

Outermost Inn Modification DRI 336-M2

Martha's Vineyard Commission
Public Hearing
Jan. 12, 2023

Outermost Inn Modification

Applicant: Hugh Taylor
Owner: Hugh Taylor and Brian Hurley, trustees
Location: 18 Lighthouse Road (Map 6, Lot 32), Aquinnah
Permits: Building permit, special permit, septic permit
Checklist: 1.3D (Previous DRI)

Modification review

LUPC: 9/26/22, 12/12/22 – Voted 8-0 to recommend a public hearing.

Applicant opted to go straight to a hearing on 12/21/22.

New material since 12/12/22

- Event proposal
- Clarifications regarding septic approval
- Updated staff report



Aquinnah, MA

Contact



Search

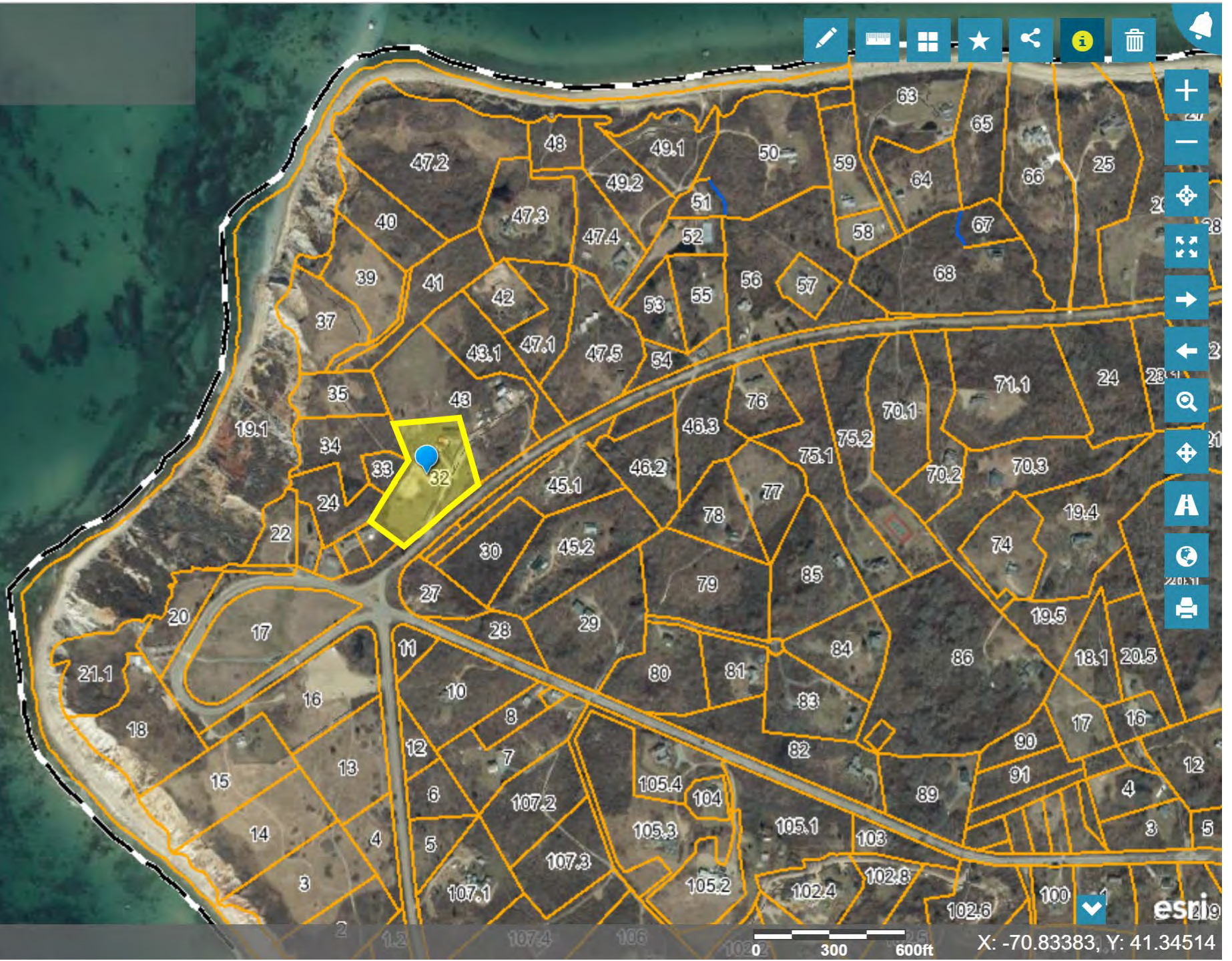


Abutters



Layers

3



CAI AxisGIS



Aquinnah, MA

Contact



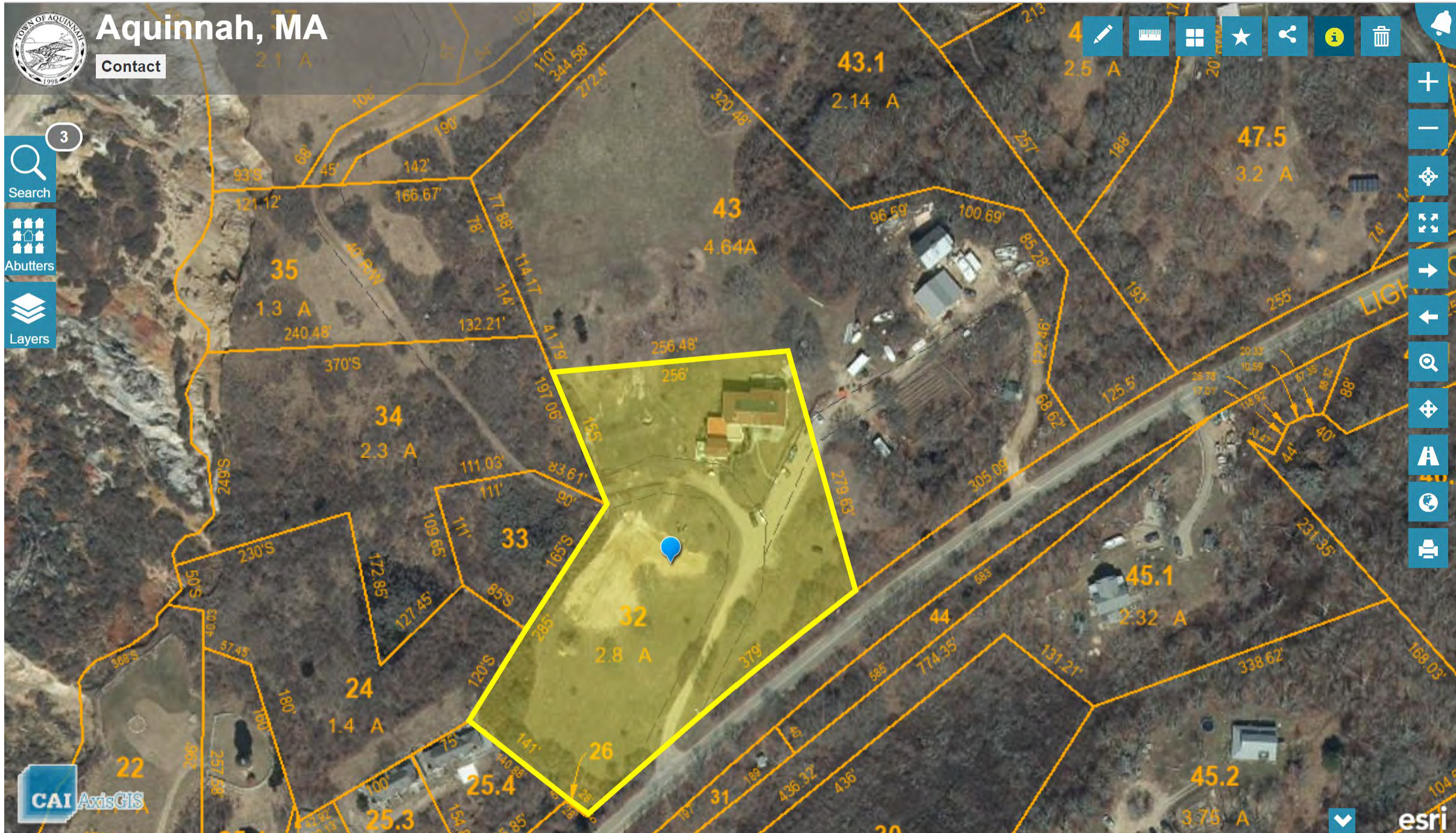
Search



Abutters



Layers



Project history

- DRI 336 (1991) - Renovation of an existing residential structure for use as a restaurant, including new construction of more than 1,000 ft².
- Based on available records, most of the 1991 conditions were never satisfied.
