

Stillpoint Meadows
DRI 279-M

Martha's Vineyard Commission
Public Hearing
Nov. 17, 2022

Stillpoint Meadows

Applicant:	Stillpoint Martha's Vineyard Inc. (Thomas Bena), Marilyn Vukota (agent)
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

LUPC: 8/8/22 – Voted 8-0 to recommend hearing, applicant later opted to go straight to hearing

Site visits: 9/13/22, 9/28/22

Hearing: 9/8/22, 10/6/22, 11/3/22, 11/17/22



West Tisbury, MA

Contact

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Search



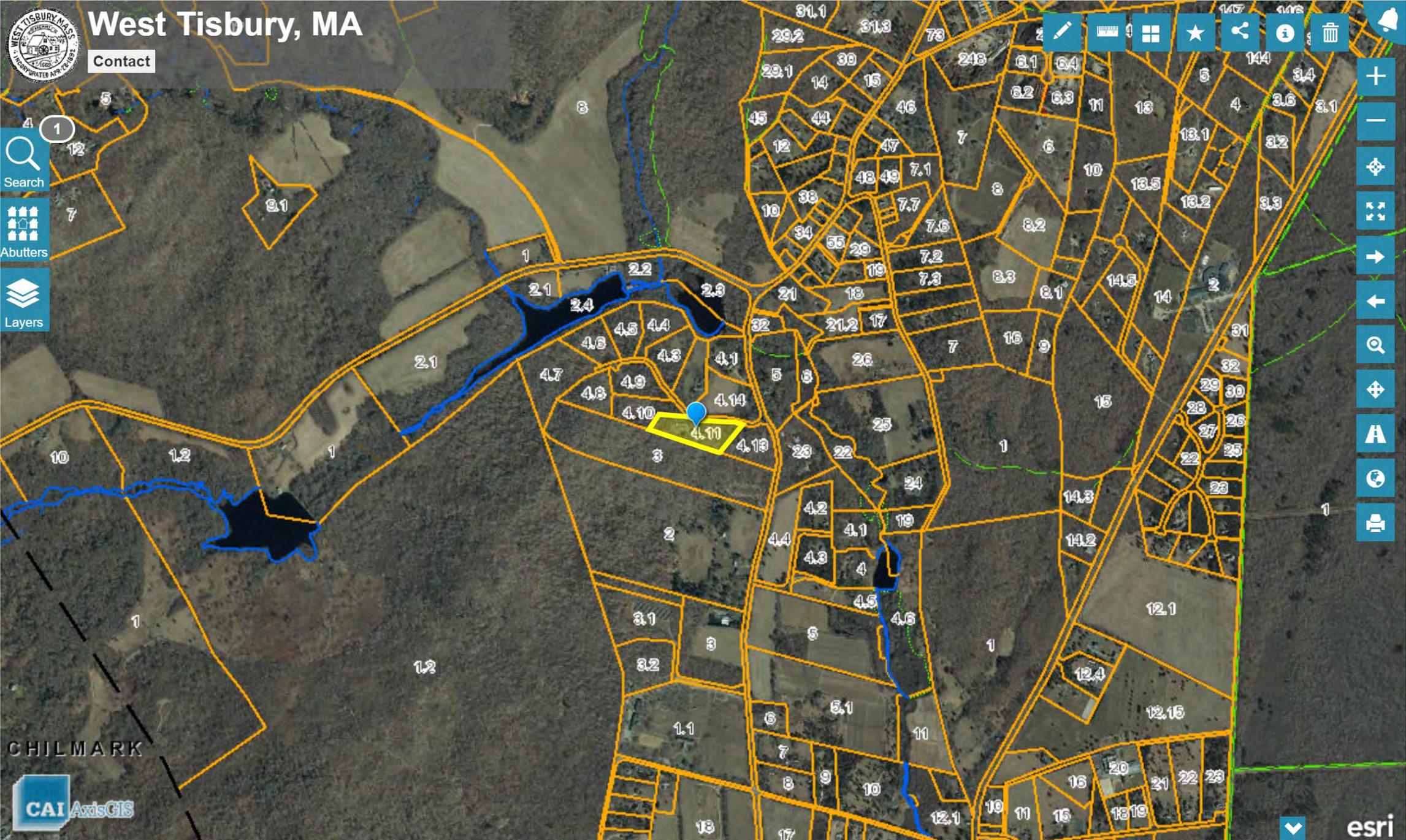
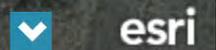
Abutters



Layers



CHILMARK



1988 Approved Subdivision

18E

38/

"PRIESTER'S POND"

Plan of Land in
West Tisbury, Mass.
Surveyed for
MILL BROOK ASSOCIATES
March 17, 1988 scale 1 in = 100 ft.
Vinyard Land Surveying
Box 1548, Beach Rd.
Vinyard Haven, MA 02590
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 = 8.5 acres 17%
1 Road = 1.76 acres 3%
Total = 51.9 acres 100%

- NOTES**
1. Deed References: Blk. 463 Pg. 377 and Blk. 478 Pg. 355
 2. Zoning District: A-R-3
min. lot size = 130,000 sq. ft.
setbacks: Front, side and rear = 50 ft.
accessory structure setbacks: 10 ft. to any lot line
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Revisions: March 30, 1989 added "Priester's Pond" to title
June 25, 1988 omitted one lot, moved lot lines and changed layout of 40th Way.

LEGEND
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W. McCune
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Professional Seal

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 Register of Deeds of the Commonwealth of Massachusetts.

William J. Vincent
Registered Land Surveyor
MARCH 21, 1988
Date



30th August 1988
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"APPROVED"
TOWN OF WEST TISBURY PLANNING BOARD
see approval dated Aug 1, 1988
date Sept 13, 1988
David B. Simpson

18E
#26
7. McCune
541

175-1

Land use changes

38/ Stillpoint project September 8, 2022

Additions since 10/6/22

- Updated proposal and offers (including revised housing offer)
- Staff-applicant communications regarding housing policy
- Applicant clarification regarding abutter concerns
- Updated staff comments on wastewater, transportation, housing
- Updated staff report
- Letters
 - Polly Hill Arboretum
 - Vineyard Conservation Society
 - David Foster and Tess Bramhall
 - Selena Roman



Property line

**Polly Hill Arboretum
STAFF HOUSING SITE**

House A

House B

Updated proposal and offers

Stillpoint activities

In accordance with its exempt purposes and pursuant to G. L. c. 40 § 3, Stillpoint intends to conduct the following activities, open to the public:

1. Classes
2. Lectures
3. Symposiums
4. Discussions
5. Workshops
6. Retreats

...

While we hope that private donors will support these important community offerings, we cannot predict the size or timing of these donations. Additionally, we are setting strict limits on the occupancy of our building. These two points make it clear that many Stillpoint programs will need to be subsidized. For this reason, as do many island non-profit organizations, Stillpoint will at times rent the premises for private events, incidental to its primary use.

Updated proposal and offers

1. No more than 4 weddings of more than 80 persons (not to exceed 100 persons) a calendar year. There will be no outdoor amplified music at weddings. Stillpoint would note that the Martha's Vineyard Museum, the Martha's Vineyard Agricultural Society, the Vineyard Preservation Trust, as well as many island farms, including Flat Point Farm, Arrowhead Farm, Allen Farm and Pond View Farms rent out land for weddings. These organizations have determined that the impact of weddings is temporary and relatively limited (weddings generally occur at night creating less traffic impact). The wedding income will help to sustain Stillpoint's ability to put on activities related to its mission.
2. Stillpoint will limit its activities to no more than two events of more than 80 people a week during June, July or August and no more than one event of more than 80 people a week from September to May. No event shall exceed 100 people. Stillpoint is not proposing anything remotely similar to the galas with 250-500 attendees or more held by many major nonprofits on the Island. These include the MV Museum's Evening of Discovery, MV Community Services' Possible Dreams Auction, Vineyard Preservation Trust's Taste of the Vineyard, and Sheriff's Meadow Foundation's Meals in the Meadow (each year at a different Island farm).
3. Private events between 40 and 80 people will be limited to an average of no more than two per week.

Updated proposal and offers

4. Outside amplified music, no more than 3 days per year, from the hours of 2pm-9pm. This clause shall not limit outdoor amplification sufficient for audiences to hear speaking engagements, lectures and discussions.
5. No sale of alcohol on the property.
6. Stillpoint shall provide information on their website that encourages carpooling and bike usage. The website will include information on public transportation and provide a link to the VTA website. Stillpoint will offer bicycle storage on-premises.
7. All events will include recycling and composting.
8. No synthetic pesticides and/or herbicides will be used on the property.
9. All fertilizers will abide by island fertilizer regulations.
10. All lighting will be dark sky compliant and 3,000 Kelvin or less in temperature.
11. Stillpoint will comply with nitrogen requirements determined by the Commission.
12. Stillpoint shall continue to cut and maintain the present vegetation on Lot 4-13 to the right of the intersection of Stillpoint Meadows Road and State Road.

Updated proposal and offers

13. Stillpoint shall install a *Please Use Caution When Exiting* sign, or a sign with similar language, for vehicles exiting Stillpoint Meadows Road.

14. If Stillpoint Martha's Vineyard (SMV) obtains permits to use the premises as set forth above, SMV will impose the following development restrictions on lots 4.9 and 4.13:

Each lot will be limited to a total of 1,200 sq. ft. of enclosed structures (of total built floor area as defined by the West Tisbury Zoning Bylaws). This restriction shall be for the benefit of Lots 4.10 and 4.11, shall be deemed to run with the land, and shall be binding upon SMV, its successors and assigns.

15. Any (a) material alteration of the permit granted by the Commission herein, as the term "material" is defined by the Commission or (b) an application for a building permit for a structure on Lots 4.9 or 4.13, shall require Stillpoint to apply to the MVC for an amendment or modification.

Updated proposal and offers

Housing offer:

If, in 2023, Stillpoint determines that its staff is in need of housing, Stillpoint proposes to either construct housing on its own land, or contribute \$25,000.00 to affordable housing mitigation (to be paid over a period of 2 years--2023 and 2024); whichever is appropriate at the time (in Stillpoint's sole discretion).

Wastewater

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 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 Santoe denitrifying septic system with leaching field would be installed.

The applicant has calculated that the proposed uses, including the gathering space, roof runoff, impervious surfaces, and landscaping, would generate 6.24 kg of nitrogen per year, which is under the limit. The calculation assumes either 3 or 15 gallons of wastewater generation per day per seat, depending on the type of event.

MVC Water Resource Planner comments:

- The revised nitrogen calculations accounting for different usage categories are adequate.
- Annual testing: Water meters should be installed with water usage records submitted to the MVC. Testing results for the Santoe system should also be submitted. If annual water usage exceeds an average of 540 gal/day or the septic system results exceed 6.24 kg/year for the property as proposed, then mitigation would be necessary.
- The Santoe system should be sized to accommodate the possible future development of lots 4.11 and 4.13.

Staff traffic report

Site Access

- 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 circulation plan has been presented and the applicant has stated that several vehicle bump outs will be constructed to eliminate potential two-way vehicular conflicts.
- The applicant is willing to provide an easement to the town of West Tisbury for a possible bike path along State Road.
- The applicant has stated that it has reached out to Polly Hill Arboretum about shared parking for events, but that the Polly Hill mission would not allow that type of use.
- Consideration for a relocated entrance/exit is not viable and would create very unsafe conditions.
- The applicant stated they will consider widening the entrance/exit a little more and properly delineating those approaches via painted stripe.

