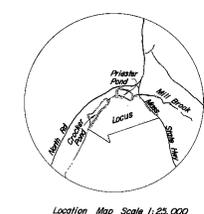
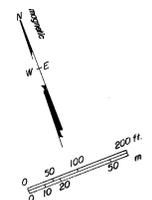
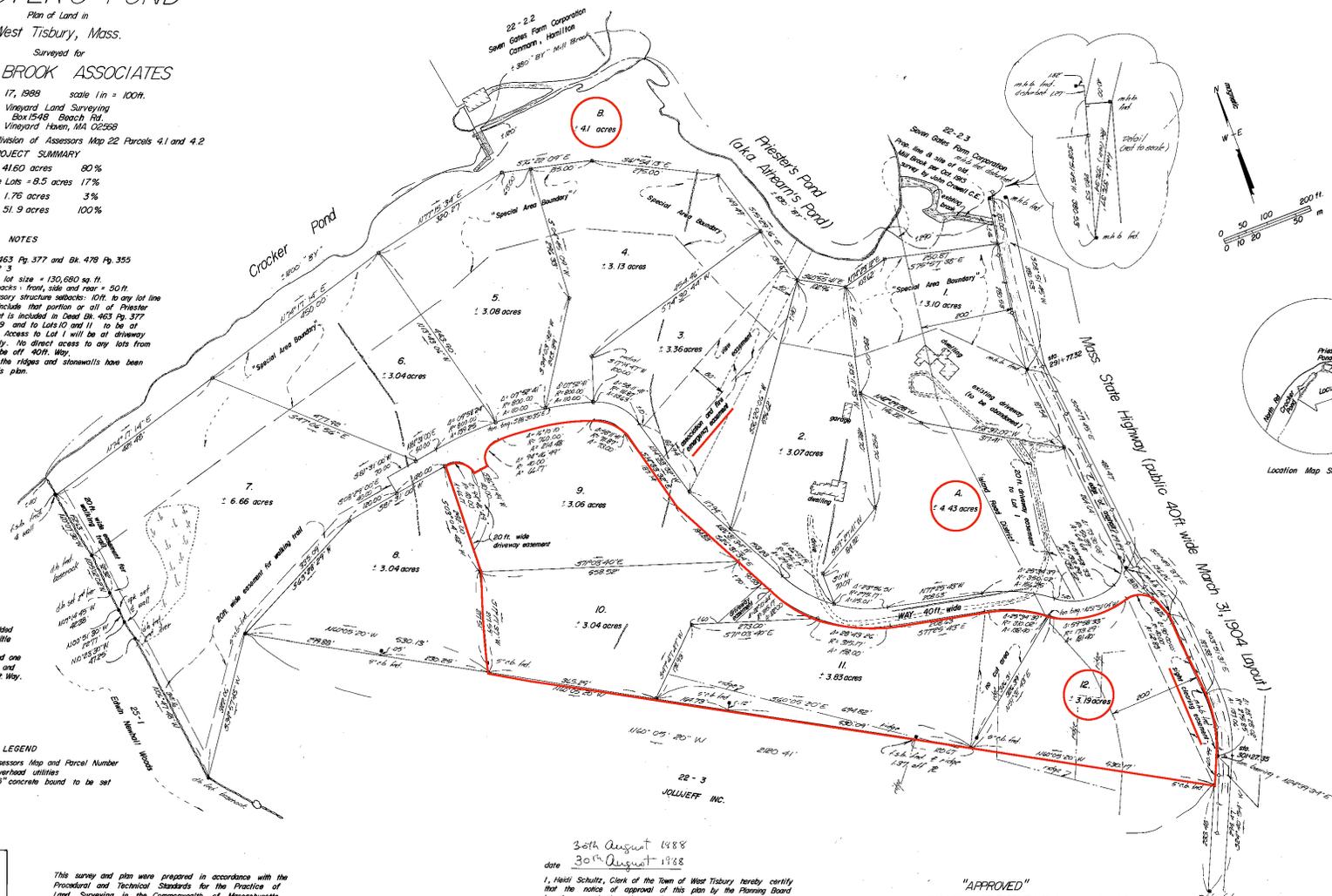
30th August 1988  
date 30th August 1988

I, Heidi Schultz, Clerk of the Town of West Tisbury hereby certify that the notice of approval of this plan by the Planning Board has been received and recorded at this office and no notice of appeal was received during the twenty days next after such receipt and recording of said notice.

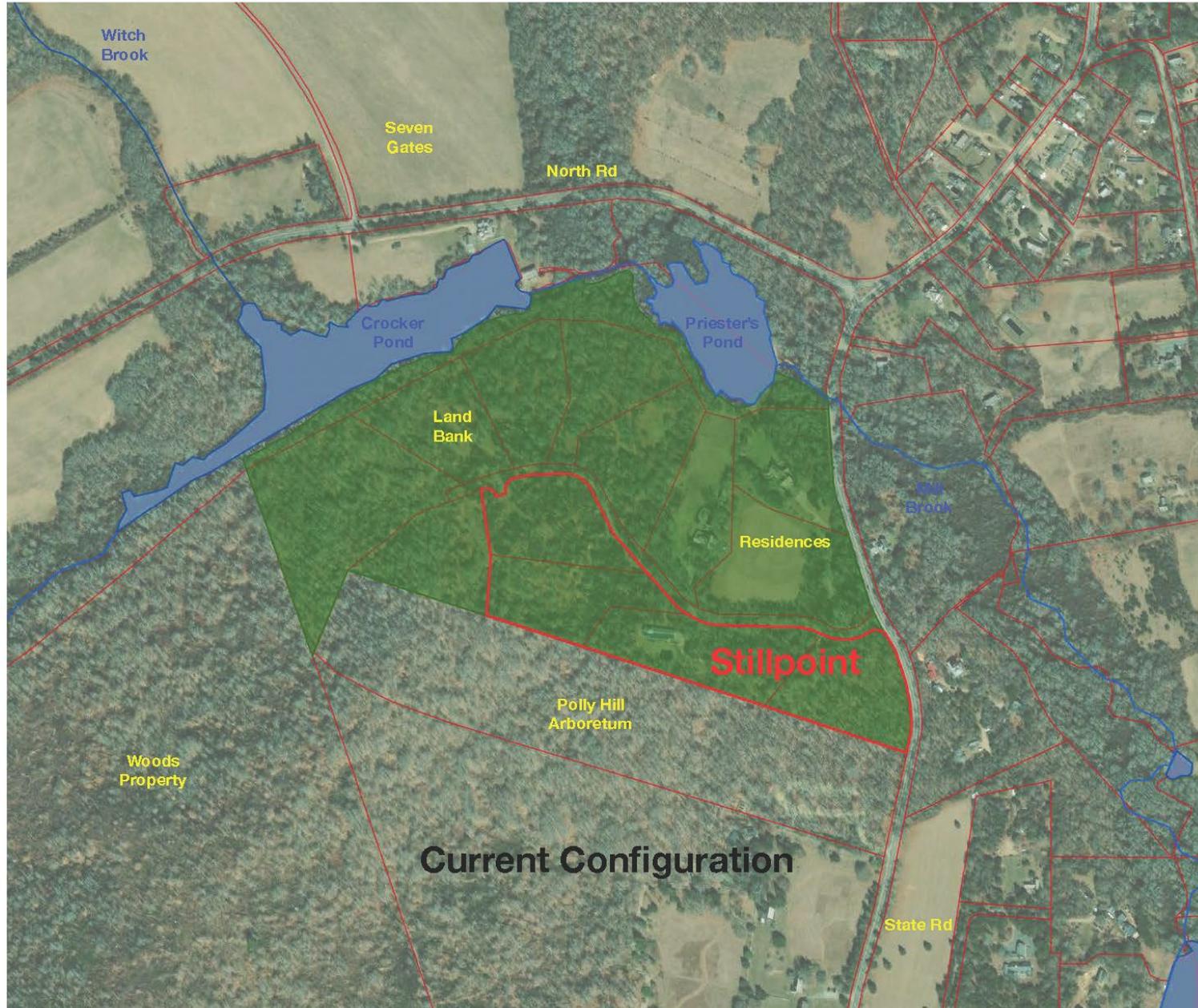
*[Signature]*  
Town Clerk  
*[Signature]*