- A modification including a pavilion and drive-in basement to support the existing wedding events on the property (DRI 336-M) was proposed in 2018 but never reviewed.
- The property is currently used as a restaurant and eight guest rooms that have recently been used as employee housing.
- Various changes have been made to the property since 1991 without MVC review, including most recently an outdoor seating area with removable tent covering and wooden plank floor connecting to an existing patio. The seating capacity has also expanded over the years, including indoor and outdoor seating areas.

Project history

Changes since 1991:

- 400 ft² kitchen added around 1996
- 336 ft² porch on first floor enclosed around 1996
- 800 ft² concrete patio added around 2008 (for use by patrons before or after meals)
- Bar service added for general public around 2000
- 1,200 ft² awning added over patio around 2020, with wooden plank flooring
- Two portable toilets added during the pandemic (connected to the septic system)
- Outdoor fire pit added around 2008
- 252 ft² outdoor grill area added around 2008 (no longer used)
- Seating capacity increased from 34 (MVC) to 67 (Board of Health)
- Parking areas expanded onto abutting property to east

Proposal

- Construct a permanent canopy with metal frame and corrugated metal roof, and expanded concrete pad, to replace a temporary 30'x40' stretch tent over an outdoor seating area.
- The permanent awning would require expanding the existing concrete pad by about 480 ft².
- The outdoor seating area and tent were added near the beginning of the Covid-19 pandemic in 2020 to account for safety protocols and provide shade.
- The applicant has stated that outdoor dining has remained popular even after the protocols were lifted, and that a permanent covering would require less maintenance, including in high winds.

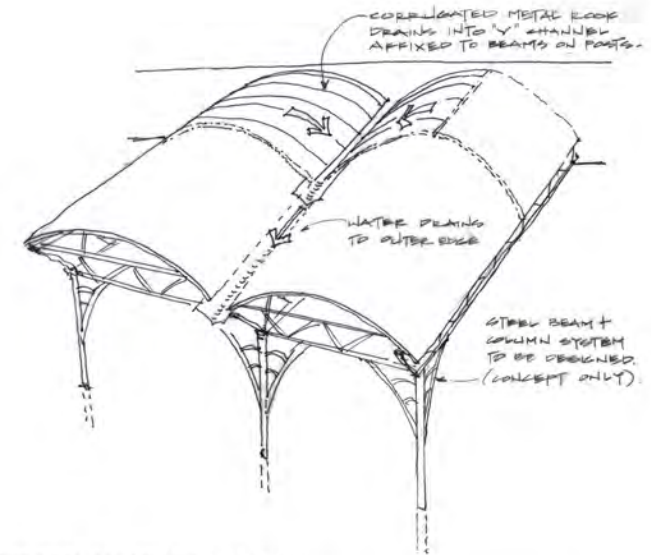






PROPOSED PARTIAL NORTH ELEVATION

1/8" = 1'-0"



CONCEPTUAL DRAINAGE DETAIL



PERSPECTIVE OF PROPOSED CANOPY

Proposal

As part of the modification, the applicant is also seeking approval of the following changes that have occurred since 1991:

- Increased seating capacity from 34 to 67
- Expanded parking onto the abutting lot (from about 32 to 57 spots total)
- Bar service for dinner guests

Proposal

Also part of request (as appropriate):