Staff traffic report

Site Distances

- The speed limit on State Road in the vicinity of the proposed project is posted as 35mph.
- The table below shows the corresponding sight distance by grade required for a vehicle to safely react and complete the desired exiting maneuver.

Stopping Sight Distance (ft) by Percent Grade (%)								
	Downgrade					Upgrade		
Design Speed (MPH)	0%	3%	6%	9%		3%	6%	9%
35 MPH	250 ft	257 ft	271 ft	287 ft		237 ft	229 ft	222 ft

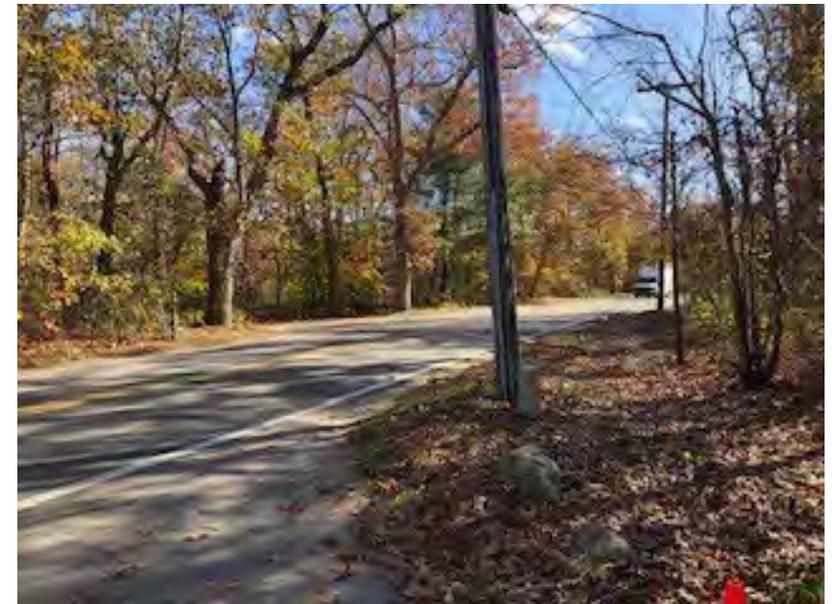
Staff traffic report

Site Distances

- Looking northbound and southbound from the site driveway, the sight distances are adequate for the posted speed limit of 35mph. Staff also confirms the sight distances as presented in their traffic impact report, submitted on June 3, 2022.
- It should be noted that the traffic impact report evaluated sight distances for a posted speed limit of 40mph. The applicant acknowledges in the report that the required sight distances for a 40mph roadway are not met in the southbound direction.



540 ft looking northbound



300 ft looking southbound

Staff traffic report

Conclusion

- As recommended in the June 3, 2022, report, staff agrees that the brush and trees along the horizontal curve to the south of the site driveway should be cleared to provide a much safer condition.
- Staff has estimated that cutting back roughly 10 ft will open an additional 115 ft of sight distance at the site driveway.

Housing policy considerations

- The applicant anticipates about two full-time and two part-time employees to help with office management, facility maintenance, bookkeeping, and other tasks associated with events.
- MVC Housing Policy lays out possible strategies for applicants to mitigate the housing impact of a project, including the provision of land, housing units, and/or monetary mitigation.
- The policy includes three exemptions:
 - a) towns, governmental and other publicly owned entities;
 - b) non-profit organizations and quasi-publicly owned entities that can establish to the Commission's satisfaction that the principal population to whom they provide social services is the same as those who would qualify for Affordable or Community Housing; and
 - c) projects whose impact on the need for additional Affordable or Community Housing is negligible, established to the Commission's satisfaction.
- Accounting for the change of use, the potential monetary mitigation for the project would be \$51,200 (based on an intensity factor of 3), or \$25,600 (based on an intensity factor of 2).

Housing policy considerations

- The original MVC approval of the subdivision in 1988 required housing mitigation in the form of lot 12, which was deeded to the Dukes County Regional Housing Authority and then sold in 1992. The Housing Policy accounts for prior mitigation associated with a modification, but only for residential DRIs.
- The applicant has stated that a future phase of the project may include housing for summer teachers, but there are no current plans to build such housing on the property.
- The applicant has stated or offered the following:
 - The applicant intends to only hire employees who already have housing on the Island, or if they live off-Island, who can provide their own housing while they are here.
 - Offer: *If, in 2023, Stillpoint determines that its staff is in need of housing, Stillpoint proposes to either construct housing on its own land, or contribute \$25,000.00 to affordable housing mitigation (to be paid over a period of 2 years--2023 and 2024); whichever is appropriate at the time (in Stillpoint's sole discretion).*

Housing policy considerations

Questions for MVC to consider:

1. Are the applicant's statements and offers regarding housing adequate for compliance with the policy?
2. If monetary mitigation is required, what intensity factor should be applied?
3. Should further housing conditions be applied?

Reference slides (11/3/22)

Ag Society policies for events

- Up to six weddings and three commercial events per year. All other activity must be within the group's mission.
- Ag Society uses its discretion as to what commercial events may be allowed, with a focus on civic and community uses.
- No limit on the number of people per event, other than the building capacity as determined by the town.
- Alcohol may not be sold onsite, but guests may bring their own.
- Limitations have evolved over the years as a result of ongoing discussion with the town and in regard to the Agricultural Preservation Restriction for the property.

Grange Hall policies for events

- Accommodates about 160-180 events per year, with all events ending by 9PM (lights out by 10PM).
- In 2022 this included 101 nonprofit, 58 for-profit, 20 community, and 3 private events.
- Event types include but are not strictly limited to public gatherings, weddings, memorial services, films, theater and dance, youth activities, lectures, receptions, auctions, dinners, festivals, art shows, conferences, meetings, and parties.

Grange Hall policies for events

Music

- Bands must be on the approved vendor list.
- Required to play with their instruments “unplugged” (without amplification, exception of electric keyboard and microphones for vocalists).
- Deejays and digital music devices are not permitted.
- Music ends promptly at 9PM.

Seating

- Main Hall: Capacity: 150 seated, 175 standing
- 2nd Floor theater: 70

Permits

- Private events do not require permits.
- Public events and alcohol require an event permit from the town.

Reference slides (10/6/22)

Stillpoint mission statement

To create a gathering space for educational offerings, including but not limited to discussions, workshops, silent retreats, and the arts.

Main usage categories and examples of each:

- **Community uses** such as indigenous healing ceremonies or art exhibits.
- **Classes** such as wooden decoy carving or Tai Chi.
- **Conversations** such as a men's group or a series on divisive topics.
- **Contemplation** such as a meditation retreat or nature walks.
- **Private events** that provide supplemental income to Stillpoint, such as retreats, symposiums, fundraisers, weddings, birthdays, etc.

Restrictions that would apply to the above uses:

- Maximum capacity inside barn (including staff): 100 people.
- No outside amplified music before 9AM or after 9PM (no limit on frequency).
- No sale of alcohol on the premises.
- Frequency of all events with 80-100 people (including staff) shall be no more than twice a week June-August and once a week September-May.

More information about usage:

- Open seven days from 7AM-10PM, although programming will not be consistent.
- Various classes, workshops, and events offered year-round, with an estimated 50-60 classes each month (600-720 per year). Class sizes could range from 10-40.
- Outdoor uses would include small temporary canopies at events, small groups classes and conversations, nature walks, and gardening.

Peak summer activity (June-August):

- Evening – 40-60 patrons and 3-6 staff or volunteers 2-3 nights a week
- Daytime – 10-50 patrons and 3-6 staff or volunteers 2-3 times a day (8AM-9AM, 10AM-noon, and 3-4:30PM)
- 0-1 deliveries and pick-ups daily (Monday-Saturday)
- *Up to 24 events per week in summer*

Off-season activity (September-May)

- Evening – 20-50 patrons and 3-6 staff 3 times a week
- Daytime – 10-50 patrons and 3-6 staff 6 times a week
- *Up to 9 events per week in off-season*

Public comments

Support (32)

Need for community spaces on MV and in rural areas
Wellness benefits
Learning and teaching opportunities
Importance of bridging divides
Applicant will be a good steward of the land
Thoughtful use of resources and existing building
Opportunities to connect with nature
Expansion of conservation land
Complements missions of Polly Hill Arboretum and Ag Society
Reduced environmental impact compared to original DRI
Cultural preservation

Opposed/concerned (6)

Size and number of evening events in rural area (impact of light and noise on abutters and wildlife)
Impacts on the watershed, wetlands, and conservation land
Future plans for lots 4.9 and 4.10 are not known
What is the full scope of phase 2?
Capacity of three-bedroom septic system for proposed uses
Are 43 parking spaces adequate for 100 guests, plus staff and caterers, etc.?
Property may be open to renters who do not share Stillpoint's mission
Proposed impacts would be greater than if the lots were used only for residences
Traffic safety, including sightlines
Lack of collaboration with MVLB and Poly Hill, including possibility of shared parking and maintenance

Reference slides



West Tisbury, MA

Contact

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Search



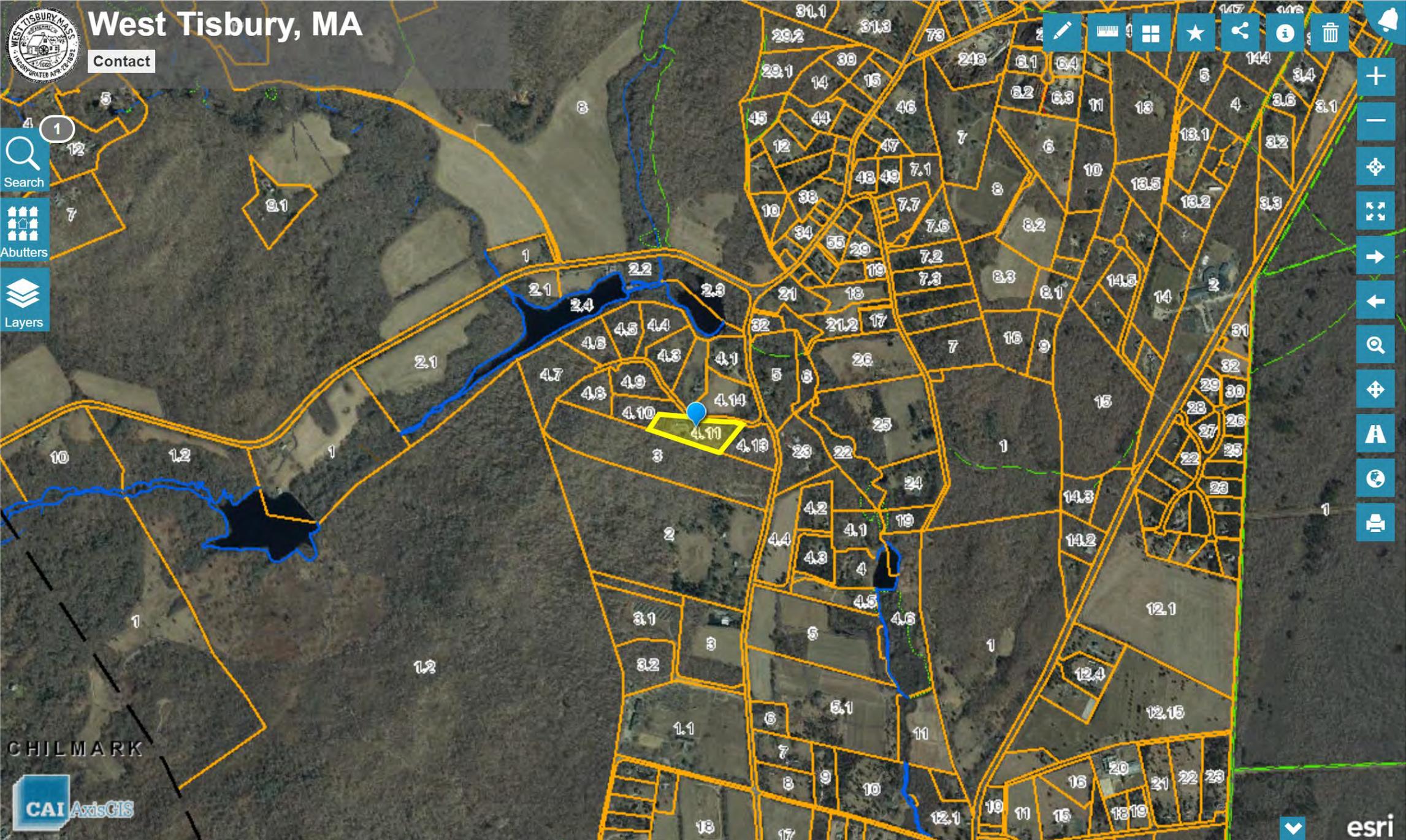
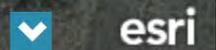
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Surveyed for
MILL BROOK ASSOCIATES

March 17, 1988 scale 1 in = 100 ft.