"APPROVED"  
TOWN OF WEST TISBURY PLANNING BOARD

see comment dated Aug. 1, 1988  
date Sept. 13, 1988  
*[Signature]*



18E  
\* 28  
\* 311

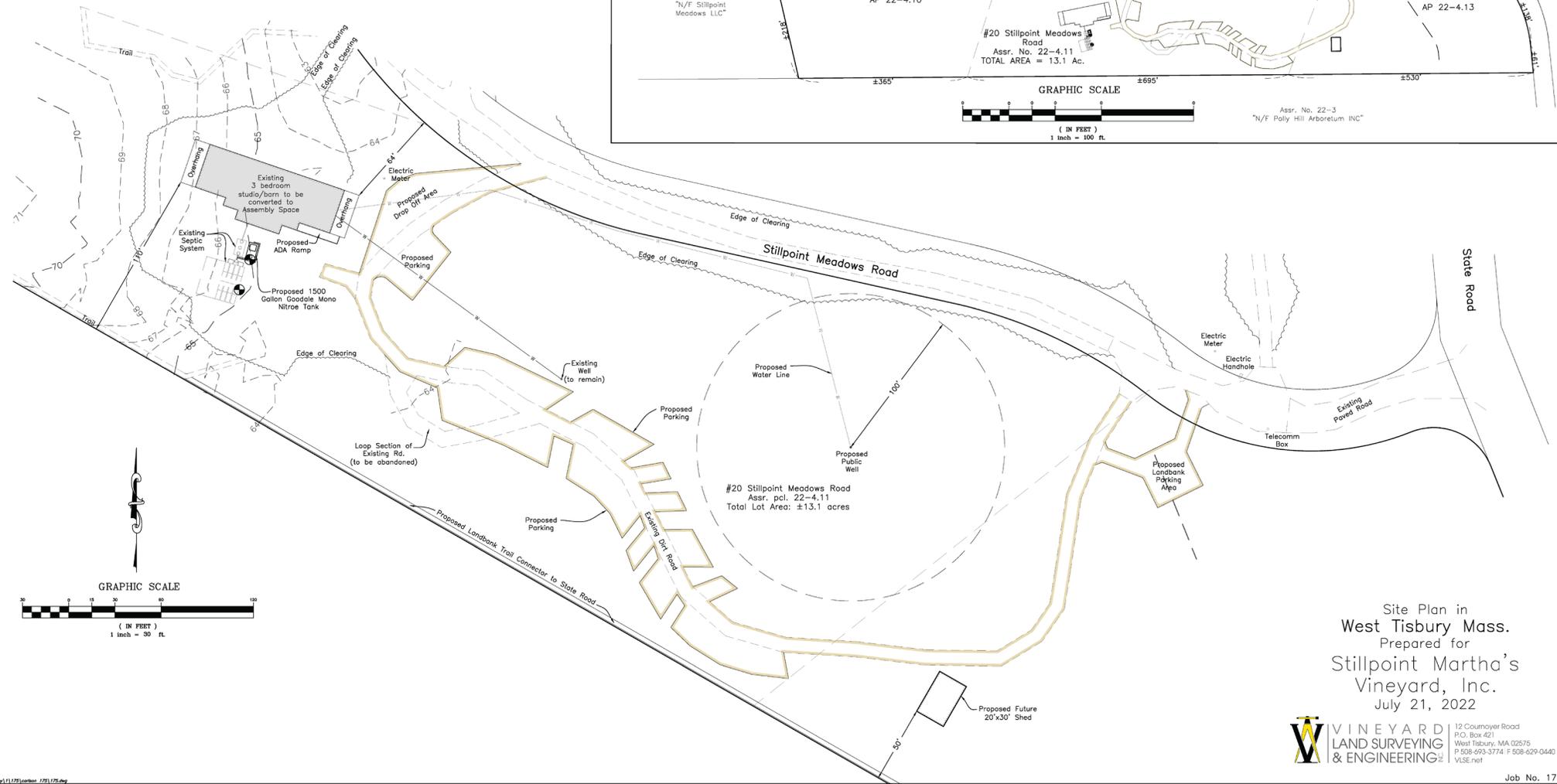
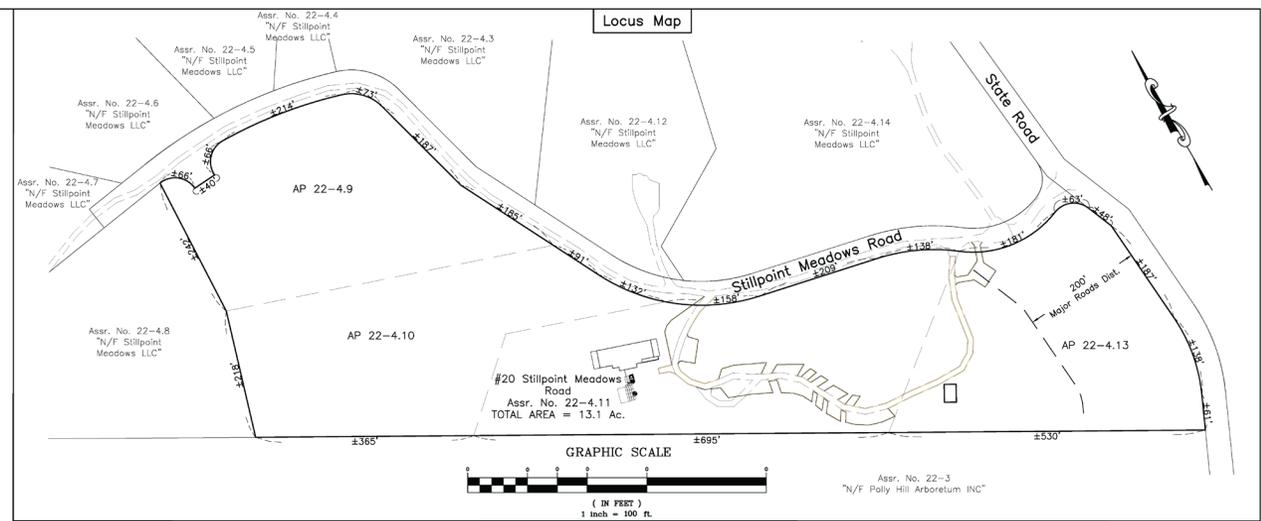


Stillpoint project August 1, 2022

# Proposal

- Repurpose the existing 3,200 ft<sup>2</sup> barn as a community/educational space for the nonprofit Stillpoint Meadows, and other year-round community uses
- Create 43 parking spaces
- Install a public well with Zone 1 protection area.
- A possible future phase would include construction of a 20'x30' workshop on lot 4.13