- 400 ft² kitchen added around 1996
- 336 ft² porch on first floor enclosed around 1996
- 800 ft² concrete patio added around 2008 (for use by patrons before or after meals)
- Bar service added for general public around 2000
- 1,200 ft² awning added over patio around 2020, with wooden plank flooring
- Two portable toilets added during the pandemic (connected to the septic system)
- Outdoor fire pit added around 2008
- 252 ft² outdoor grill area added around 2008 (no longer used)
- Seating capacity increased from 34 (MVC) to 67 (Board of Health)
- Parking areas expanded onto abutting property to east

Proposal

The modification request was supplemented on 1/11/23 to account for existing events on the property:

- Up to 10 events per year
- Up to 350 guests at any one event
- Up to 120 vehicles at any one event

Planning concerns

- Intensity of use
- Wastewater
- Traffic and transportation
- Stormwater
- Character and identity
- Economic development and housing
- (Review of conditions)

Intensity of use

- The project is intended to make better use of existing outdoor seating at the restaurant, and the applicant has stated that it will not lead to any additional seats.
- The outdoor seating area was not reviewed by the Commission, and the seating capacity of the restaurant (including indoor and outdoor seats) has increased to more than the 34 seats allowed under the 1991 MVC decision.
- The total square footage of the kitchen and seating areas has increased from about 2,272 ft² to 3,714 ft² since 1991, and the seating capacity from 34 to 67 seats.
- The applicant has stated that the new outdoor seating area replaces some of the indoor seating, which is kept open in the event of rain.
- Parking capacity has also increased, from about 32 spaces in 1991 to 57 currently, including on the abutting lot to the east.

Intensity of use (events)

According to the applicant:

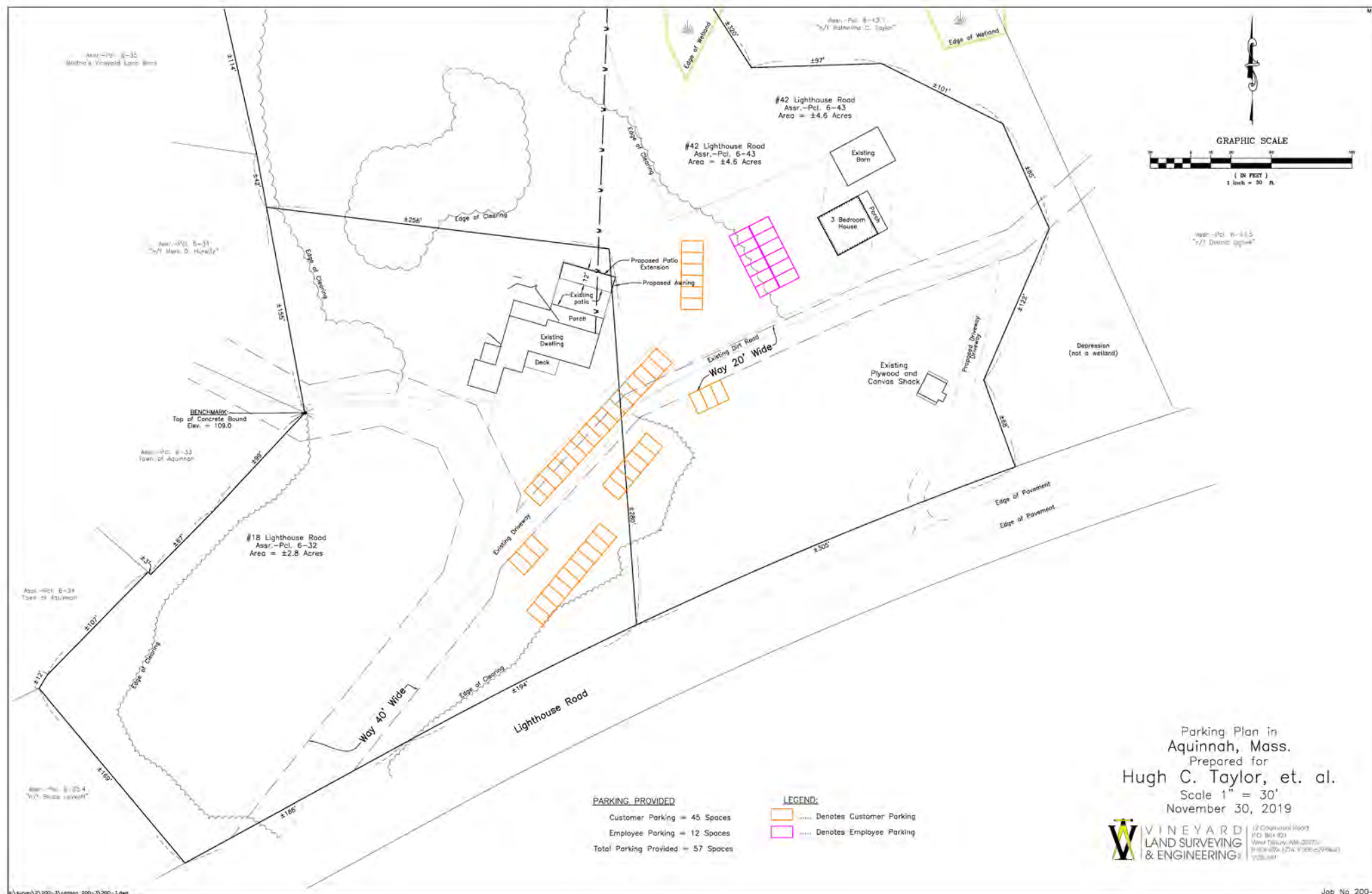
- Events have historically ranged from 50-350 people.
- “Usually attendees are from off island and do not have automobiles. Buses are hired to deliver guests and, often, even residents to and from these events. As a result, parking is not an issue unless an unusual number of the guests are island residents who rely on their own transportation. Though there have been less than 8 of these in 30 years, in these occasions, we hire parking attendants who are able to organize parking in such a manner as to maximize the available space as it is indicated on the parking maps previously submitted. These events and supervised parking allow us to utilize space otherwise less acceptable to the normal restaurant clientele needs.”