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Box 1548 Beach Rd.
Vineyard Haven, MA 02568

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 = 130,000 sq. ft.
setbacks: front, side and rear = 50 ft.
accessory structure setbacks: 10 ft. to any lot line
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- * Revisions March 30, 1988 added "Priester's Pond" to title
June 29, 1988 omitted one lot, moved lot lines and changed layout of 40ft. Way.

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RECEIVED
MAY 18 1988
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TOWN OF WEST TISBURY

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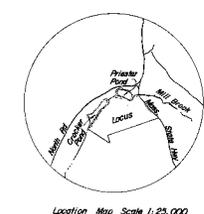
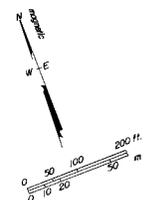
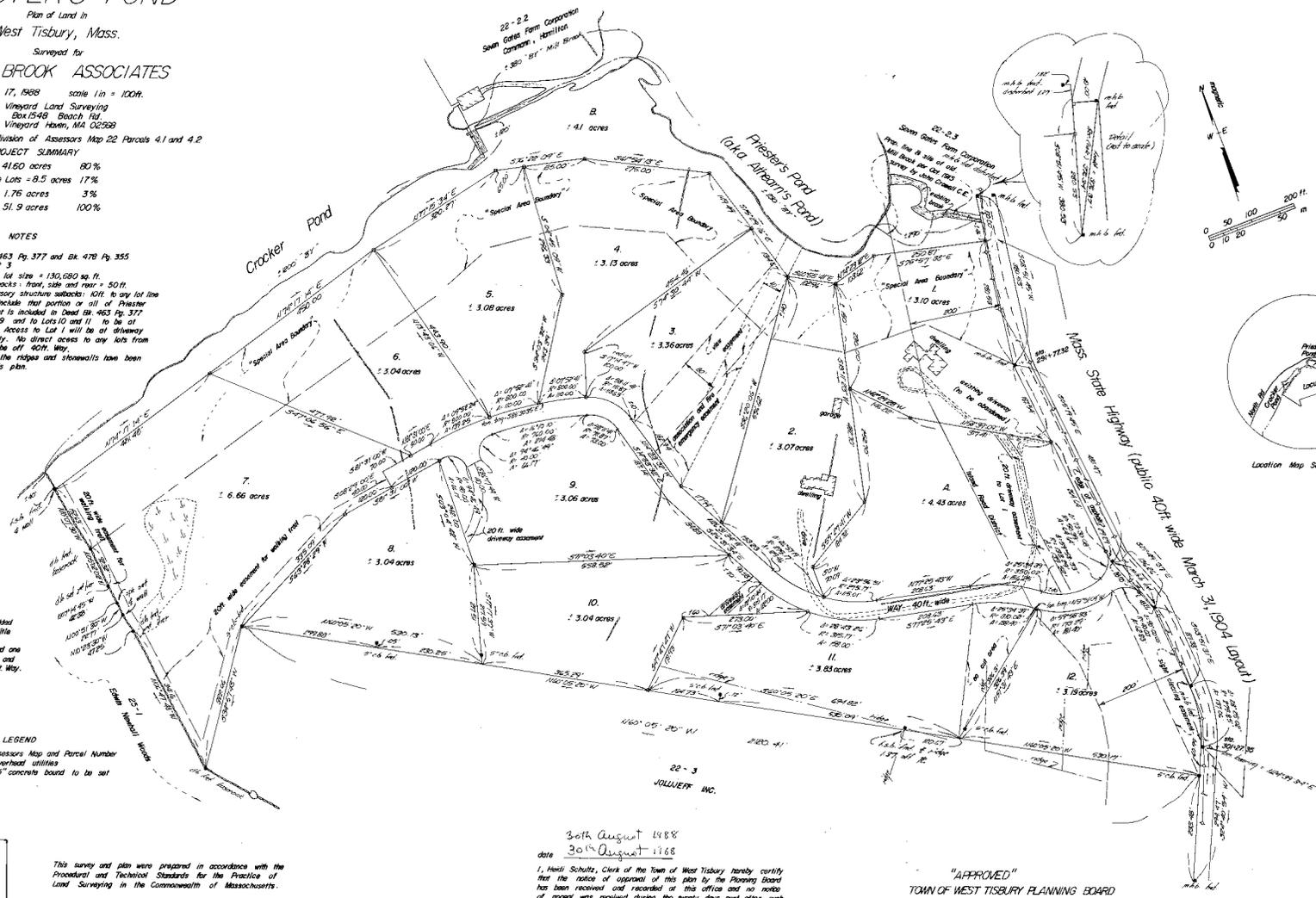
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Town Clerk
Heidi Schultz

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see comment dated Aug. 1, 1988
date Sept. 12, 1988
David C. Simpson



18E
#28
7. McCusker
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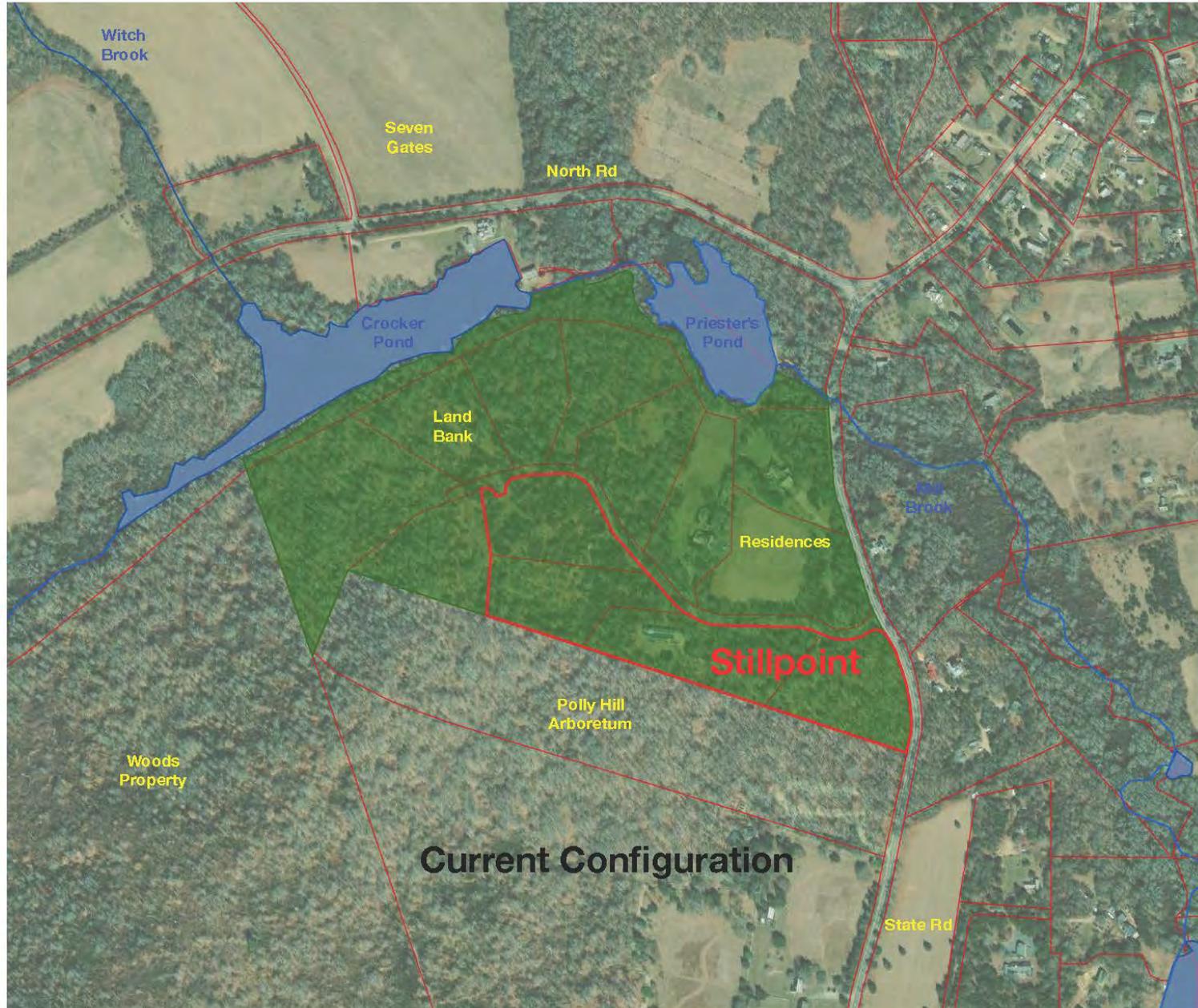
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Project history

- 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.