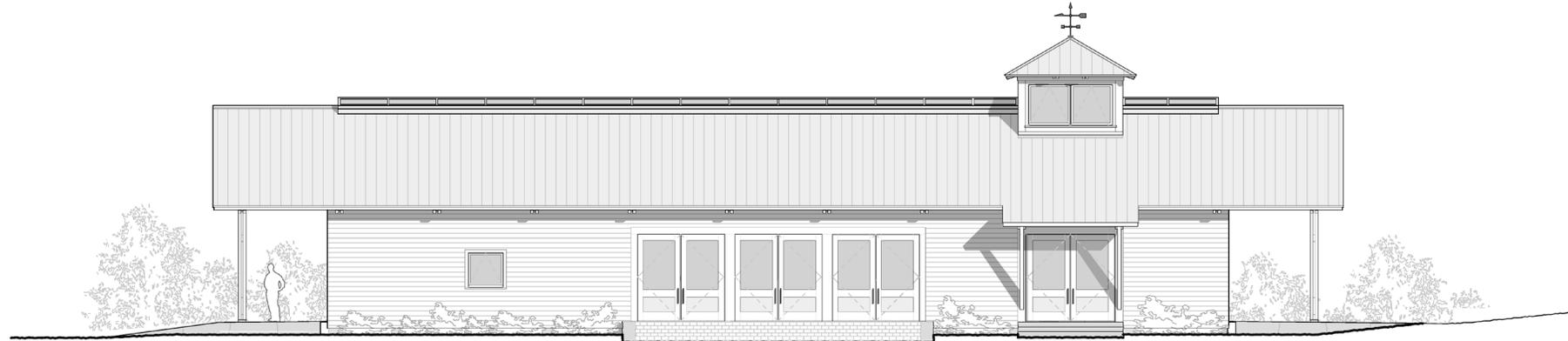
Notes:  
 Zoning District: RU  
 Setbacks: 50' Front/Side/Rear  
 Minimum Lot Size- 3.0 acres  
 \* Setbacks to be confirmed by town official



Site Plan in  
 West Tisbury Mass.  
 Prepared for  
 Stillpoint Martha's  
 Vineyard, Inc.  
 July 21, 2022

**W VINEYARD LAND SURVEYING & ENGINEERING**  
 12 Courmoyer Road  
 P.O. Box 421  
 West Tisbury, MA 02575  
 P. 508-693-3774 F. 508-629-0440  
 VLSE.net

Existing



# STILLPOINT MEADOWS BARN

DRAWING INDEX	
A-00	Site Plan
A-01	Ground Floor + Basement Plan
A-02	Omitted
A-03	South & West Elevations
A-04	North & East Elevations
A-05	Building Sections
A-06	Building Sections
A-07	Details
A-08	Timber Frame Details
A-09	Details
A-10	Details
A-11	Details
A-12	Interior Elevations
A-13	Details
A-14	Door Details
A-15	Door Details
A-16	Omitted
A-17	Porch Timber Frame Details
A-18	Air Barrier Drawings
S-01	Foundation Plan
S-02	Foundation Details
S-03	Roof Framing Plan
S-04	Floor Slab Diagram
ME-01	Electrical Plans
ME-02	Mechanical Plans
ME-03	Mechanical System Details
ME-04	Omitted
ME-05	Omitted
ME-06	PV Layout Diagram
ME-07	Heat Storage Wiring Diagram
ME-08	Radiant Heating Diagram

<p><b>DESIGNER &amp; BUILDER:</b>          South Mountain Company          Matt Coffey, Project Manager          Rocco Bellebuono, Foreman, MA CS # 98941          P.O. Box 1024          West Tisbury, MA 02575          508-693-4850</p>	<p><b>CIVIL ENGINEER:</b>          Vineyard Land Surveying +          Engineering, Inc.          12 Coumoyer Rd.          P.O. Box 421          West Tisbury, MA 02575          508-693-3774</p>	<p><b>STRUCTURAL &amp; TIMBERFRAME ENGINEER:</b>          Fire Tower Engineered Timber          Ben Brungaber, PhD, P.E.          60 Valley St., Unit 1          Providence, RI 02909          401-654-4600</p>	<p><b>BUILDING SYSTEMS ENGINEER:</b>          South Mountain Company          Marc Rosenbaum, P.E.          P.O. Box 1024          West Tisbury, MA 02575          508-693-4850</p>	<p><b>PLUMBING INSTALLER:</b>          Ralph Norton          PO Box 339          Oak Bluffs, MA 02557          508.939.0100</p>	<p><b>LIGHTING CONSULTANT:</b>          Conceptual Lighting, LLC          Peter Romaniello          479 Clark St.          South Windsor, CT 06074          860.644.4358</p>	<p><b>ELECTRICIAN:</b>          Perry Electric          Bob Perry          312 State Road Vineyard          Haven, MA 02568          (508) 693-6557</p>
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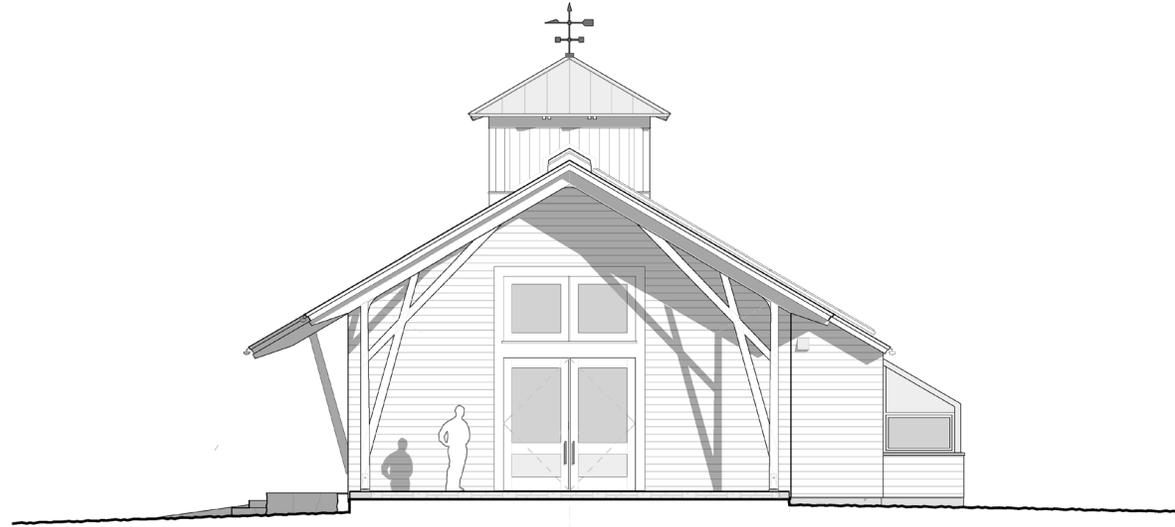
Project Info  
**Stillpoint Meadows Barn**  
 Stillpoint Meadows Rd. West Tisbury, MA

