



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

## Martha's Vineyard Commission

### DRI # 369-M3 Vineyard Decorators Expansion MVC Staff Report – 2016-12-01

#### 1. DESCRIPTION

---

- 1.1 Applicant:** Vineyard Decorators; Whitney Brush.
- 1.2 Project Location:** 35 Airport Road, Edgartown Map 24 Lot 1.6 (1.38 acres)
- 1.3 Proposal:** A proposal to add a 4,518 sf addition to an existing 12,504 sf metal building for furniture storage, loading docks and a processing area at a home furnishing store.
- 1.4 Zoning:** B-III; Light Industrial
- 1.5 Local Permits:** Building Permit; Martha's Vineyard Airport Commission;
- 1.6 Surrounding Land Uses:** Airport; Businesses along Airport Road.
- 1.7 Project History:** The main original building was built in 1978. The property has been the subject of several DRI's since then. The first was DRI 197 for John Parker in 1985 for the construction of an addition to a commercial structure. The only condition was that a planting plan be submitted to the MVAC for review and approval. The property returned in 1988 as DRI 266 for an additional 1,200 sf expansion to an existing 6,760 sf building which was approved as presented. The property returned in 1993 as DRI 369 for an additional building behind the main building for storage and workshop for the upholstery and decoration business. This Building is a one-story 3,600 sf building with a 3,600 sf basement. The only condition was an affordable housing mitigation fee of \$2,000. The property returned in 1998 as DRI 457 for an additional 4,800 sf expansion (60' X 80') which was approved with a \$1,200 affordable housing mitigation fee and the need to plant an additional shade tree.
- 1.8 Project Summary:** The proposal is to add a 29' tall 4,518 sf warehouse addition to an existing 12,504 sf building that houses a home furnishing store. The addition would be used for furniture storage, loading docks and a processing area. The applicant was renting 5,000 sf of storage in the Airport Business Park that will be incorporated into this building.
- The metal additions would have 7 loading bays and would include a mezzanine level. They will be removing the existing wooden loading dock and small sample room to accommodate the addition.
  - The Applicant expects no new employees will be added. Hours of operation are 9:30 am - 5:00 pm Monday – Saturday. Vineyard Decorators has 14 year-round employees and 22 in summer.
  - They currently have 5 delivery trucks (3 box trucks and 2 vans) which will be parked outside the proposed loading docks. They usually have one to two 18 wheeler deliveries a week with daily deliveries from Cape Cod Express.
  - The building is connected to the Airport Wastewater Facility. The building will have sprinklers.

#### 2. ADMINISTRATIVE SUMMARY

---

- 2.1 DRI Trigger:** Referred by the Building Inspector under 2.1 (Modification of Previous DRI); 3.1a (Development of Commercial over 3,000 sf). 3.1a is a Mandatory DRI Review.
- 2.2 LUPC:** October 17, 2016
- 2.3 Site visits:** October 27, 2016.
- 2.4 Public Hearing:** December 1, 2016.

### 3. PLANNING CONCERNS

---

#### 3.1 Some Key Issues

- **Incremental Growth:** this is the fifth addition to the building.
- **Drainage:** How does the Applicant plan to handle additional storm water?

#### 3.2 Environment

- **Vegetation:**
- **Habitat:** This is not an NHESP designated habitat.
- **Landscaping:** No additional plantings shown on plans.
- **Open Space:**
- **Lighting:** They are proposing motion lights outside the loading dock to provide adequate lighting at night.
- **Noise:**
- **Energy/Sustainability:** The Applicant is installing solar panels on the existing building that are estimated to provide about 2/3<sup>rd</sup> of the existing electrical need. The Applicant is also proposing to install solar panels on the proposed building.

#### **Wastewater / Stormwater:**

- **Nitrogen Loading:**
  - The site is in the Oyster Pond Watershed.
  - The proposal will be connected to the Martha's Vineyard Airport Wastewater Facility.
- **Storm water:**
  - The Applicant has been asked to submit a storm water plan.
  - The MVC Water Resource Policy calls for a design goal of handling the 25 year return storm on site.

#### 3.3 Transportation

- **Access:**
  - The site is accessed from Airport Road in Edgartown, and the access to the property is about 0.2 miles northerly on Airport Road from Edgartown-West Tisbury Road. This property driveway does not appear to be a fire access roadway.
- **Sight Lines:**
  - The sight lines for the access driveway appear to be adequate.
- **Trip Generation:**
  - Based on the Institute of Transportation Engineers (ITE) Trip Generation Manual rate for furniture stores, ITE Land Use Code 890, the estimated trip generation for 4,518 square feet is 23 daily trips. The afternoon (PM) Peak Hour Trips estimated are a total of 2 PM trips.
  - For the new total square feet of furniture store, 17,020 square feet, the total daily trips are 86, based on the Institute of Transportation Engineers (ITE) Trip Generation Manual rate for furniture stores, ITE Land Use Code 890, with 8 total afternoon (PM) peak hour trips.
- **Parking:**
  - ITE Parking Generation Manual based on Land Use 890 Furniture Store estimates the Average Peak Parking Demand requires 16 parking spaces for the total 17,020 square feet.
- **Mass Transit, Bicycle and Pedestrian:**
  - VTA bus routes 6, 7, and 9 travel Airport Road.
  - The bicyclists and pedestrians share Airport Road with vehicles, and the State Forest path network is nearby.

- **Traffic Summary:**

- In terms of overall transportation, the results of the observations indicate that there are no significant impacts that would occur from the proposed 2 PM peak hour trips estimated to be generated by the additional square footage.

### **3.4 Affordable Housing**

- According to the MVC Affordable Housing Policy, the recommended monetary mitigation for a project of 4,518 sf is \$2,518.

### **3.5 Economic Impact**

- The Applicant expects no new employees will be added. Hours of operation are 9:30 am - 5:00 pm Monday – Saturday. Vineyard Decorators has 14 year-round employees and 22 in summer.

### **3.6 Scenic Values**

- **Streetscape:** The proposed addition is at the rear of the building and would only be visible from a short stretch of the Airport access road.
- **Building Massing:**
- **Architectural Detailing:** The proposed addition is a metal building.
- **A.D.A. Accessibility**

### **3.7 Local Impact/Abutters**

- .

## **4. CORRESPONDENCE -**

---

### **4.1 Town Officials:**

### **4.2 Island Organizations:**

### **4.3 Public:**