Stillpoint project August 1, 2022

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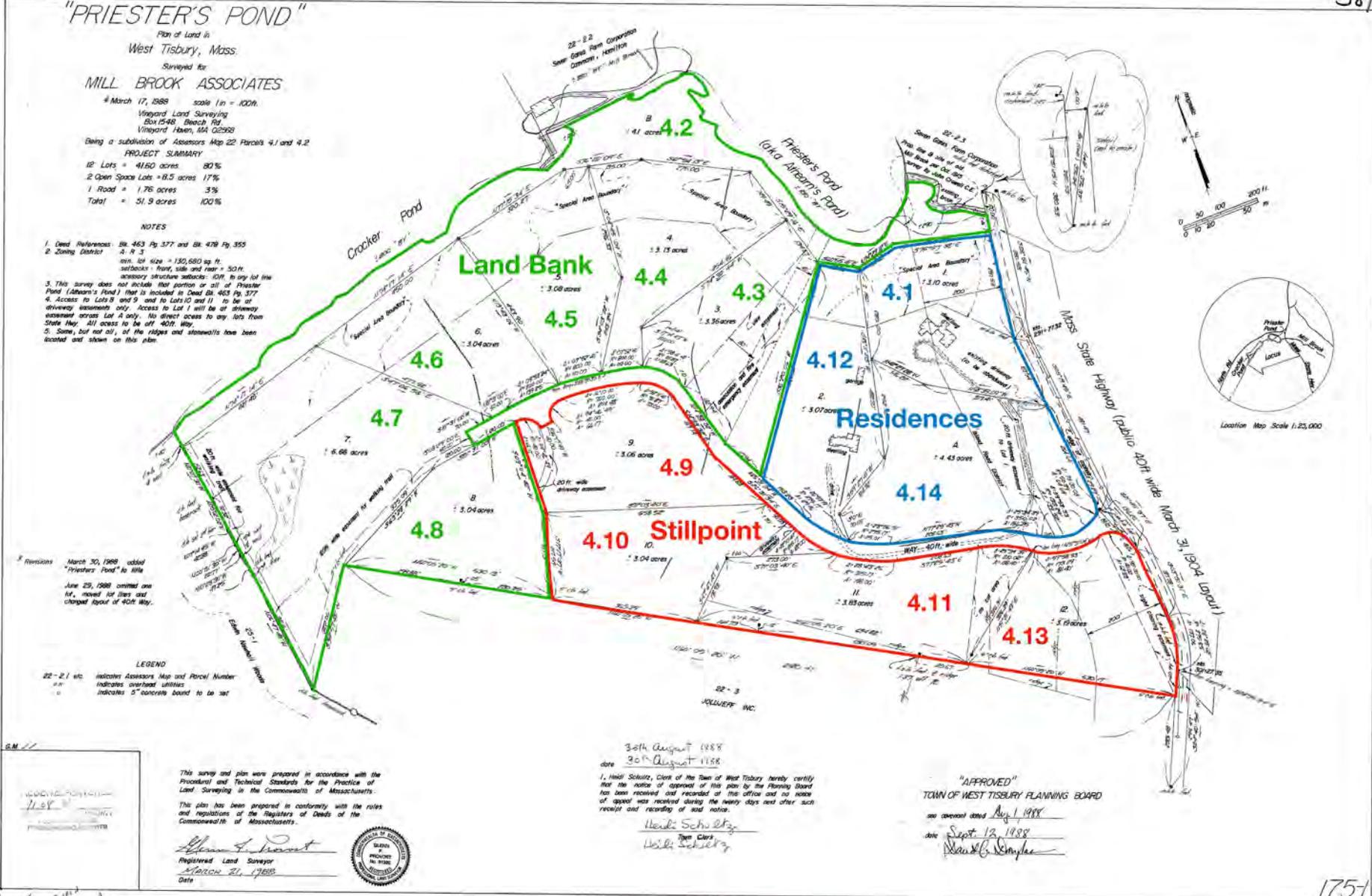
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see approval dated Aug 1, 1988
date Sept 13, 1988
David B. Simpson

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175-1

Land use changes

38/ Stillpoint project September 8, 2022



Proposal

- Repurpose the existing 3,200 ft² 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 future phase would include construction of a 20'x30' workshop on lot 4.13

Proposal

Phase one:

- *Re-purpose the existing barn structure to house all events and gatherings classified as use group A2 and A3. The existing building has one restroom, add two additional bathrooms, one being a handicap accessible bathroom within the existing footprint to meet use group code requirements. Create ADA accessible entry into the building.*
- *Install a public water supply with a 100' radius zone 1 protection area.*
- *Create parking and entry drive for ~40 parking spaces and 3 spaces for a Land Bank trailhead including ADA parking near the building.*

Phase two:

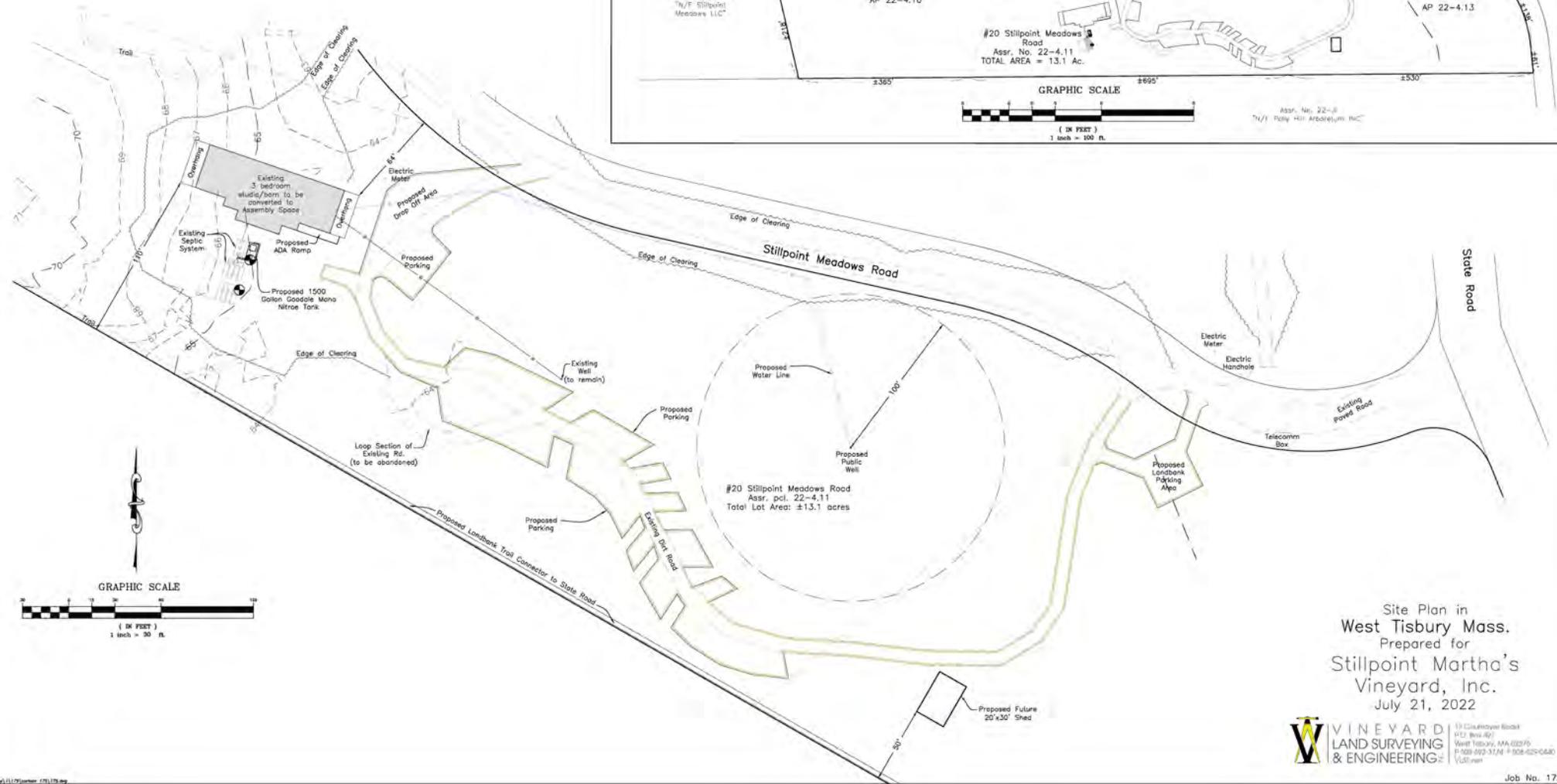
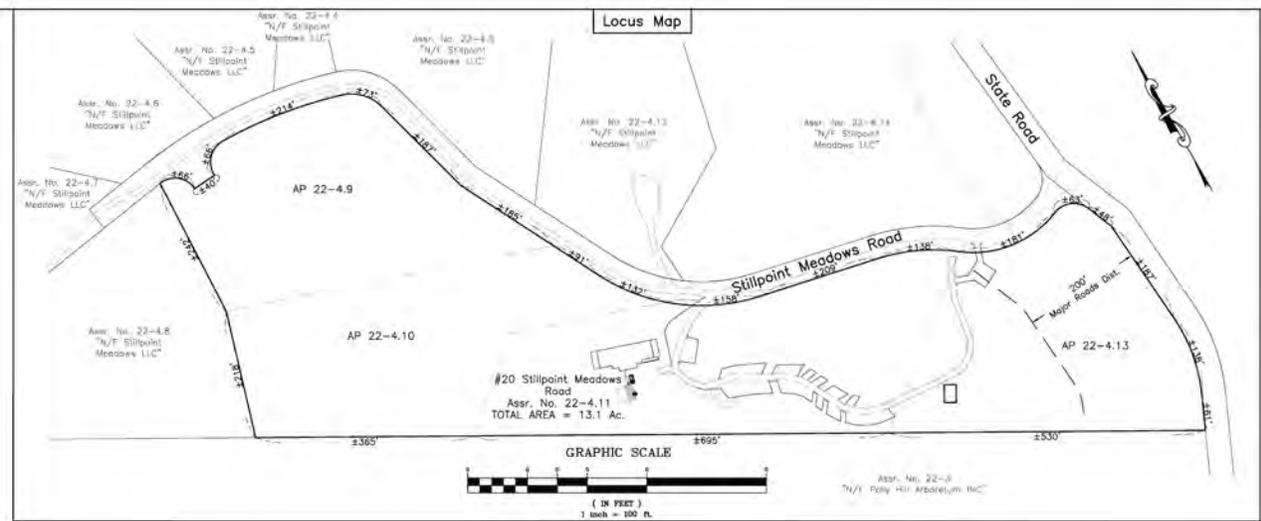
- *Build a 20'x30' timber frame workshop.*
- *Build seasonal cabins for visiting participants with preference given to part-time employees.*

MA Building Code Use and Occupancy Classification

A2: Assembly uses intended for food and/or drink consumption, such as banquet halls, night clubs, restaurants, and bars

A3: Assembly uses intended for worship, recreation or amusement and other unclassified uses, such as arcades, art galleries, community halls, dance halls, funeral parlors, lecture halls, etc.

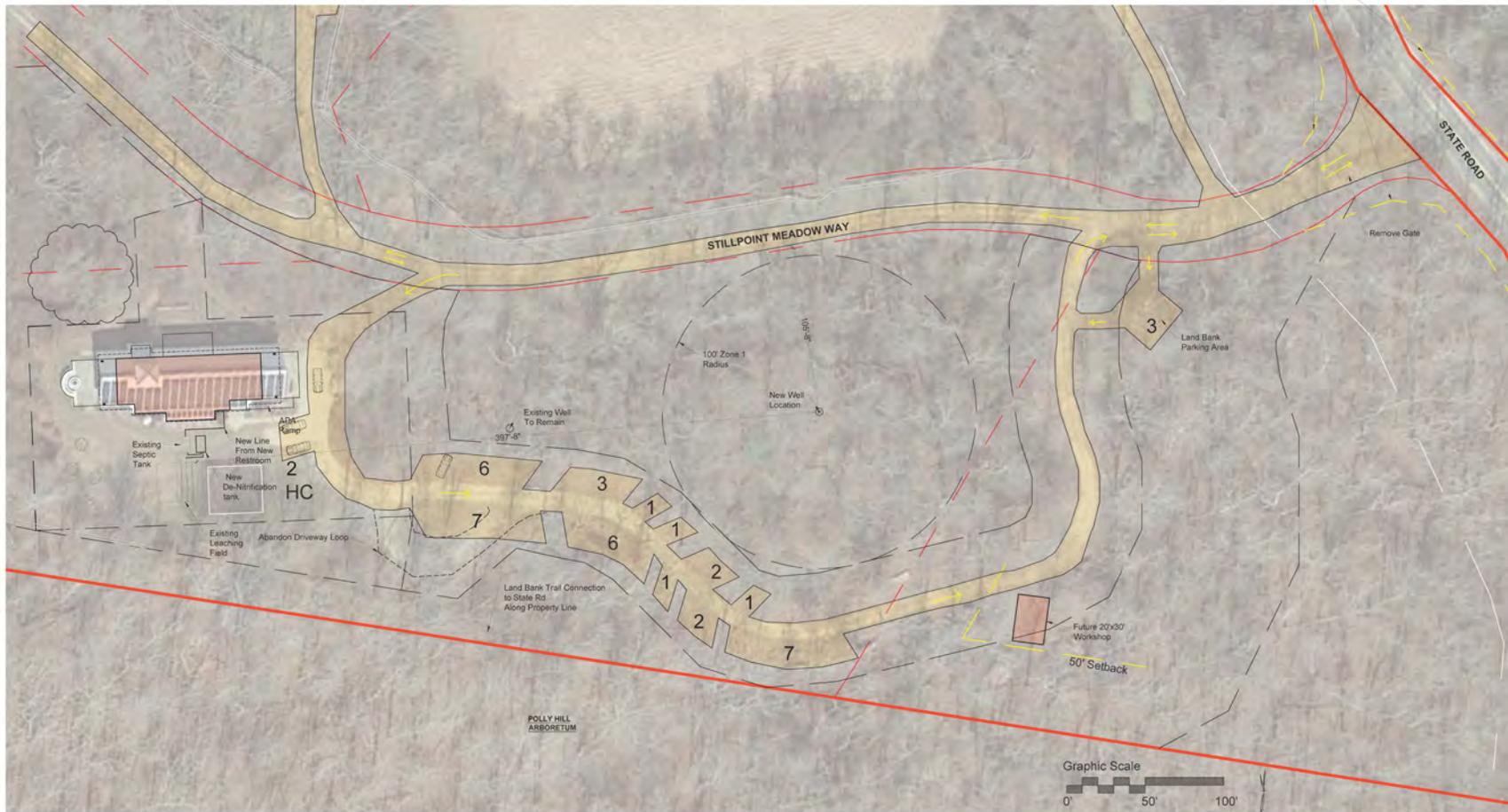
Notes:
 Zoning District: RU
 Setbacks: 50' Front/Side/Rear
 Minimum Lot Size - 3.0 acres
 * Setbacks to be confirmed by town official