Date: 12/26/12  
 Revision: Date & Type  
 CONSTRUCTION SET 03.2012

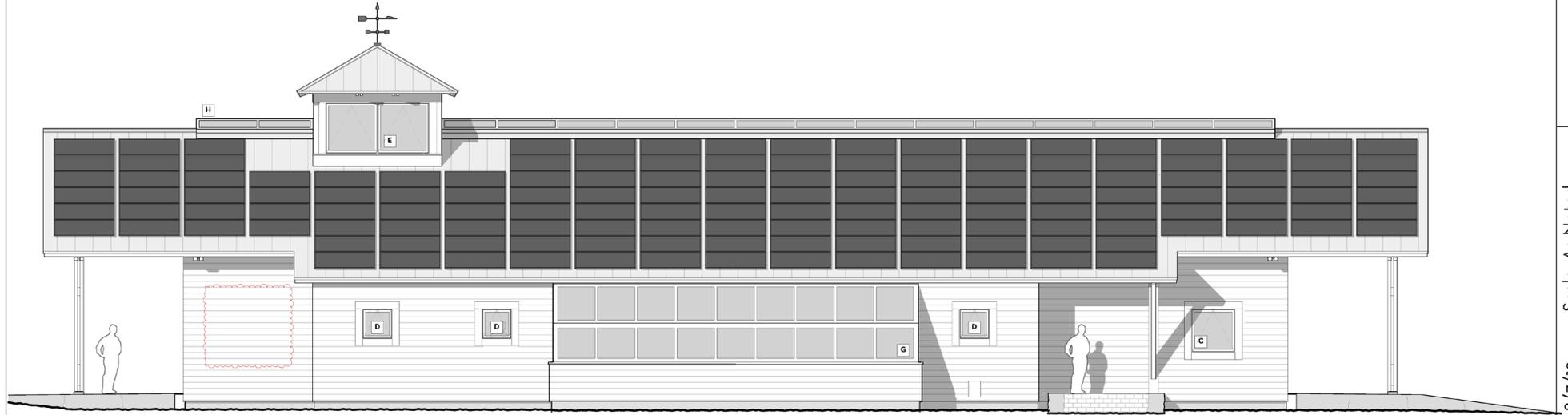
Scale: As Noted

Sheet:

Existing



2 West Elevation  
SCALE: 1/4" = 1'-0"



1 South Elevation  
SCALE: 1/4" = 1'-0"

South & West Elevations  
**Stillpoint Meadows Barn**  
Stillpoint Meadows Rd. West Tisbury, MA

Scale: As Noted

Date: 8/3/12

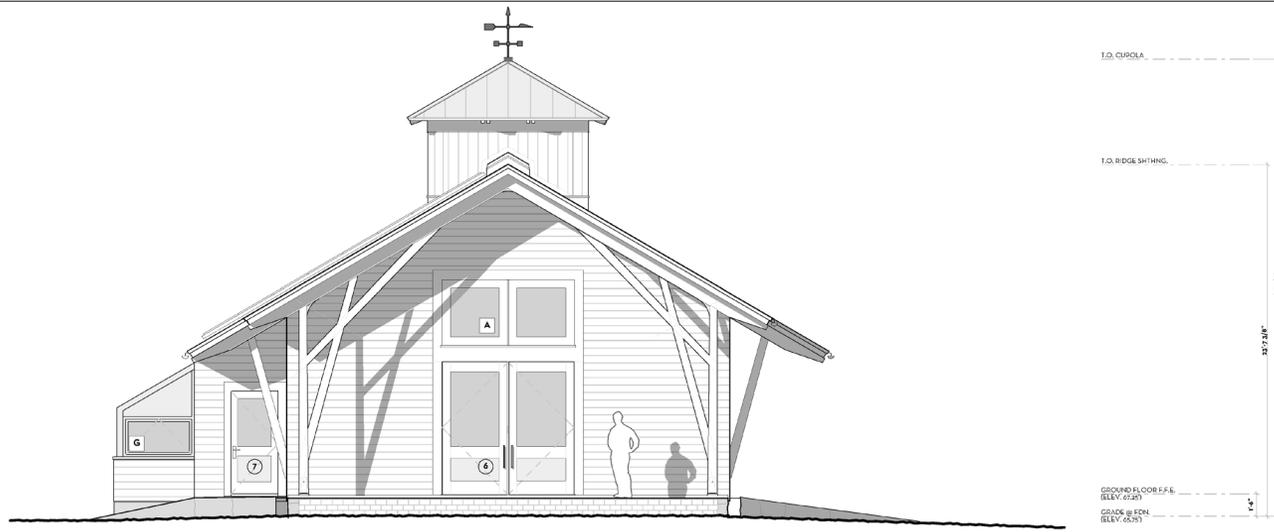
Revision: Date & Type

CONSTRUCTION SET: 05.20.12

Sheet:

