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Martha's Vineyard Commission

DRI #532-M5 Carroll's Trucking Campus Plan Modification

MVC Staff Report – 2022-3-18

1. DESCRIPTION

- 1.1 **Owner and Applicant:** MCLC Family Limited Partnership; Leigh C. Carroll Sr., Trustee of the First Restatement of the Leigh C. Carroll, Sr. Revocable Trust Agreement; Mark Nicotera, representative
- 1.2 **Project Location:** 475 Edgartown Road (Map 20-A, Lot 19), 5 McLellan Way (Map 20-A, Lot 21.4), 15 McLellan Way (Map 20-A, Lot 21.3), Tisbury
- 1.3 **Proposal:** Modification to account for square footage discrepancy
- 1.4 **Zoning:** R20
- 1.5 **Local Permits:** Already permitted and built, awaiting Certificate of Occupancy
- 1.6 **Surrounding Land Uses:** Residential uses in the R20 district

- 1.7 **Project History:** The MVC approved DRI 532-M4 (Carroll's Trucking Campus Plan) in 2019 with conditions. Plans submitted by the applicant at the time included an approximately 58,800 ft² multi-floor self-service storage facility, renovations to the existing building fronting Edgartown-Vineyard Haven Road, a new septic system, and other site work. However, a written narrative and other statements by the applicant's representative during the review process indicated that the storage building would be 51,000 ft². The written decision dated Sept. 2019 also indicates a 51,000 ft² building. As part of the project, two half-acre lots abutting the property were reserved for residential use, including one for workforce housing.

The LUPC met in Jan. 2020 to review final drainage, landscape, site contour, and septic system plans, as conditioned, requiring some revisions but allowing the applicant to move forward with a building permit in the meantime. In June 2021, the LUPC approved revised versions of the plans it had reviewed in 2020, as well as fire protection and workforce housing plans. By that time the building was nearly complete, although it had come to light in reviewing the fire protection plans that the building was 58,800 ft², not 51,000 ft². The LUPC approved the revised plans and documents, agreeing that the applicant would work with MVC staff to clarify the discrepancy, which could result in either 1) the applicant seeking a modification to allow for the increased size of the building, or 2) a correction to the MVC decision.

- 1.8 **Project Summary:** The applicant has since confirmed that the as-built floor area of the building is 58,800 ft², and has proposed modifying the decision for DRI 532-M4 to account for the discrepancy. This would involve changing "51,000" to "58,800" to align with the various plans that were submitted at the time.

2. ADMINISTRATIVE SUMMARY

- 2.1 **DRI Referral:** Self-referred, Feb. 23, 2022

- 2.2 **DRI Trigger:** 1.3D (Modification to previous DRI)
- 2.3 **LUPC:** March 21, 2022
- 2.4 **Public Hearing:** To be determined

3. PLANNING CONCERNS

The proposed modification would align with the plans that the MVC reviewed in 2019, but not with statements made by the applicant's representative. The 7,800 ft² discrepancy would imply possible impacts in regard to traffic, scenic values, character, wastewater, and abutters beyond what the Commission originally anticipated. The following factors were cited in the decision for DRI 532-M4:

Traffic: The Commission found this to be a detriment, since the available storage space would more than double, although it noted that new traffic would amount to less than 1% of existing traffic on Edgartown-Vineyard Haven Road. Analysis of the potential impact of 7,800 ft² of storage space on traffic in the area has not yet been conducted, but would likely be minor.

Scenic values and character: The Commission found a benefit, since the project would replace a less organized system of storage units and trailers on the property, and since the new building would be comparable in size to the existing Carroll's building, and would be mostly screened from the road. (A larger building would be more visible from McLellan Way and abutting properties.)

Wastewater: The Commission found that the project would create a benefit, since it would replace an existing Title V septic system with an Innovative/Alternative system that would reduce nitrogen loading into the Lagoon Pond watershed. The proposed system capacity was 2,640 gallons per day (GPD), accounting for the two existing buildings (Carroll's and UPS), the proposed housing, and the storage building, although the storage building was only projected to generate 30 GPD, based on the number of employees.

Impact on abutters: The Commission found a benefit, since the building would replace the containers and reduce fire risk and vermin habitat, but would itself be more visible than the containers. (An automated security gate that was part of the proposal has not been installed.)

Open space: The Commission found a benefit in that most of the vegetation around the perimeter of the property would be preserved, and that most of the fill area would be revegetated as natural meadow. (The current conditions include large cleared areas with woodchips to the west and north of the building. As part of its review in 2021, the LUPC required that the applicant return with additional landscape plans once the workforce housing portion moves forward, and also when the front part of the lot is developed in the future. The square footage discrepancy was acknowledged when the LUPC approved the final landscape plans in 2021.)

Drainage: The Commission originally found that stormwater management would be enhanced by the project. The drainage plan was based in part on a building footprint of 19,600 ft², which aligns with the plans showing the total floor area of 58,800 ft².

Energy: The Commission found a benefit, since the building was to be climate controlled, with reduced energy requirements from being partially below grade. The proposal included air-source heat pumps, with power from an existing onsite solar array, and the roof was to be solar-ready. It was also noted that increasing storage space on-Island reduces the need for transportation of goods off-Island.