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

VINEYARD
 LAND SURVEYING
 & ENGINEERING

111 Colmanway Road
 P.O. Box 461
 West Tisbury, MA 02575
 P: 508-892-3174 F: 508-825-0540
 VLSI.com



- Create parking/circulation loop with 3 EV pedestals
- 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 Rd
Vinyard Haven, MA 02568

Permit Site Plan... 7.18.22

State Rd
West Tisbury, MA

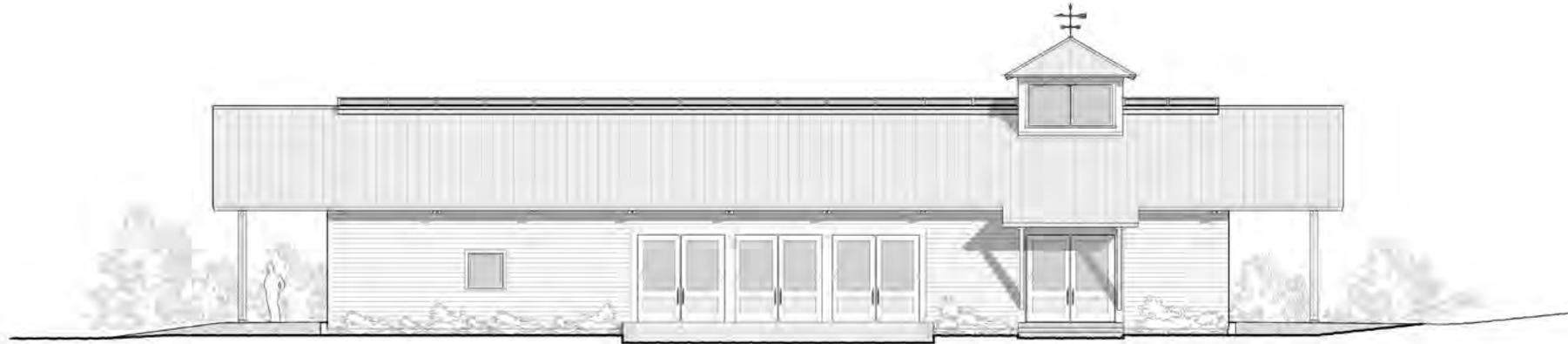
Stillpoint

Scale: See Drawing

Site plan

A1

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

DESIGNER & BUILDER:
 South Mountain Company
 Matt Coffey, Project Manager
 Rocco Bellebuono, Foreman, MA CS # 98941
 P.O. Box 1024
 West Tisbury, MA 02575
 508-693-4850

CIVIL ENGINEER:
 Vineyard Land Surveying +
 Engineering, Inc.
 12 Coumoyer Rd.
 P.O. Box 421
 West Tisbury, MA 02575
 508-693-3774

STRUCTURAL & TIMBERFRAME ENGINEER:
 Fire Tower Engineered Timber
 Ben Brungraber, PhD, P.E.
 60 Valley St., Unit 1
 Providence, RI 02909
 401-654-4600

BUILDING SYSTEMS ENGINEER:
 South Mountain Company
 Marc Rosenbaum, P.E.
 P.O. Box 1024
 West Tisbury, MA 02575
 508-693-4850

PLUMBING INSTALLER:
 Ralph Norton
 PO Box 339
 Oak Bluffs, MA 02557
 508-939-0100

LIGHTING CONSULTANT:
 Conceptual Lighting, LLC
 Peter Romaniello
 479 Clark St.
 South Windsor, CT 06074
 860.644.4358

ELECTRICIAN:
 Parry Electric
 Bob Perry
 312 State Road Vineyard
 Haven, MA 02568
 (508) 693-6557

Project Info

Stillpoint Meadows Barn
 Stillpoint Meadows Rd. West Tisbury, MA

Date: 12/26/12

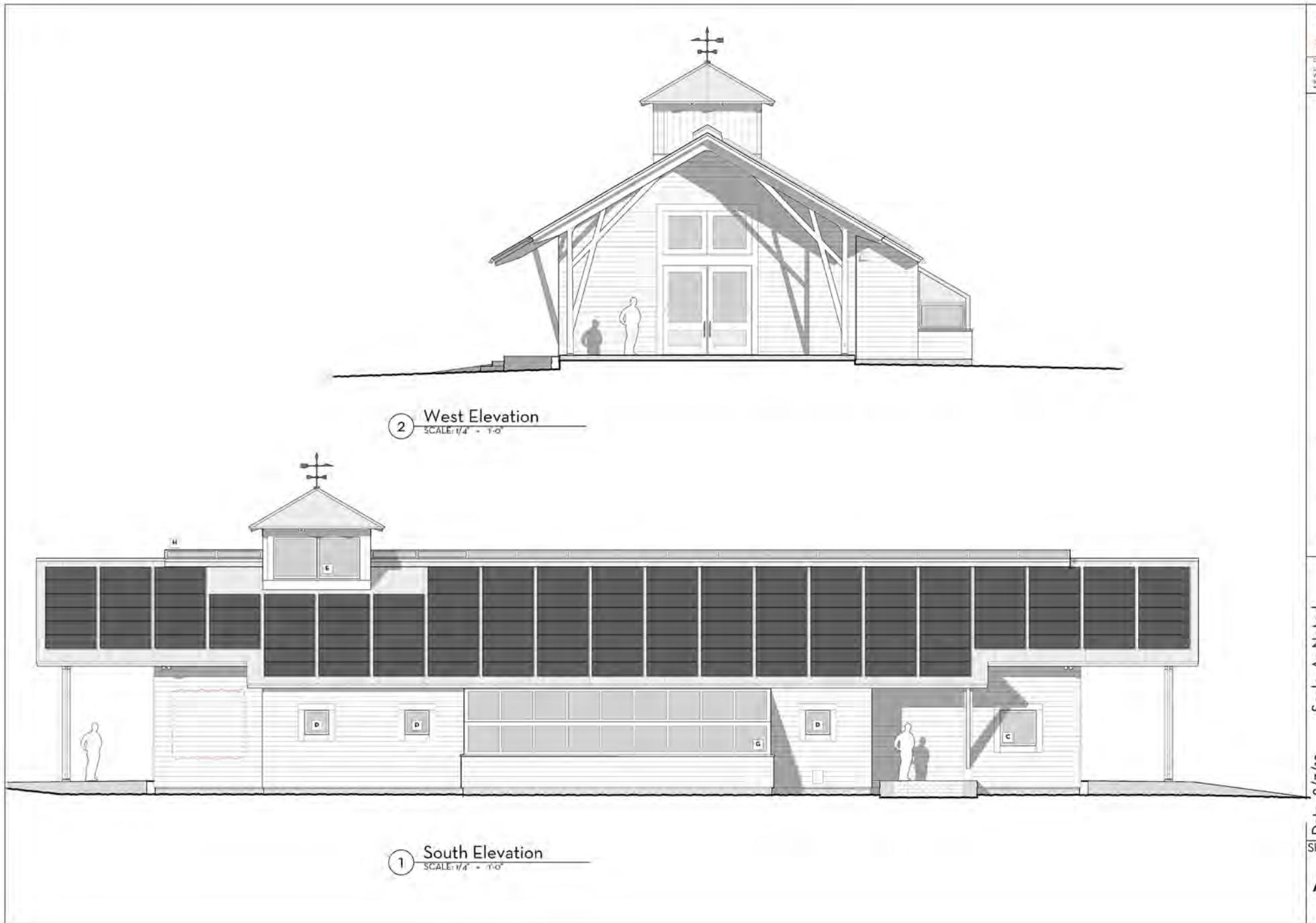
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Revision: Date & Type

CONSTRUCTION SET 03/2017

Sheet:

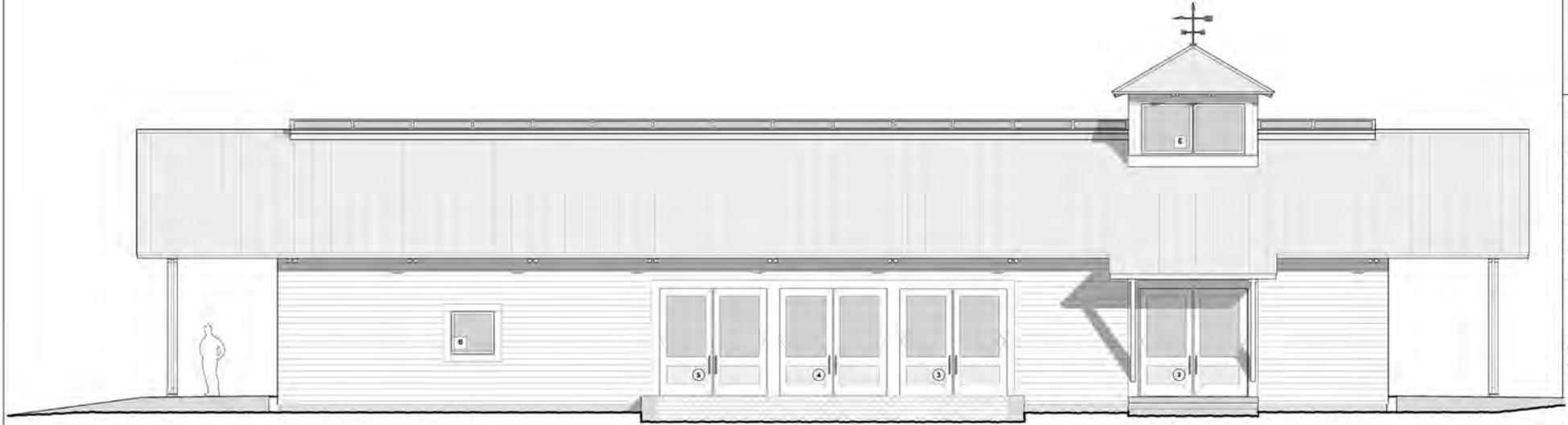
Existing



Existing



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



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

south mountain
CORP
ARCHITECTURE & INTERIOR DESIGN
1125 S. 10th St.
West Tisbury, MA 01981
508.653.4891
www.southmountain.com