A-03

Existing

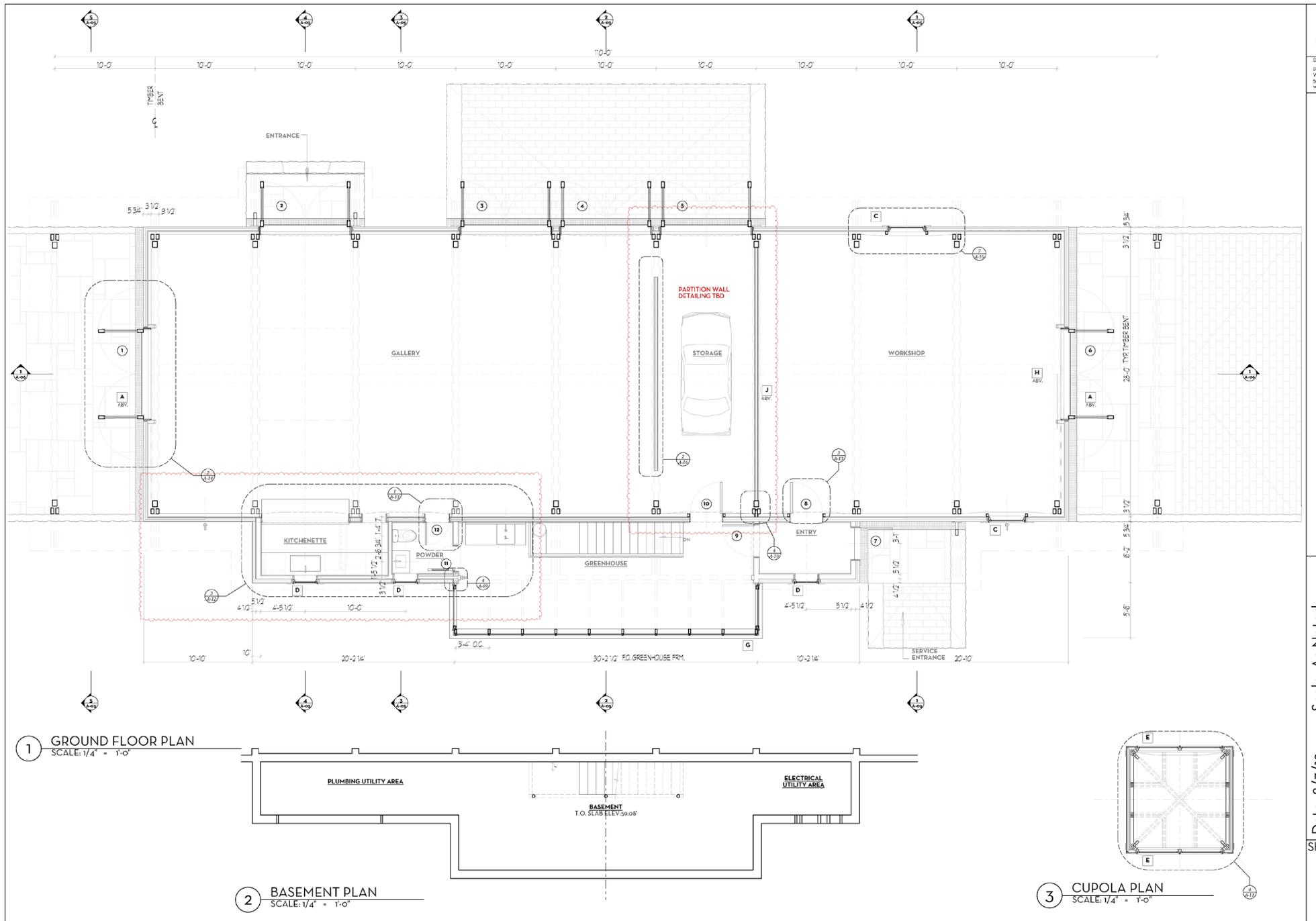


2 East Elevation  
SCALE: 1/4" = 1'-0"



1 North Elevation  
SCALE: 1/4" = 1'-0"

Existing

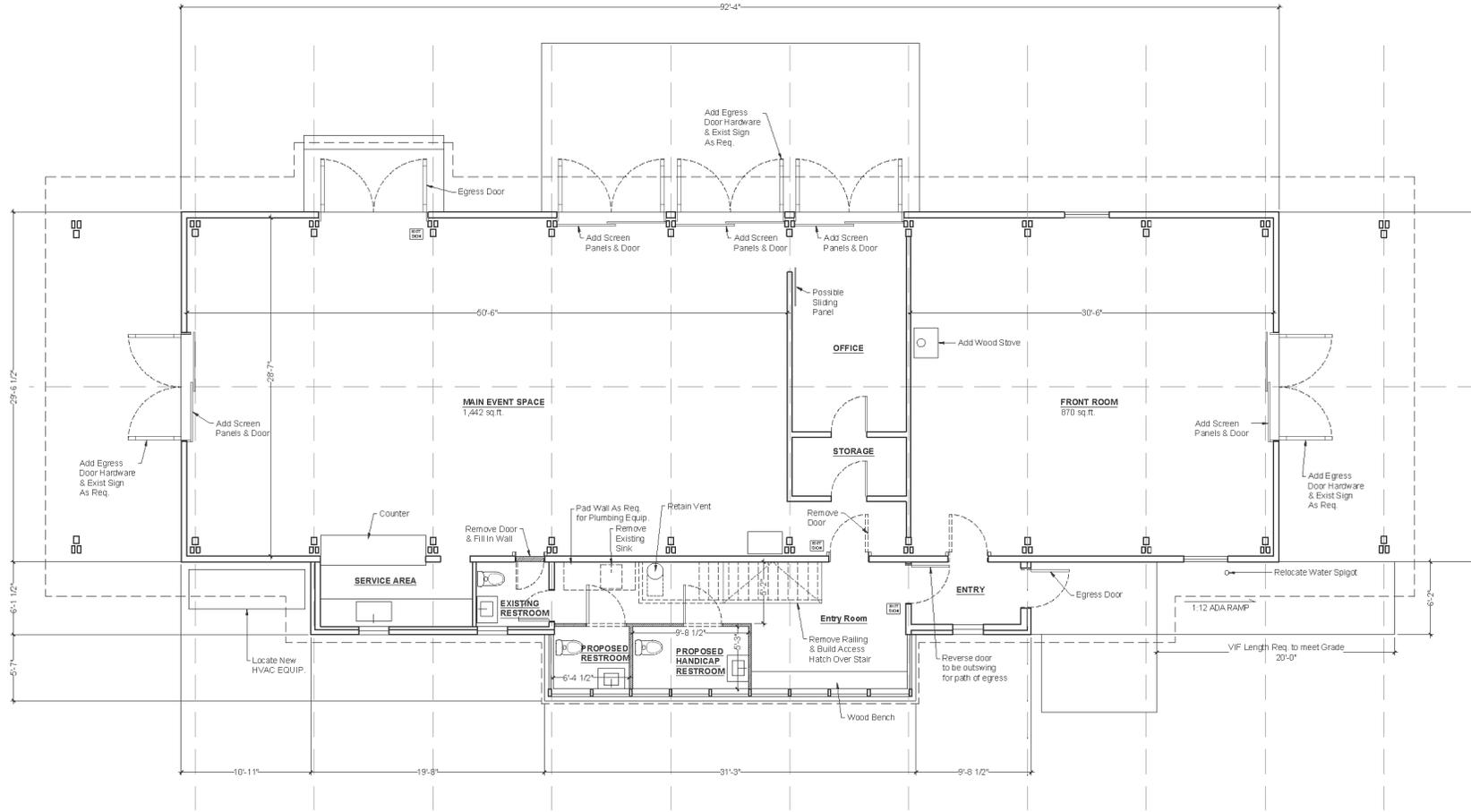


1 GROUND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

2 BASEMENT PLAN  
SCALE: 1/4" = 1'-0"

3 CUPOLA PLAN  
SCALE: 1/4" = 1'-0"

# Proposed interior changes to meet Building Code, AAB & ADA requirements for use



1 First Floor Plan  
Scale 1/4" = 1'-0"

1. Code Requirements
2. Assembly Group A-3 (303.4)
3. Max Occupancy Load for Main Space 1,442 sq. ft. at 7 sq. ft./person = 206 (TABLE 1004.1.2)
4. Max Occupancy Load for Front Room 870 sq. ft. at 7 sq. ft./person = 124 (TABLE 1004.1.2)
5. Restroom requirement (2) Restrooms, (1) ADA Accessible (240 CMR 10.10(16) Table 1)
6. 1:12 ADA Exterior Ramp (521 CMR 24.00 RAMPES)
7. Exit signs to be located at all means of egress (780 CMR 1023.0 EXIT SIGNS AND LIGHTS)
8. All Egress Doors to have proper door hardware (1010.1.9 Door Operations)
9. TOTAL GROSS SQUARE FEET 9,274 sq. ft.

- Add restroom facilities
- Code compliant ingress and egress

Benjamin Robinson  
 10 State Rd  
 Vineyard Haven, MA 02568  
 Permit Floor Plan... 8.1.22  
 State Rd  
 West Tisbury, MA  
 Stillpoint  
 Scale: See Drawing  
 Floor plan  
 A3

# Application materials provided

- Referral
- Applicant presentation (including narrative and barn plans)
- Proposed site plan
- Existing barn plans
- Anticipated usage and schedules; draft application for usage
- Nitrogen calculations
- Response to staff questions
- Land Bank maintenance easement
- Trail and trailhead easement
- Lot 11 (4.11) deed restriction
- Lot A (4.14) grant of restriction
- Survey for crane fly orchid
- Traffic impact assessment
- Access road photos
- DRI 279 Decision (1988)
- Declaration of protective covenants (1988)
- Fire hydrant easement (1988)
- 14 letters of support
- Comment letter from Polly Hill Arboretum