Wastewater

- The property is in the coastal watershed and has a Title 5 septic system installed in 1989, and a leaching pit installed in 1991. According to the applicant the system was sized for 17 restaurant seats. An abutting property under the same ownership has a three-bedroom system.
- The number of restaurant seats has increased from the 34 allowed by the MVC in 1991 to 67 as determined this year by the Aquinnah Board of Health. The Board of Health in November approved a new 3,274 gallon-per-day septic system for the property, which it determined would be adequate to serve the 67-seat restaurant and eight bedrooms. An engineered septic plan has been provided.
- It should be noted that there are about 120 physical seats on the property, but the Board of Health approval limits that to no more than 67 occupied at one time.
- The restaurant is dinner- and reservation-only in summer, with a limited brunch program in the fall. The applicant notes that the restaurant's water use is about 1/5 the Title 5 standard, in part because it only serves one meal per day. The restaurant served an average of 90 meals per night last year.

Traffic and transportation

- The 1991 MVC decision required that all parking be on the lot, which originally had 32 spaces.
- The applicant has since acquired an abutting lot, where some parking also occurs.
- The project is not expected to lead to an increase in traffic from current levels, although the restaurant's seating capacity, and traffic in general, has increased since 1991.
- The applicant has stated that the number of vehicles parking on the two lots has reached 50 in the past, but is typically around 25-35 on a busy night.
- The applicant notes that while the restaurant is reservation-only, patrons often arrive early and stay late, creating overlap with other reservations. Early arrivals are encouraged to better plan for seating requirements.