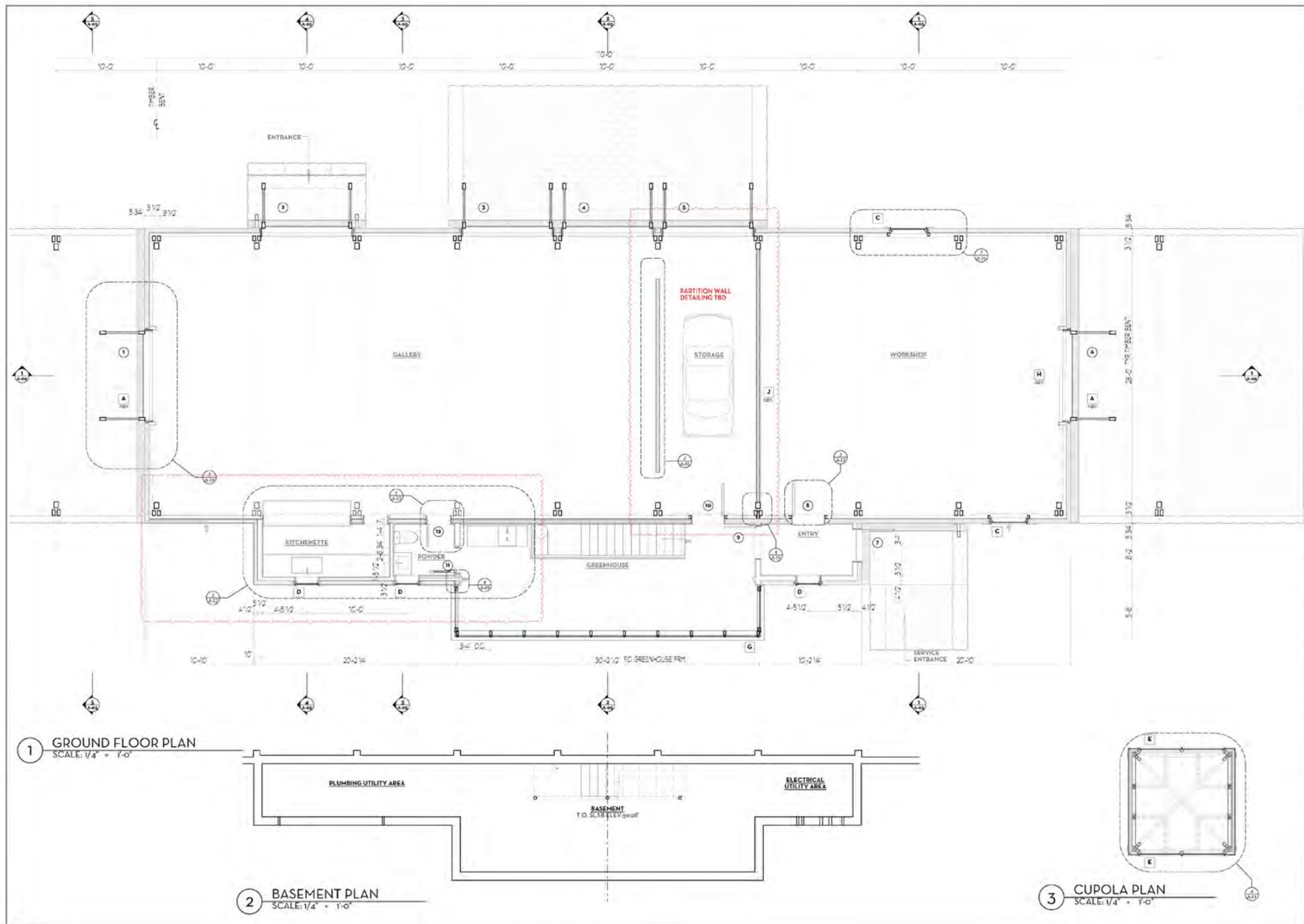
North & East Elevations
Stillpoint Meadows Barn
Stillpoint Meadows Rd. West Tisbury, MA

Date: 8/3/12
Revision: Date & Type
CONSTRUCTION SET: 09.20.12

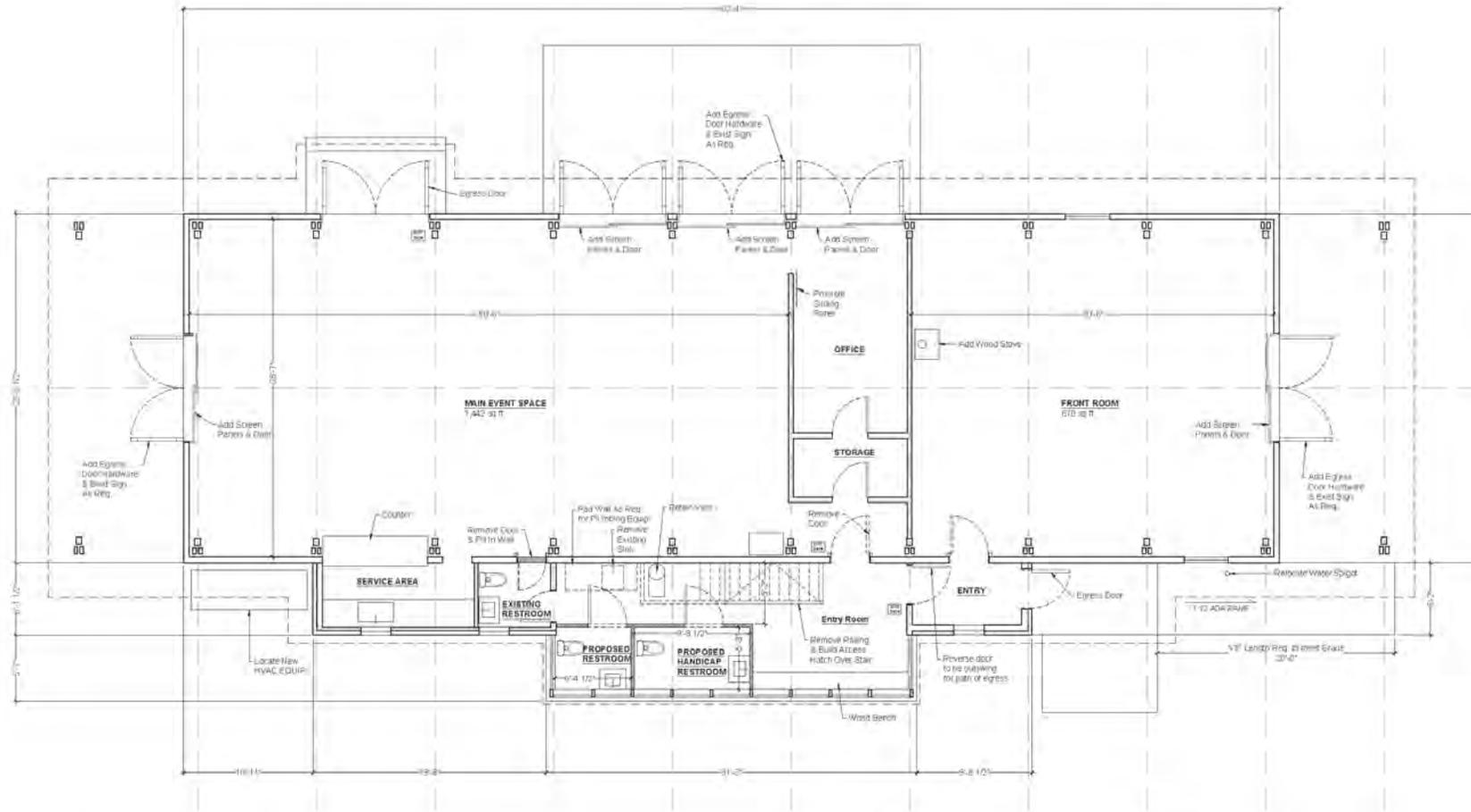
Sheet:

A-04

Existing



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 Assumed by Owner A-C (323.4)
- 3 Max Occupancy Load for Main Space 1,412 sq ft at 7 persons = 205 (TABLE 1004.1.2)
- 4 Max Occupancy Load for Front Room 670 sq ft at 7 sq ft/person = 124 (TABLE 1004.1.2)
- 5 Restroom requirements (1) Restrooms, (1) ADA Accessible (249 CMR 111.01(1); Table 1)
- 6 1-1/2 ADA Accessible (249 CMR 24.03) (249 CMR)
- 7 Egress doors to be located at all means of egress (780 CMR 102.06 EGRESS AND LIGHTS)
- 8 All Egress Doors to have proper door hardware (1010.1.9 Door Operation)
- 9 TOTAL GROSS SQUARE FOOT 9,274 sq ft