# Planning concerns

Water quality

Environment/habitat

Open space

Traffic and transportation

Economic and social development

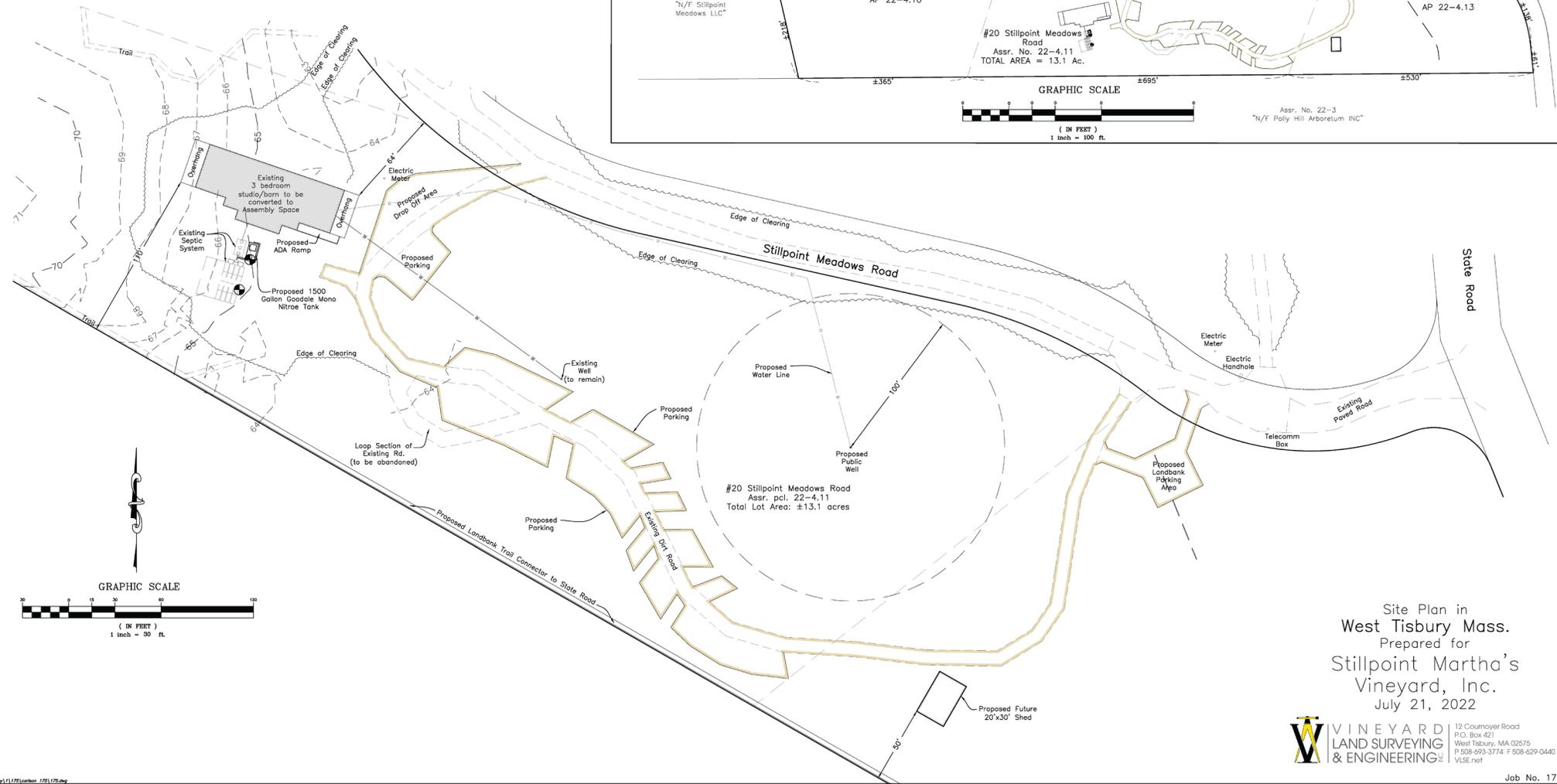
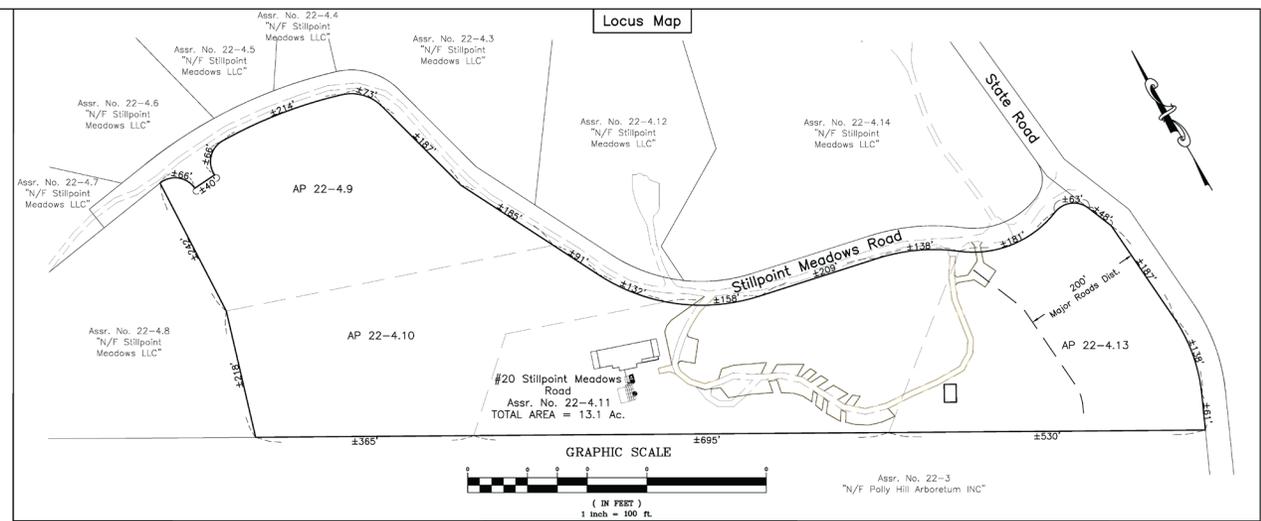
Housing

Energy

# Water quality

- The project is within the Tisbury Great Pond watershed and has a nitrogen limit of 6.92 kg/year, which incorporates lots 4.11 and 4.13.
- The proposed uses, including the gathering space, roof runoff, impervious surfaces, and landscaping, would be under the limit.
- The existing barn has a three-bedroom septic system, but no actual bedrooms. The number of bathrooms will increase from one to three, and a new 1,500-gallon NitROE denitrifying septic system is proposed.
- A new public well, including a 100' radius Zone 1 protection area, will be added on lot 4.13 to serve the facility. (This requires DEP approval.)
- Lots 4.3-4.8, which were previously approved as residential developments with up to four bedrooms each, have been purchased by the Land Bank and will not be developed.

Notes:  
 Zoning District: RU  
 Setbacks: 50' Front/Side/Rear  
 Minimum Lot Size- 3.0 acres  
 \* Setbacks to be confirmed by town official