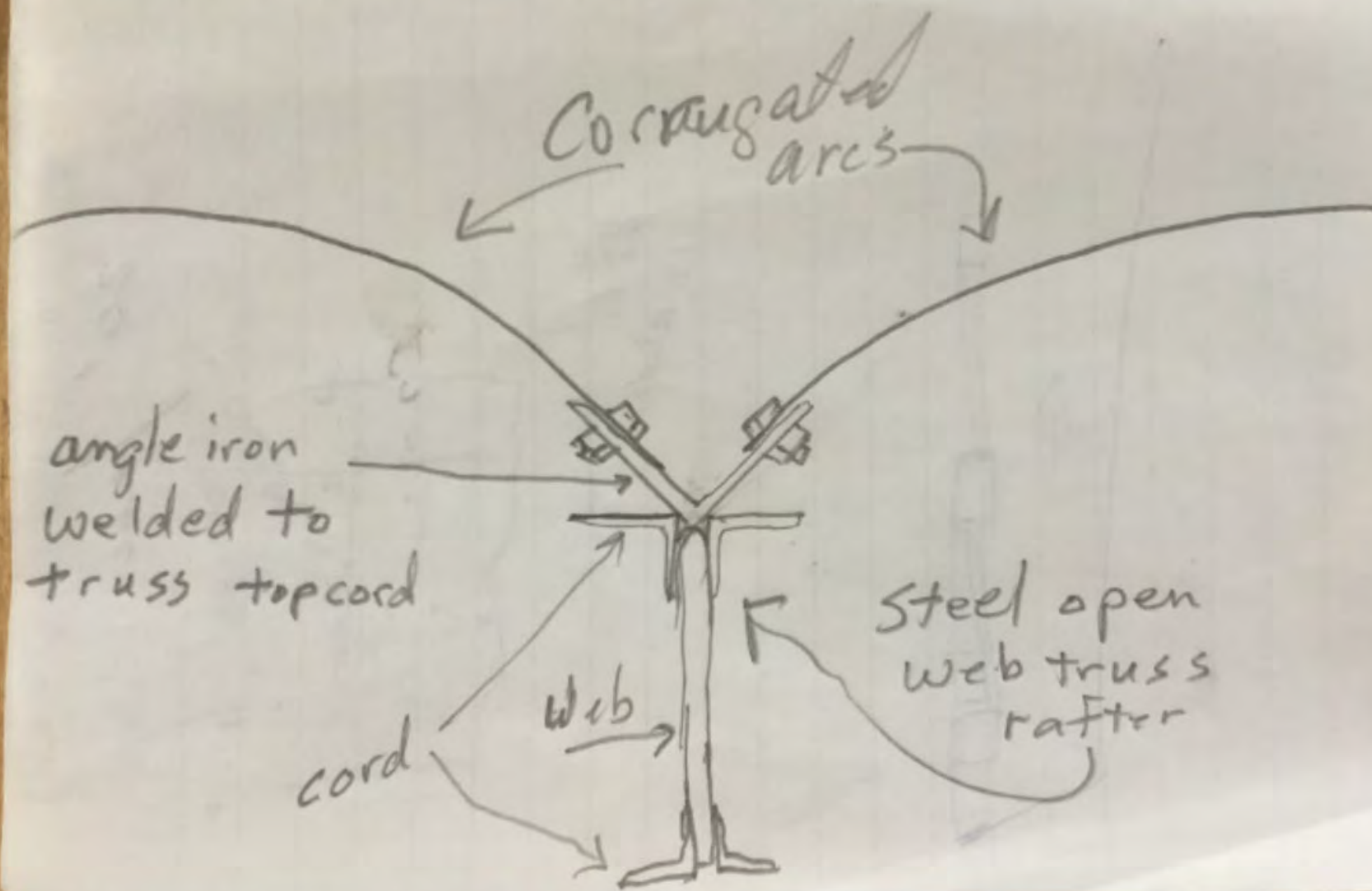


Intensity of use / traffic and transportation

- A parking plan dated 11/30/22 shows a total of 57 parking spaces, including 26 on the Outermost Inn property, and 31 on the abutting property.
- Twelve of the spots are for employee parking on the abutting lot.
- Fourteen of the spots partly coincide with the travel way of an access road that connects properties to the east, although vehicles can still get by. The applicant has clarified that there is alternate access to the lots beyond the parking area.

Stormwater

- The proposed structure would be connected to the existing building and would include V-shaped channels in the canopy that direct runoff away from the structure.
- A formal drainage plan is still pending.



