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Martha's Vineyard Commission

DRI # 674-M Old Stone Bank Condos

MVC Staff Report – 2020-12-7

1. DESCRIPTION

- 1.1 Applicant:** Sam Dunn
- 1.2 Owner:** Santander Bank
- 1.3 Project Location:** 75 Main Street, Tisbury, Map 7-D, Lot 7
- 1.4 Proposal:** Create eight residential townhouse condominiums, including pedestrian pathways, a courtyard, and a pocket park, and reduce parking spots from 35 to 25. Future development would include a new commercial building on Union Street.
- 1.5 Zoning:** Business 1 (B1)
- 1.6 Local Permits:** Tisbury Planning Board and Zoning Board of Appeals
- 1.7 Surrounding Land Uses:** Business 1 (B1), Business 2 (B2), and Waterfront Commercial zoning districts; surrounding uses include an apartment building, the Steamship Authority Terminal, Vineyard Transit Authority transportation hub, a town-owned parking lot, Stop and Shop, and businesses along Main, Union, and Water streets.
- 1.8 Project History:** DRI 674 involved the removal and replacement of terra cotta tiles on the Old Stone Bank building, owned by Santander Bank, on Main Street. The tiles had already been removed and replaced with asphalt shingles when the project was referred to the Commission in 2016. The Commission voted in 2017 to deny the application and require that the asphalt shingles be replaced with ceramic tiles consistent with the historic character of the building. Santander Bank closed the bank branch in 2017 and put the property up for sale. The tiles were replaced in 2019.
- 1.9 Project Summary:** The project involves creating eight new residential townhouse condominiums at 74 Main Street. Five existing buildings on the property would be renovated, or demolished and rebuilt, to include a total of six condos; and a new building closer to the water would be built to include two condos. Stucco exteriors and terra cotta tile would be used throughout the property. The first floors of the Stone Bank and annex would remain in commercial use, with the annex accessible via pathways from the town parking lot, Main Street, and Union Street. The pathways would also lead to a pocket park near the annex. Parking spots would be reduced from 35 to about 25 to make room for a proposed courtyard between Units 4, 5, and 6. A future phase of the project would involve a new building on Union Street, most likely with commercial uses on the first floor and apartments above. The site currently consists of unused commercial space, with the exception of an ATM.

2. ADMINISTRATIVE SUMMARY

- 2.1 DRI Referral:** Tisbury Building Inspector
- 2.2 DRI Trigger:** 1.2 Modification to a previous DRI
- 2.3 LUPC:** December 7, 2020
- 2.4 Public Hearing:** Not yet scheduled

3. PLANNING CONCERNS

3.1 Some Key Issues

The plans have gone through several changes, including two revisions since November. The applicant is also working with the town Planning Board to finalize the application. Planning concerns focus on wastewater allocation, vulnerability to storms and flooding, town zoning regulations, and traffic and parking.

3.2 Environment

- **Wastewater/Stormwater:** The property was previously allowed to generate 904 gallons per day (GPD) of wastewater, and has received town approval for an additional 1,076 GPD, for a total of 1,980 GPD, or the amount required for 18 bedrooms. The reduction to 15 bedrooms in the current plan frees up 330 GPD of wastewater allocation for the proposed commercial uses, which have not been specified. Depending on what the commercial uses are, further wastewater allocation and MVC review would be necessary.

There are no stormwater facilities on the property, but the applicant has stated that about 9,000 ft² of existing asphalt will be removed, with about two thirds of that area replaced with grass and the rest replaced with gravel parking.

3.3 Resilience: The project lies within the 100-year floodplain, with beach frontage on Vineyard Haven Harbor. The eastern part of the property lies within the FEMA AE zone, which FEMA defines as having a 1% chance of annual flooding, or a 26% chance over the life of a 30-year mortgage. Two of the condo units would be constructed within the AE zone, and all of the units would be constructed 1–3 feet above the base flood elevation. The Planning Board has recommended that the building closest to the water be located farther inland.

3.4 Affordable Housing: The applicant has stated that the future building on Union Street will be deed restricted to include one affordable housing unit. However, this would not satisfy the MVC Affordable Housing Policy as it relates to the current phase of the project. Staff has recommended that the proposed housing be located onsite.

The applicant has stated that the target population for the proposed condos are elder Island residents looking to downsize.

3.5 Zoning and Land Use: Tisbury Zoning Bylaw 05.12 (uses requiring a special permit in the B1 district) states that private dwellings and apartments are allowed by special permit in business structures, but may not occupy the first floor of any structure where such use did not exist in the preceding two years. The proposal for 74 Main Street includes demolishing two existing commercial buildings and replacing them with condos, and constructing another building for two additional condos. The town Planning Board has not yet determined whether new construction at this location can be for residential use, or whether the proposed new buildings will be considered business structures and therefore subject to the first-floor restriction. An opinion by town Counsel states that new structures in the B1 district could potentially have residential use on the first floors, but a final decision is up to the Planning Board.

- 3.6** **Traffic and Parking:** Parking spots will be reduced from 35 to about 25, or about a 25% reduction. The 25 spots would be for residents and guests only. The proposed commercial uses would likely increase demand for public parking in the immediate area, but it is unclear how much, since the commercial uses have not been specified.
- 3.7** **Landscape and Lighting:** The applicant has provided a preliminary landscape plan. Lighting would be LED landscape lighting beneath trees and shrubs, along with downlighting on each of the condo porches.