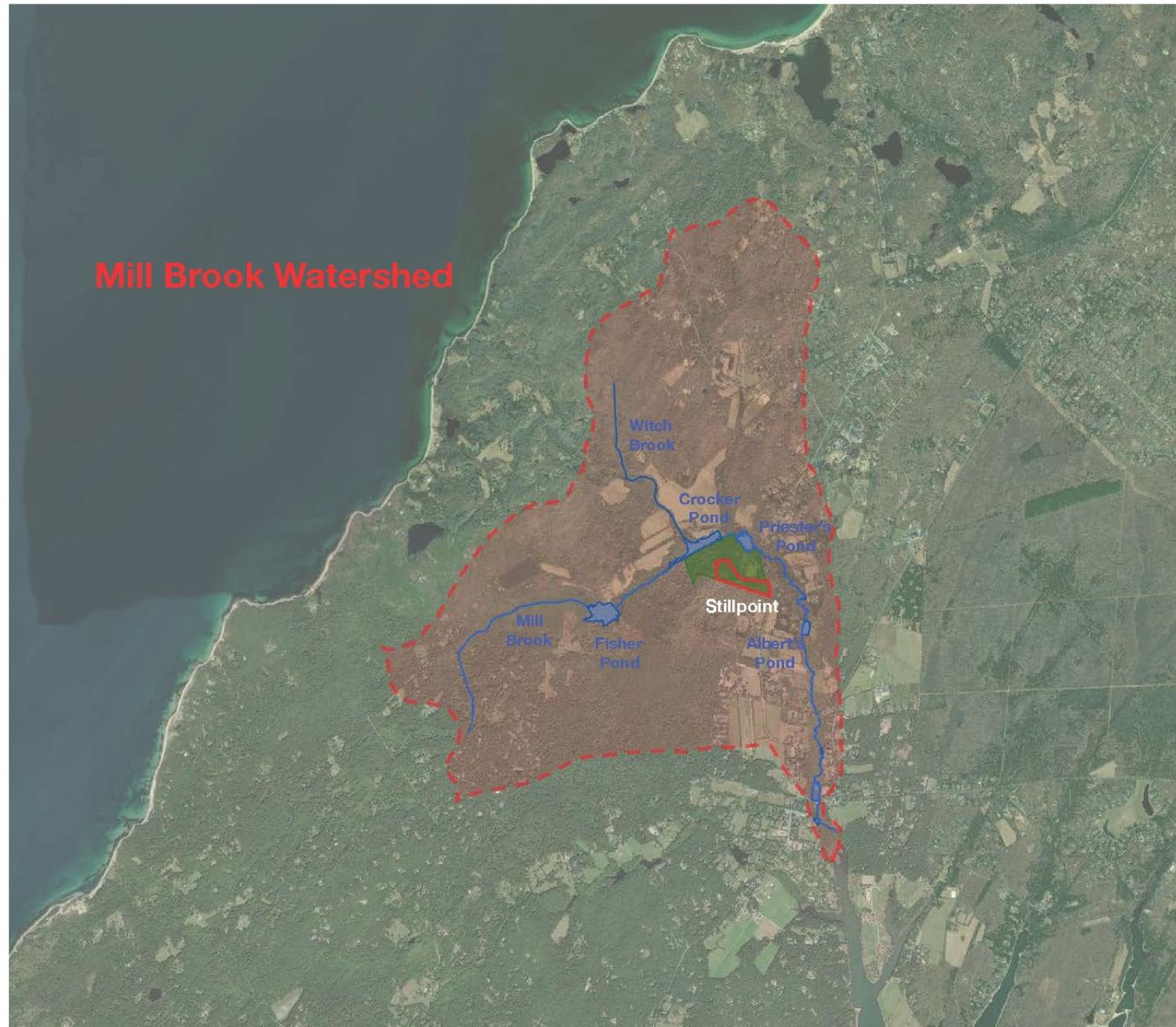


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# Environment/habitat

- The project is within the Mill Pond watershed, which includes Crocker's, Priester's, Fisher and Albert's ponds, as well as the Tisbury Great Pond watershed.
- The proposal represents a decrease in habitat disturbance compared to the approved subdivision in 1988, at which time potential impacts on the ponds and habitat/vegetation were concerns.
- A June 2022 survey for cranefly orchids by Wendy and Robert Colbert has been provided.



**Mill Brook Watershed**

Witch Brook

Crocker Pond

Priestor's Pond

Stillpoint

Albert's Pond

Fisher Pond

Mill Brook

# Open space

- The original subdivision included a no-cut zone on lot 12, which would be eliminated as part of the current proposal. Lots 4.3-4.8, which were previously approved as residential developments, have been purchased by the Land Bank and will not be developed.
- Lot 4.14 is currently undeveloped and restricted as non-buildable.
- The proposal represents an increase in open space compared to the approved subdivision in 1988.
- The area south of the ponds includes extensive trails, which are not currently mapped, and the public is allowed to fish in the ponds.
- Stillpoint has an agreement with the Land Bank to provide a trailhead with three parking spaces at the eastern end of Stillpoint Meadows Road, where people could park and access the Land Bank property.



**Possible build out scenario based on original sub division**

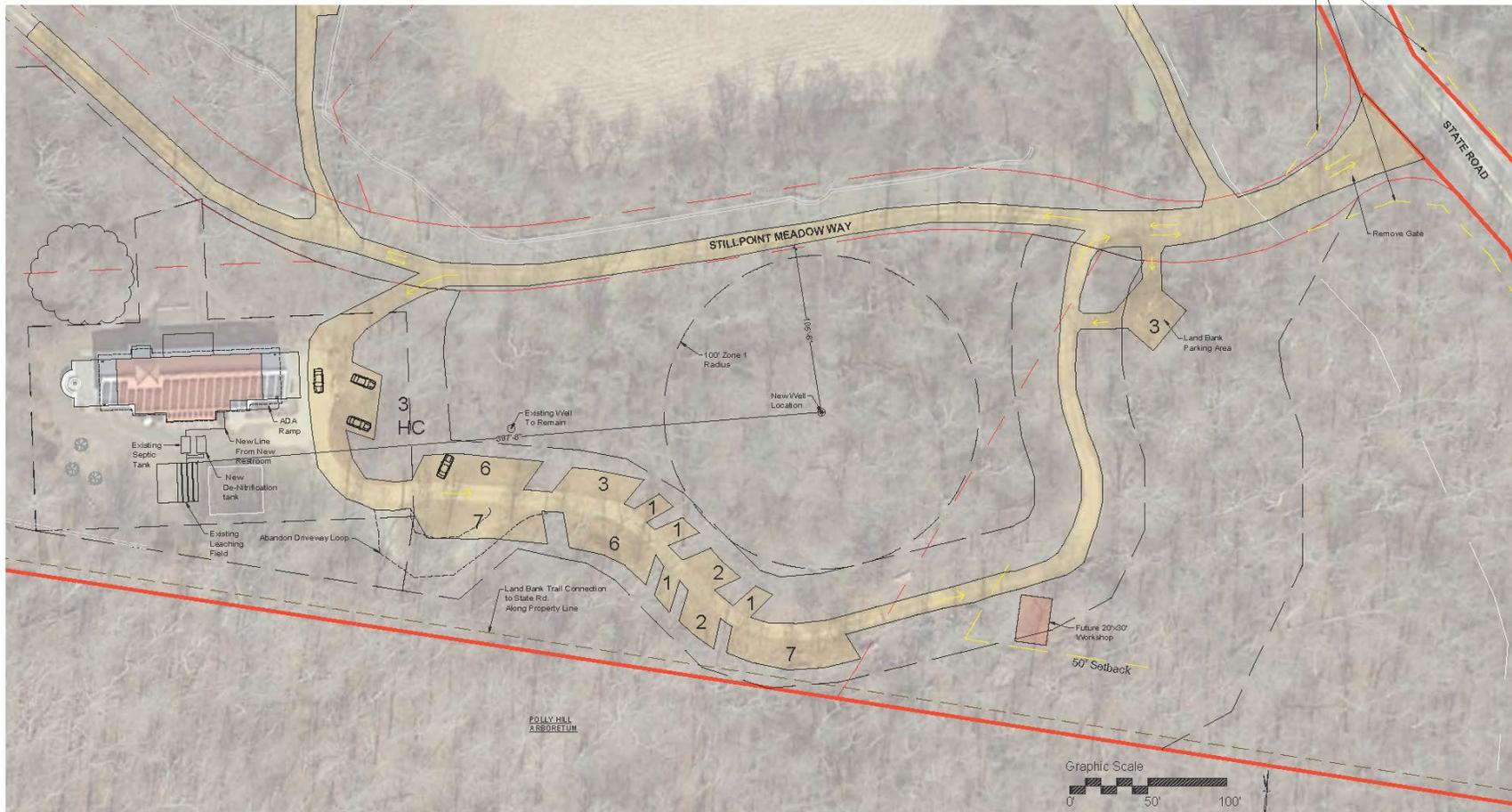
Stillpoint - Currently allowed buildout scenario  
December 20, 2021