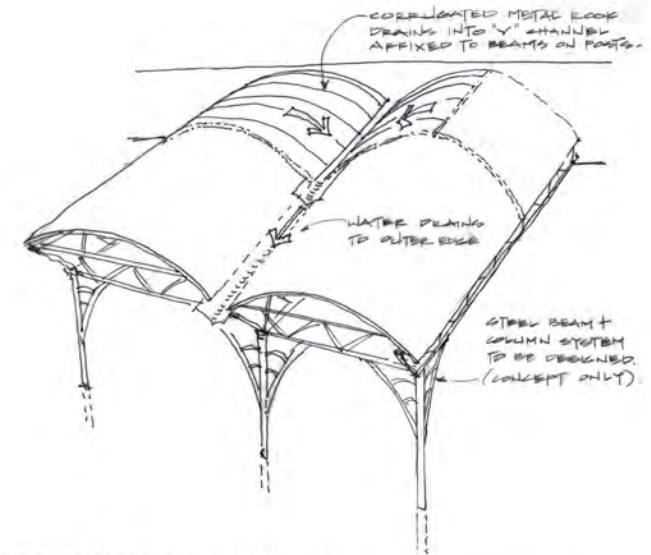
Character and identity

- According to the applicant, the proposed awning structure “is designed to be light in appearance, utilizing arched corrugated steel roofing to fashion a strong awning without a conventional, bulky, rafter system. We hope to achieve an open feel similar to the roof structure employed at the Tabernacle with open web steel trusses, arched bays of corrugated steel and fine steel uprights as vertical support.”
- Elevation drawings have been provided.



PROPOSED PARTIAL NORTH ELEVATION

1/8" = 1'-0"



CONCEPTUAL DRAINAGE DETAIL



PERSPECTIVE OF PROPOSED CANOPY

Outdoor patio area to be covered with awning



Subject: Concept interior



Economic development and housing

- The project will allow the restaurant to continue offering shaded outdoor seating in response to demand that has lasted since the pandemic, without having to maintain and oversee the temporary structure.
- There is no expected increase in employees or customers from current levels as a result of the project.
- However, the applicant estimates that the number of employees has increased from about 14 to 44 since 1991. Almost all are seasonal, and about half are full-time.
- During Covid, the applicant dedicated the eight guest rooms at the inn to employee housing (two per room), but it is not clear if the rooms will revert back to inn rooms now that Covid restrictions have been lifted. The inn also provides some offsite housing for kitchen staff from May to October.

Review of conditions

[1] *The Board of Appeals of the town of Gay Head shall review the septic system design and approval to ensure that the system is adequate for the operation of a place of assembly (restaurant) rather than the current usage as a residence; and further, [THE GAY HEAD ZBA VOTED ON 7/18/91 TO APPROVE AN EXPANSION OF THE PROPERTY'S SEPTIC PERMIT TO INCLUDE AN 8-BEDROOM HOUSE AND 26-SEAT RESTAURANT. THE RESTAURANT WAS FOR UP TO 16 GUESTS ONSITE AND 10 FROM OFFSITE.]*

That the applicant shall install a water meter and said meter shall be monitored weekly for the first year of operation by the Board of Health and the results shall be submitted to the Martha's Vineyard Commission for the files; and further, [THIS WAS REITERATED IN THE ZBA APPROVAL ABOVE, BUT COMPLIANCE COULD NOT BE CONFIRMED.]

That the seating capacity of the restaurant shall be no more than 34 seats. [NOT SATISFIED.]

Review of conditions

[2] The applicant shall submit a plan to the Architectural Access Board for review and shall submit a copy of the response from said board to the building inspector of the town of Gay head and to the Martha's Vineyard Commission for the files; and further, [THIS WAS NOT DONE, PER THE APPLICANT.]

That the Board of Appeals of the town of Gay Head shall consider the location of the proposed restaurant and that in deference to the neighbors, shall consider the establishment of reasonable hours of operation of said restaurant; and further, [THIS COULD NOT BE CONFIRMED.]

That in further deference to the neighbors, a lighting plan shall be submitted to the Gay Head Planning Board Plan Review Committee for approval and the approved plan shall be forwarded to the Martha's Vineyard Commission for inclusion in the file; and further, [THIS WAS NOT DONE, PER THE APPLICANT.]

That all parking for the proposed restaurant shall be totally within the boundaries of the applicant's lot and shall not encumber nor block any easements or rights of way that may exist on said lot. [NOT SATISFIED.]

