Carroll’s Trucking Campus Plan
Modification
DRI 532-M5

Martha’s Vineyard Commission
March 21, 2022
Carroll’s Trucking Campus Plan

Applicant: MCLC Family Limited Partnership, Leigh Carroll Sr., Mark Nicotera (agent)
Owner: MCLC Family Limited Partnership, Leigh Carroll Sr., Trustee
Checklist: 1.2 (Modification of previous DRI)

**DRI 532-M4:**
MVC Decision: 9/5/19
LUPC (1): 1/6/20
LUPC (2): 6/28/21

**DRI 532-M5:**
LUPC: 3/21/22 – Voted to not recommend hearing, and to recommend approval

Project is already built, awaiting Certificate of Occupancy
Previous conditions
DRI 532-M4 (approved in 2019)

• 51,000 ft² self-service storage building to replace various trailer storage units on the property

• Project narrative and other statements by the applicant’s representative indicated 51,000 ft², while the submitted plans indicated about 58,000 ft²

• Renovate the existing building fronting Edgartown-VH Road

• Replace the existing Title 5 septic system with an IA system

• 2 half-acre lots were reserved for residential use (one for workforce housing)

• Other site improvements
LUPC review (Jan. 2020)

- Drainage report (1/2/20)
- Landscape plan (1/2/20)
- Site contours (1/2/20)
- SanTOE monitoring and sampling document (1/14/19)
- Stormwater O&M and site plan (12/16/19)

*LUPC required the Applicant to return with some revisions, but allowed the project to move forward with a Building Permit.*
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.
Proposal

• Modify DRI 532-M4 Decision to replace “51,000 ft\(^2\)” with “58,000 ft\(^2\),” in line with the approved plans.

• Applicant’s representative has pointed out that the perimeter of the top floor has a sloped roof, which affects the square footage calculation.
As-built plans
DRI Checklist definition:

**Floor Area** means the total square footage of floor area of a structure measured by using the outside dimensions of the structure at each floor level (including the basement) with a ceiling height of at least 54” (including space within a trailer/container or other similar structure, but excluding temporary on-site storage during construction). Note: Floor Area includes gross new Floor Area without credit for pre-existing square footage that has been or is to be demolished or removed.
Square footage calculations

From outside of walls, including entry and loading: 60,685 ft$^2$
  Minus area less than 54” high: 58,231 ft$^2$

Applicant calculation: 56,180 ft$^2$

Range: 56,180-58,231 ft$^2$
Planning concerns

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.)
Planning concerns

**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 south, 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.