- Add restroom facilities
- Code compliant ingress and egress

Stillpoint
10 State Street
Somerville, MA 02148

Phone: 617-552-1111
Fax: 617-552-1112

3000
Web: stillpoint.com

Stillpoint

Scale: See Drawing

Floor plan

A3

Planning concerns

Water quality

Environment/habitat

Open space

Traffic and transportation

Economic and social development

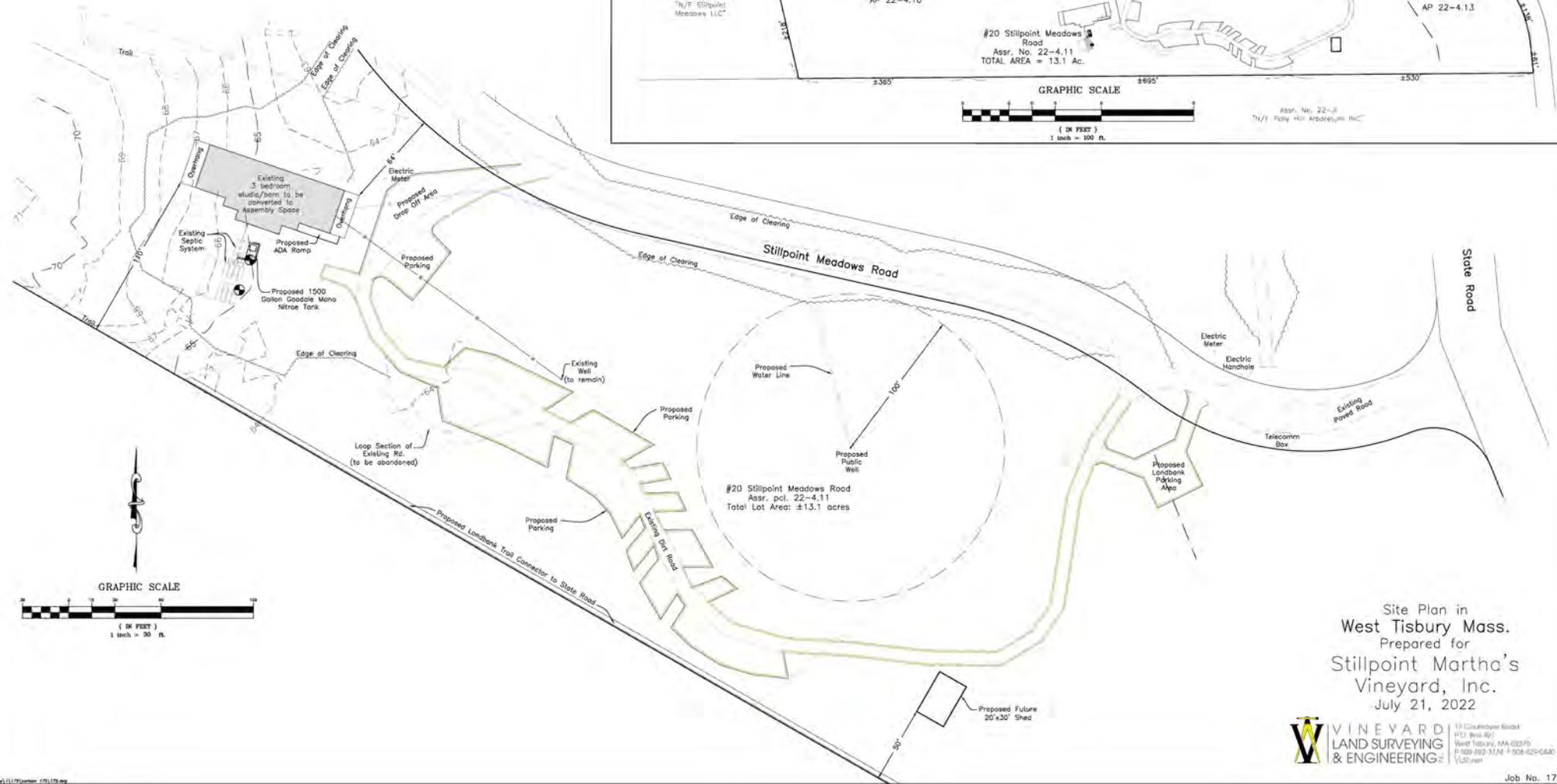
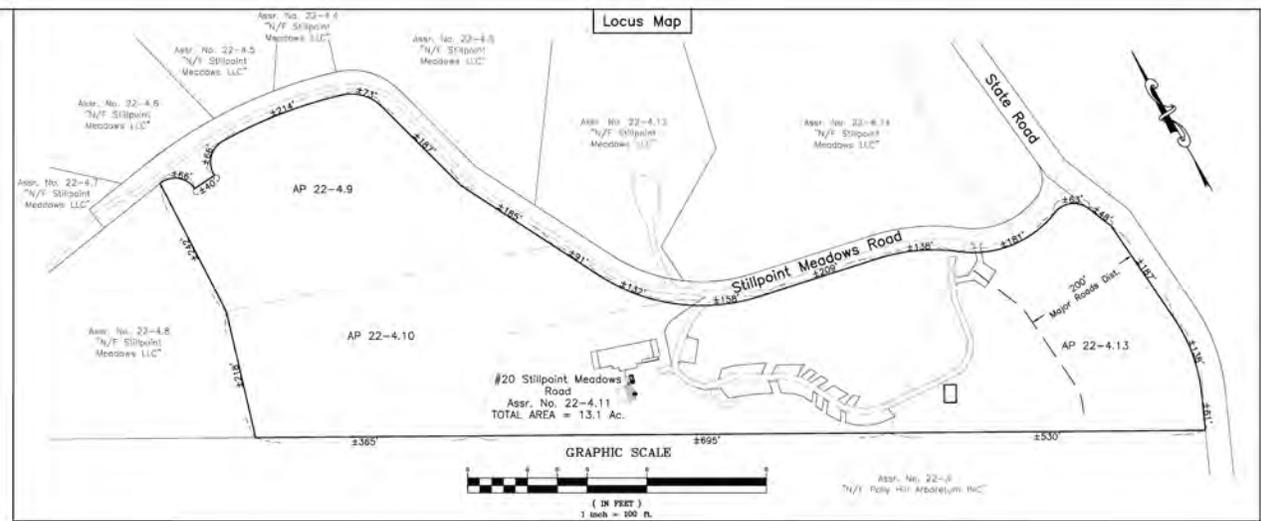
Housing

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



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

VINEYARD
 LAND SURVEYING
 & ENGINEERING

111 Colmanwood Road
 P.O. Box 461
 West Tisbury, MA 02575
 P: 508-692-3174 F: 508-625-0540
 VLSI.com

Environment/habitat

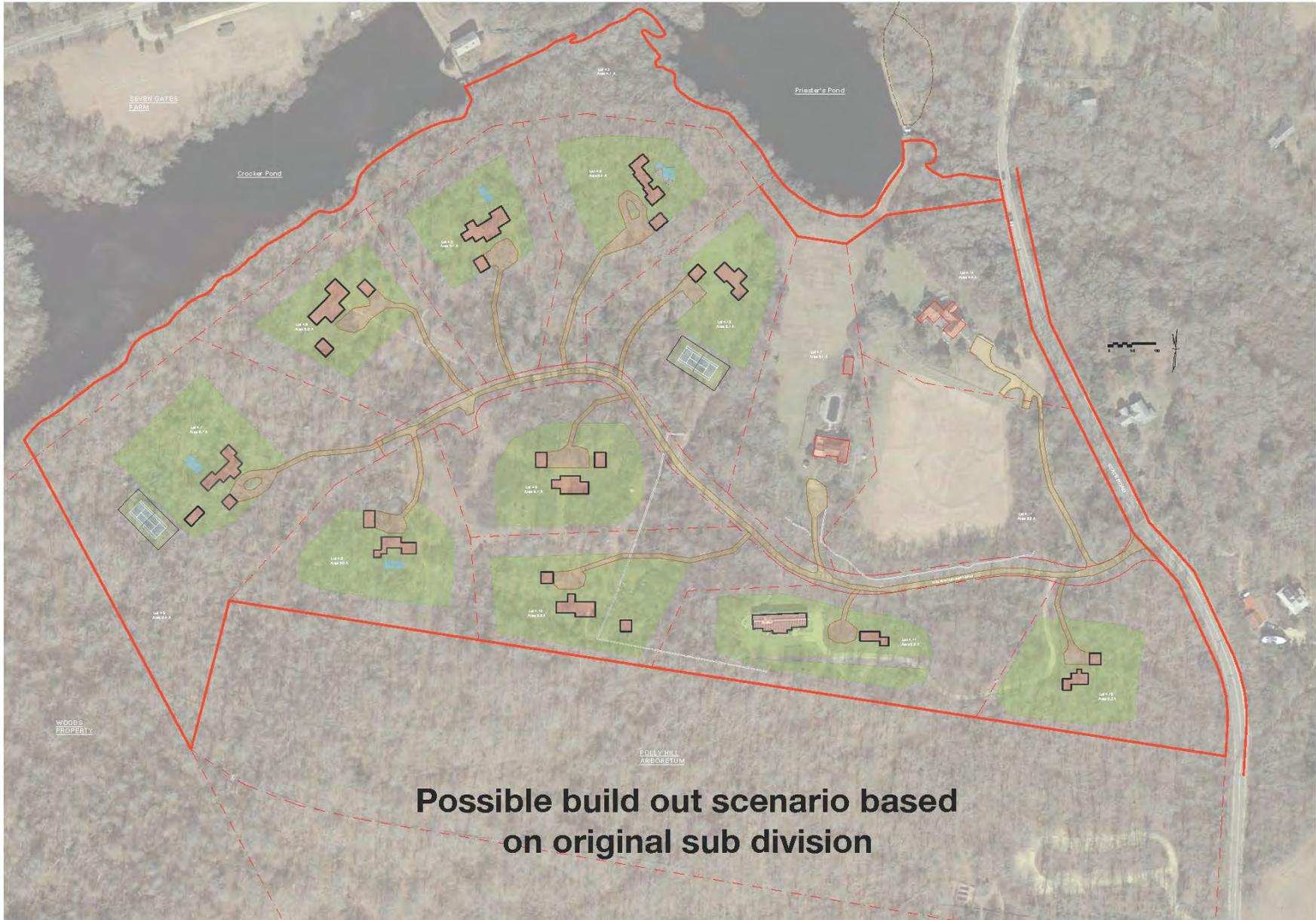
- The project is within the Mill Pond watershed, which includes Crocker's, Priester's, Fisher and Albert's ponds, as well as the Tisbury Great Pond watershed.
- The proposal represents a decrease in habitat disturbance compared to the approved subdivision in 1988, at which time potential impacts on the ponds and habitat/vegetation were concerns.
- A June 2022 survey for cranefly orchids by Wendy and Robert Colbert concludes that the project "will not adversely impact habitat for the rare cranefly orchid, *Tipularia discolor*, as the woodland habitat present on this property is suboptimal for this orchid."



Stillpoint project August 1, 2022

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 applicant has stated that the intent is to not remove any trees for the parking spaces.
- The area south of the ponds includes extensive trails, which are not currently mapped.
- 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. The trailhead would require removing a current no-cut easement on lot 4.11.
- A trail will run along the southern boundary of the Stillpoint property to access the Land Bank property.



Possible build out scenario based on original sub division

Stillpoint - Currently allowed buildout scenario
December 20, 2021

1988 Approved Subdivision

18E

38/

"PRIESTER'S POND"

Plan of Land in
West Tisbury, Mass.
Surveyed for
MILL BROOK ASSOCIATES
March 17, 1988 scale 1" = 100'
Vinyard Land Surveying
Box 1548 Beach Rd
Vinyard Haven, MA 02590
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 = 8.5 acres 17%
1 Road = 1.76 acres 3%
Total = 51.9 acres 100%

- NOTES**
1. Deed References: Blk. 463 Pg. 377 and Blk. 478 Pg. 355
 2. Zoning District: A-R-3
min. lot size = 130,000 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 (Assessor's Pond) that is included in Deed Blk. 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 4 only. No direct access to any lots from State Hwy. All access to be off 40ft. Way.
 5. Same, but not all, of the ridges and stone walls have been located and shown on this plan.

3 Revisions
March 30, 1989 added "Priester's Pond" to title
June 25, 1988 omitted one lot, moved lot lines and changed layout of 40ft. Way.

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

W. McCune
11.58
11.58
11.58

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.
The plan has been prepared in conformity with the rules and regulations of the Register of Deeds of the Commonwealth of Massachusetts.

William J. Vincent
Registered Land Surveyor
MARCH 21, 1988
Date



30th August 1988
30th August 1988
date
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 ninety days next after such receipt and recording of said notice.

