

DRI # 656- DeBettencourt Garage High Point Lane – Applicant Offers

Landscaping

- A final landscaping plan based on the MVC's DRI policy on Site Design and Landscape showing plant species, size and locations, and including an implementation timetable shall be submitted for the review and approval of the LUPC before the issuance of a building permit. The landscaping plan shall include plans for vegetated buffers, street trees, screening along High Point Lane, and visual softening of the faces of retaining walls visible from public ways.
- A four foot high fence shall be installed atop the entire length of the lower retaining wall.
- A six foot high black chain link fence shall be installed atop the upper retaining wall extending along the common boundary with the Town of Tisbury and parallel to High Point Lane.
- * Black chain link fence was recommended by a town official at the Selectman meeting.
- * The retaining walls will be located on the Applicants property on the east and west sides. The retaining wall on the south side (High Point Lane side) is set back 4 feet for a vegetated buffer. The north side will not require a retaining wall do to Shirley's Hardware will be leveling out to match the Applicants grade. All this is needed for safety in moving and working on car and large trucks for inspections or maintenance.

Exterior Lighting

- A final lighting plan based on the following principles shall be submitted for the review and approval of the LUPC before obtaining a building permit.
 - All exterior lighting shall be downward shielded to prevent direct light from escaping the property.
 - Exterior lighting on buildings shall be limited to that required by code and be on timers to ensure that they are turned off during the day as well as turned off during the night when the building is not occupied.
 - Lighting on signs shall be shielded to prevent glare for drivers. Signs on buildings shall not be illuminated.
 - Security lighting, if any, shall be on motion detectors.

Affordable Housing

- The Applicant shall make a \$3,166 payment to an island affordable housing organization prior to obtaining a Certificate of Occupancy.

Storm Water/Waste Recycling/Spill Containment

- A final storm water management plan shall be submitted for the review and approval of the LUPC before site excavation begins.
- Storm-water systems shall be designed to handle on site at least a 25-year storm event.
- Floor drains in the building shall have oil-water separators and be drained to a tight tank for collection and removal.
- The vehicular access shall be sloped away from High Point Lane to prevent runoff onto the public roadway and comprised of a surface to prevent tracking dust, stones, etc. onto the public roadway.

Wastewater

- The Applicant shall employ an advanced treatment de-nitrification system for the entire wastewater flow such that the nitrogen load on the property shall not exceed 3.14 kilograms per acre per year.
 - Once the system produces satisfactory test results meeting the above limit for four consecutive quarters, the system shall be required to be tested only annually, but with quarterly inspections.
 - All reports on testing of wastewater shall be filed annually for the life of the facility with the MVC and the Town Board of Health.

Environment

- The Applicant shall submit plans to the required regulatory agencies to ensure that all environmental regulations required of the proposal have been met.
- This is not needed : This only pertains to a collection center for used oil and transportation of used oil.
- The applicant will be recycling used oil in house and burning it in a waste oil furnace and storage will be in UL listed waste oil tank.

Energy/Sustainability

- Solar conduits shall not be pre-installed on the roof to enable the installation of solar panels if and when feasible. However, the type of roof panels being used are standing seam metal roof which facilitates the installation of solar panels at a later date.
- This cannot happen at this time do to changing solar panel connections changing . But the electric panel will be locate on the rear wall for ease of connection to the solar panels .

Hours of Operation/ Noise

- The hours of operation shall not start before 8:00 am or extend beyond 6:00 pm Monday through Saturday.
- All mechanicals, HVAC, and exhaust fans shall be located on the east side of the building - not on the roof - to minimize the impact on the neighbors.
- This cannot work that would locate the a/c compressor on the rear of the building where snow and ice build up and the lines would have to go over the inspection door to get to the front wall. I was thinking mini split a/c on the south side by the office and waiting room.

Substantial Alterations

- Once the MVC approves a Written Decision for the Applicant's proposal, any subsequent requests by the Applicant to substantially alter the building, site or the use of the premises as specified in said Written Decision shall be submitted to the Martha's Vineyard Commission for approval.

Signed:  _____

Date: 11-18-15

Printed name: Joseph M. DeBettencourt