# Traffic and transportation

- Access would be via Stillpoint Meadows Road, which is owned by Stillpoint and the owners of lot 4.2. The road splits off at the barn and loops back toward the entrance near State Road.
- A total of 43 parking spaces would be distributed along the return portion of the road. Some vegetation would be removed to increase sight lines on State Road.
- A June 2022 traffic impact assessment by VHB has been provided.
  - *Project is expected to generate approximately 56 vehicle trips (28 entering/28 exiting) during the midday peak hour and approximately 58 vehicle trips (53 entering/5 exiting) during the evening peak hour.*
  - *Project will have minimal impact upon intersection operations at the study area intersections.*

**Table 4 Trip Generation Summary**

<b>Time Period</b>	<b>Direction</b>	<b>Weekday Vehicle Trips</b>
Daily with One Evening Event	Enter	137
	<u>Exit</u>	<u>137</u>
	Total	274
Midday (Any hour 10:00 AM to 2:00 PM)	Enter	28
	<u>Exit</u>	<u>28</u>
	Total	56
Evening (5:30 PM to 6:30 PM)	Enter	53
	<u>Exit</u>	<u>5</u>
	Total	58



- Create parking and circulation loop
- Improve entry sight lines (see next slide)
- Add public well
- Upgrade septic system
- Add Land Bank trailhead

1 Site Plan  
Scale 1" = 30'

Benjamin Robinson  
10 State Alder  
Vineyard Haven, MA 02556

Permit Site Plan...7/18/22

State P/L  
West Tisbury, MA

Stillpoint

Scale: See Drawing

Site plan

A1

Entering Stillpoint and continuing along the access road, Stillpoint Meadows Road



This is the front of the barn, where we will cut in our road, allowing for a one-way parking loop, off of Stillpoint Meadows Road.



This is a view of a car that would've just dropped someone off at the barn and is now heading out to look for parking or to head back to State Rd.



As you can see in the photo below, there is plenty of room for parking.

As we approach the barn on the left and main house on right, you barely see where the barn is



and you see where the driveway for the main house goes off to the right. On the left side, we will cut in our road so people can be dropped off in front of the barn and then continue along our access road for parking and/or to exit onto State Road. See photos on the next page.

# Economic and social development

- The property is intended to provide a quiet gathering space for Stillpoint, as well as other year-round Island-based community groups or individuals that could rent the space for their own purposes.
- Typical activities may include classes, art groups, workshops, retreats, and mindfulness activities.
- The barn is not intended for entertainment purposes or seasonal events.
- More specific criteria for what type of activities will be permitted are pending input from the LUPC/MVC.
- The barn will become ADA compliant.
- The barn currently has a small kitchen space, but no commercial kitchen. The applicant has not yet determined whether alcohol will be allowed on the premises.
- The applicant anticipates about two full-time and two part-time employees, not including 5-10 additional part-time employees who may rent the space. The intent is for any new employees to already reside on the Island.

# Economic and social development

The applicant has provided the following information regarding onsite activities:

- *Although the space will not be programmed with continuous activities, Stillpoint is open from 7AM-10PM everyday.*
- *Various classes, workshops, and events will be offered all year long, with an estimated 50-60 classes each month (600-720 per year). Class sizes could range from 10-40 students.*
- *We expect some larger crowds for evening activities which could range from 10-60, with a maximum limit of 99 (including staff).*
- *Classes, workshops, and events at the Stillpoint center will be supplemented with regular events such as: Inwards conversation series, day long meditation retreats, community conversations, and other artistic exhibitions such as fine art, photography, crafts, movement, and music.*
- *Sale of alcohol will not be allowed.*
- *Any amplified music will adhere to all noise West Tisbury regulations.*
- *As a way to help pay our operating costs and to keep the price of renting the space affordable, Stillpoint will be available for rental.*

# Economic and social development

## ***Estimated usage each day and what a sample day could look like***

### *Peak Summer (June-August)*

*7AM Yoga, Tai Chi, or similar fitness instruction for 10-40 people*

*10AM Meditation & Mindfulness training or “Inwards” conversations for 10-30 people*

*3PM Kids workshop activity/class for 10-25 children*

*7PM Evening discussion groups or presentation for 10-60 people (evening events 2 or 3 nights per week)*

### *Off season activity (Sept-May)*

*7AM Yoga, Tai Chi, or similar fitness instruction for 10 - 30 people*

*10AM Meditation & Mindfulness training or “Inwards” conversations for 10-30 people*

*3PM after school kids workshop activity/class for 10-25 students*

*7PM Evening discussion groups or presentation for 10-50 people (evening events 2 or 3 nights per week)*

## **Stillpoint Application for Use of Space**

Before applying to use the space at Stillpoint, please review our mission and core values.

### **MISSION:**

Stillpoint is a not-for-profit educational organization. Our mission is to create a year-round community gathering place for educational offerings, including but not limited to, classes, workshops, retreats, and the arts.

### **CORE VALUES:**

Education—lifelong learning in a variety of disciplines

Quiet—cultivation of mindfulness, space to go deeper into the issues of your life

Connection—connecting with other community members, regardless of their beliefs

Action—practical steps to help people live a more peaceful and harmonious life

Nature—access to walking trails and forested land, with places to sit and enjoy the outdoors

Name:

Email:

Address:

Organization affiliated with (if any):

Days/times needed:

How did you hear about us:

Please tell us about your offerings and how they relate to our educational mission and core values.

Standard rental fees apply. However, if the fee is a barrier for you and your work falls within our mission, please describe your situation, so that Stillpoint can consider assisting you with fundraising.

### **APPLICANTS PLEASE NOTE:**

Maximum capacity is 99 people (including staff).

Sale of alcohol is not allowed.

This a quiet campus, any amplified music must comply with West Tisbury noise bylaws.

Smoking is prohibited in the barn.

# Polly Hill concerns

- Projected number of events after 5:30PM and potential impact on new staff housing for the arboretum.
- Potential for headlights in parking area to shine into the staff housing. Suggest moving some of the parking spaces farther east.
- Concerned about live outdoor music and weddings. Already have impacts from MV Ag Society to south.
- Concerned about workshop in phase 2 – could further impact staff housing. Request longer-term master plan for property.

# Housing

- The applicant anticipates about two full-time and two part-time employees, not including 5-10 additional part-time employees who may rent the space. The intent is for any new employees to already reside on the Island.
- The applicant has stated that a future phase of the project may include off-the-grid housing for summer teachers, but there are no current plans to build housing on the property.

# Energy

- Pending MVC and town approvals, lots 4.9 and 4.13 would be restricted to only off-the-grid developments, and the restriction would run with the land.
- The barn currently has rooftop solar panels, and the energy is shared with the home across the road.
- South Mountain Company will retrofit the barn, including a heated floor.