Heidi Schultz
Town Clerk
Heidi Schultz

"APPROVED"
TOWN OF WEST TISBURY PLANNING BOARD
see approval dated Aug 1, 1988
date Sept 13, 1988
David B. Simpson

18E
#26
7. McCune
541

175-1

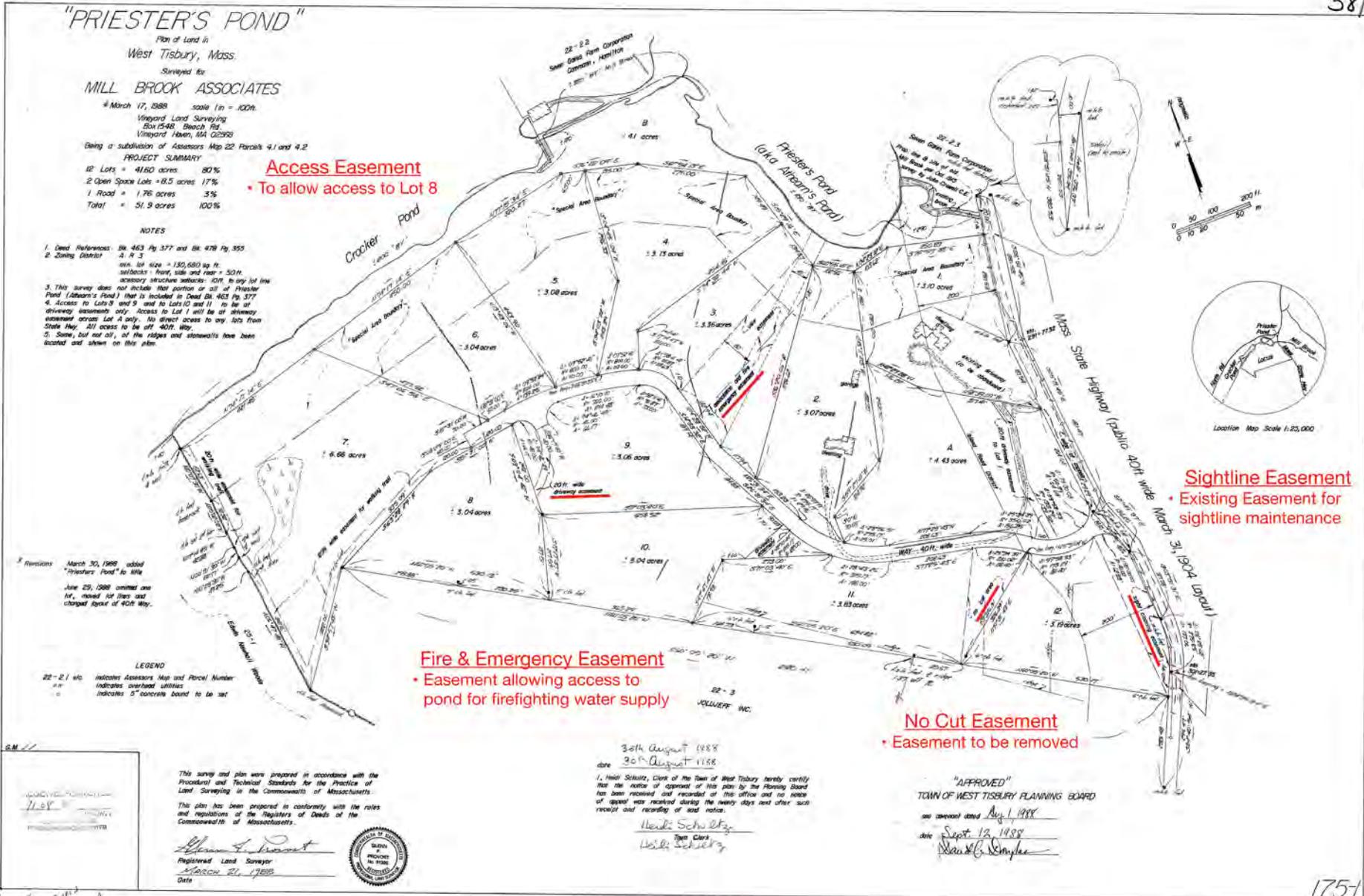
Land use changes

38/ Stillpoint project September 8, 2022

1988 Approved Subdivision

18E

38/



"PRIESTER'S POND"
 Plan of Land in
 West Tisbury, Mass.
 Surveyed for
MILL BROOK ASSOCIATES
 March 17, 1988 scale 1" = 100'
 Vineyard Land Surveying
 Box 1548, Beach Rd.
 Vineyard Haven, MA 02590
 Being a subdivision of Assessor's Map 22, Parcels 4.1 and 4.2

PROJECT SUMMARY
 12 Lots = 41.60 acres 80%
 2 Open Space Lots = 8.5 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
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 min. lot size = 130,000 sq. ft.
 setbacks: Front, side and rear = 50ft.
 accessory structure setbacks: 10ft. to any lot line
 3. This survey does not include that portion of all of Priester Pond (Althaus'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 4 only. No direct access to any lots from State Hwy. All access to be off 40ft. way.
 5. Some, but not all, of the ridges and stone walls have been located and shown on this plan.

Revisions: March 30, 1989 added "Priester's Pond" to title
 June 25, 1988 omitted one lot, moved lot lines and changed aspect of 40ft. way.

LEGEND
 22-21 etc. indicates Assessor's Map and Parcel Number
 --- indicates overlaid utilities
 --- indicates 5" concrete bound to be set

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

William S. Vincent
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Heidi Schultz
 Heidi Schultz
 Town Clerk

"APPROVED"
 TOWN OF WEST TISBURY PLANNING BOARD
 on approval dated Aug. 1, 1988
 Date Sept. 13, 1988
David B. Simpson

18E
 #24
 7. McCune
 # 541

1751

Easements

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.*
- The applicant is willing to provide an easement to the town of West Tisbury for a possible bike path along State Road.

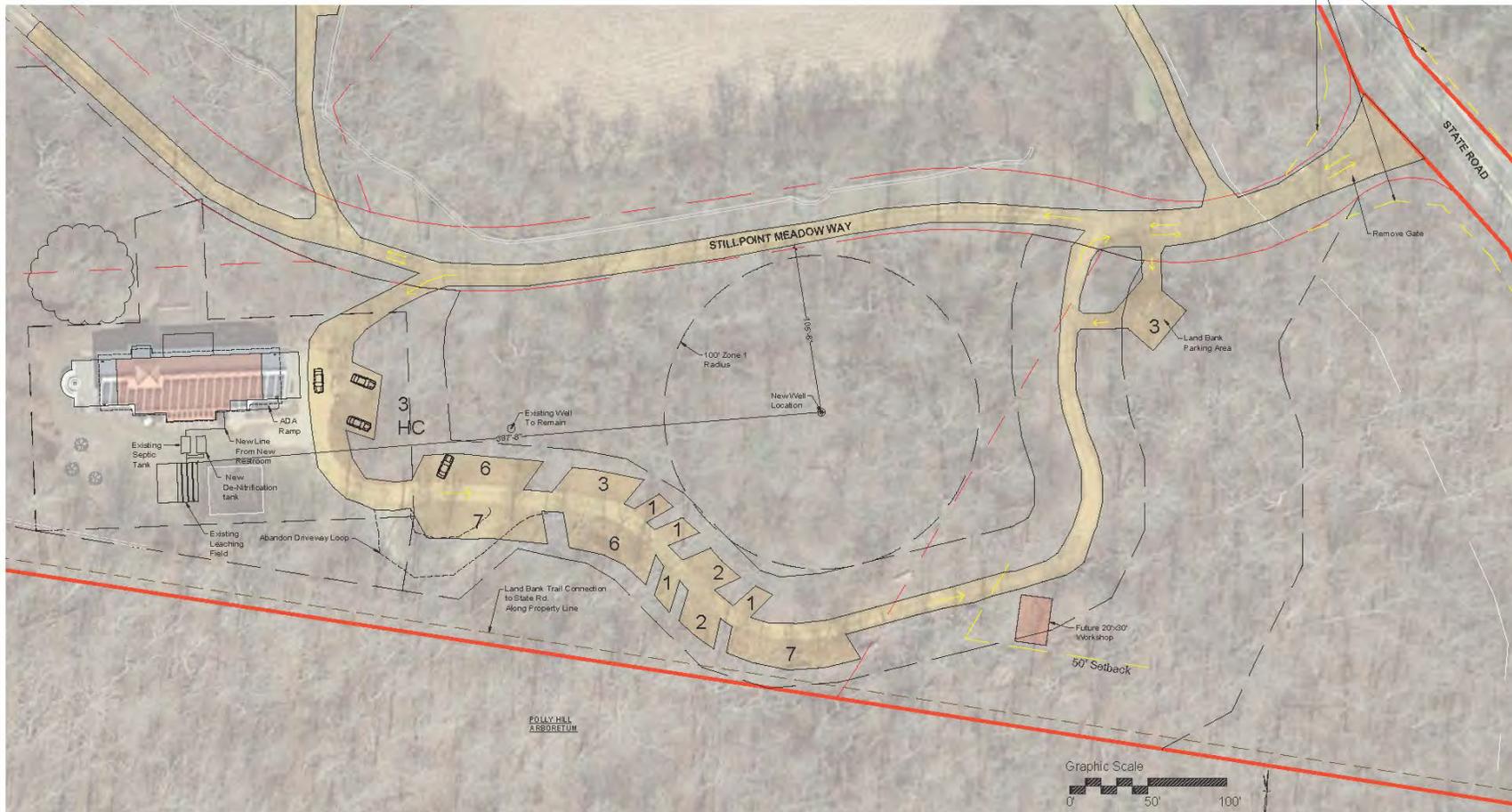
Traffic and transportation

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

- *Biggest weekday event (once weekly) 100 patrons (plus 3-6 staff or volunteers)*
- *Saturdays in the summer, there could be a 100 person event (plus 3-6 staff or volunteers) probably starting at 6:30 or 7:00pm*
- *Peak Summer activity evenings (June-August)*
 - *2-3 nights a week 40-60 and 3-6 staff or volunteers*
 - *Peak Summer activity daytime (June-August) 2-3 events each day with 10-50 patrons and 3-6 staff or volunteers (8AM-9AM, 10 AM-noon, and 3-4:30PM)*
- *0-1 deliveries and pick-ups daily (Monday – Saturday)*
- *Off season activity (September – May)*
 - *3 nights 20-50 patrons 3-6 staff*
- *6 days 10-50 patrons 3-6 staff*

Table 4 Trip Generation Summary

Time Period	Direction	Weekday Vehicle Trips
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

Benjamin Robinson
10 State Alder
Vineyard Haven, MA 02556

Permit Site Plan...7.18.22

State By
West Tisbury, MA

Stillpoint

Scale: See Drawing

Site plan

A1



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.



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



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.
- 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.

Economic and social development

- 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 to teach classes.
- The 5-10 employees would not be employed by Stillpoint, and would likely be considered independent contractors.
- The applicant expects the new full- and part-time positions to focus on office management, facility maintenance, bookkeeping, and other work related to the proposed events.
- The applicant intends to only hire employees who already reside on the Island or who can provide their own housing.
- There are no plans for onsite employee housing, although temporary housing for employees or individuals involved with events may be provided in the future.

Economic and social development

Proposed uses

- *Quiet conversations across divides*
- *Meditation classes & retreats*
- *Lecture series to open peoples' eyes, minds, and hearts*
- *Discussions where the point is to listen—entirely—to opposing views*
- *Culturally specific healing ceremonies for indigenous women.*
- *Using a traditional native lens, building relationship with nature, land, and plants.*
- *Classes and other community uses that meet the core values.*

Economic and social development

Program examples

Nonprofit workshops
Figure drawing classes
Martial arts classes
Tai Chi classes
Yoga classes
Women's boxing
Active Balance for older adults
Chi running
Various coaching programs to reconnect people to their mission
Ideas events
Counseling for teens
Surfboard building contest, raffle off the winner's board and give money to a charity
Discussion groups (men's groups, women's groups, native groups etc.)
Offerings for senior citizens

Fitness instruction
Lecture series
Poetry readings
Lessons on organic gardening
Climate change mitigation classes
Communication classes (taking a very divisive topic and hosting a mediated discussion series that aims to teach people how to listen, share their ideas, and how to find a middle ground)
PTSD workshops
Human Library—discuss subjects that a stranger is interested in. tagline: un-judge someone
Mindful forest walking

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.*
- *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)

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.
- Three electric vehicle charging pedestals are planned for the parking area.

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.

The applicant plans to work with Polly Hill on vegetative buffering once the planned staff housing on that property has been situated.