Review of conditions

[3] *The applicant shall submit proof that he has satisfactorily met each of the conditions contained herein prior to operation of the facility and prior to receiving a certificate of compliance from the Martha's Vineyard Commission.* [NOT SATISFIED.]

— MORTGAGE INSPECTION PLAN —

Land in Gay Head, Massachusetts
Deed Reference L.C. Book 20 Page 256

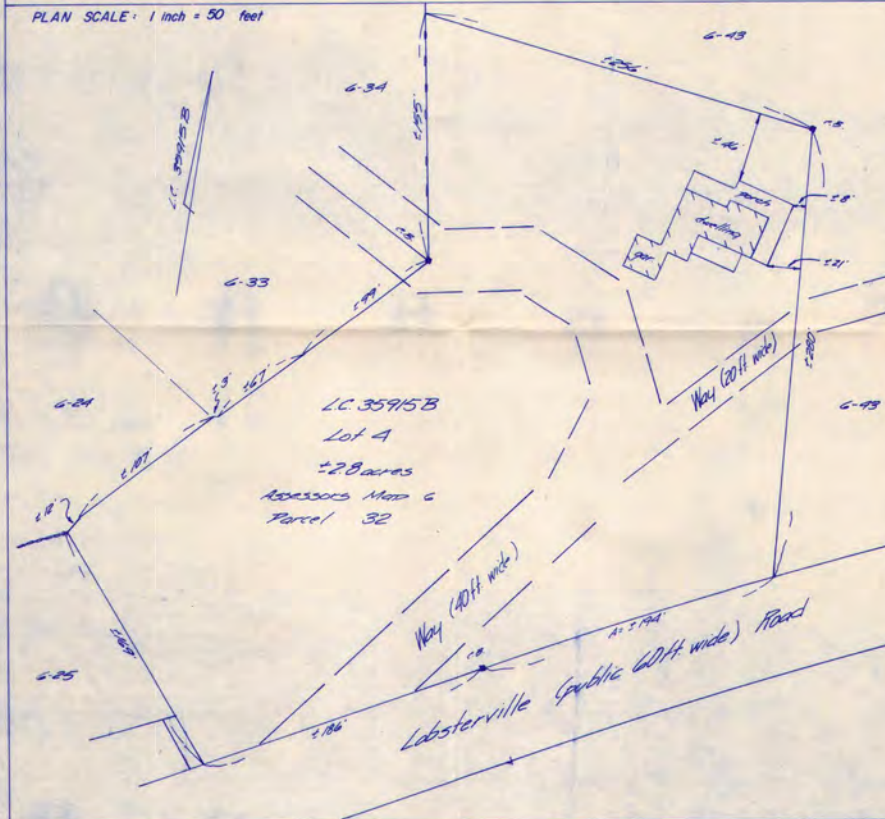
Owned by Hugh C. and Jeanne S. Taylor
Plan Reference L.C.C. 35915 B

NOTE — This plan is for mortgage purposes only, is based on minimal research, and is not to be interpreted as a complete and accurate survey of the property.

On the basis of my knowledge, information and belief, certification is made to MARTHA'S VINEYARD NATIONAL BANK

1. that the structure shown is not located within a Special Flood Hazard Area as delineated on the Flood Insurance Rate Map, Zone C
2. that the offsets shown are to the corner boards unless otherwise indicated.
3. that the current Zoning District is Rural Residential A
min. lot size = 2 acres min. setbacks = front 40 ft. side 30 ft. rear 30 ft.
4. that the structure is not in compliance with the current setback requirements, however the owner has informed me that the structure has been in place for over ten (10) years. (See St 1987 c. 481 for possible application.)

PLAN SCALE: 1 inch = 50 feet



Vineyard Land Surveying
Box 1548
Beach Road
Vineyard Haven, MA 02568
693-3774

This mortgage loan inspection plan was prepared in accordance with the Procedural and Technical Standards for the Practice of Land Surveying in the Commonwealth of Massachusetts. (250 CMR 6.05)

Glen F. Vincent
Professional Land Surveyor

3-11-91
date



JOB 200-3

