Big Sky Tents Building
DRI 717

Martha’s Vineyard Commission
March 17, 2022
Big Sky Tents Building

Owner/applicant: Bun Bun LLC (James Eddy, Big Sky Tents)

Location: 26 East Line Road, Edgartown (0.77 acres)

Proposal: Expansion of a 7,500 ft² building by 8,500 ft² (total of 16,000 ft²) in the Airport Business Park.

Permits: Building permit, MV Airport Commission approval

Checklist: MVC-Airport Development Agreement; construction of more than 8,000 ft²

Mandatory review

LUPC: 2/14/22 – Voted to waive traffic study
New submittals

• Updated drainage plan (2/21/22)
• Clarifications regarding energy and West Tisbury location (2/21/22)
Project history

- Big Sky Tents currently has a location at 15 East Line Road, which includes a 10,000 ft² building for storage, and has temporary storage units at 90 Dr. Fisher Road in West Tisbury.
- The applicant is also a leaseholder at 10 East Line Road, which has a 5,770 ft² building with office space and other commercial uses.
- The company plans to relocate from 15 to 26 East Line Road, a previously cleared site where it recently constructed 7,500 ft² of storage space on two floors (5,000 ft² on the first floor and 2,500 ft² on the second floor). That work on its own did not trigger referral to the MVC under the MVC-Airport Development Agreement.
- The MVC approved DRI 618-M4 (Big Sky Tents Modification) in August 2021, which allowed for the installation of three temporary storage units at 90 Dr. Fisher Road in West Tisbury, which is also owned by the applicant but is used mostly by FFD Enterprises for marijuana cultivation. The approval was conditioned in part on the units being removed by Aug. 12, 2023.
Proposal

- Expand the newly constructed building by 2,500 ft$^2$ on the second floor (interior work).
- Construct a two-story 6,000 ft$^2$ addition.
- Total floor area will increase from 7,500 ft$^2$ to 16,000 ft$^2$.
- The new building will replace the existing storage space at 15 East Line Road, provide space for materials that are currently stored outside at that location (including about 60 20- and 40-pound propane tanks), and allow for future growth.
- The applicant has stated that once the proposed 6,000 ft$^2$ addition is completed, the temporary storage units at 90 Dr. Fisher Road in West Tisbury will be removed.
Topics covered in MVY Development Regs

- Building to land ratio
- Berms
- Building heights and setbacks
- Building materials
- Driveways
- Easements
- Grading
- Landscape development
- Loading areas
- Maintenance
- Outdoor storage

- Parking
- Paving
- Pollution
- Shoulders and drainage
- Signs
- Site use
- Subdividing and subleasing
- Utilities
- Waste disposal
- Water systems
- Energy conservation
Planning concerns

• Drainage
• Energy
• Traffic and transportation
• Character and identity
• Economic development
• Employment and housing
• Landscape and lighting
Drainage

• An earlier drainage plan for the property includes three storm drains and a drywell to capture runoff from the impermeable areas.

• An updated drainage plan for the property shows six drainage basins that have already been installed, and three drainage basins that will be installed south of the proposed addition. The system is designed to handle up to a 25-year storm.
Energy

• The applicant originally planned for the building to be smaller and unheated, with a dry fire suppression system. But the building will need a wet sprinkler system, which requires insulation and heating.

• The applicant’s energy consultant has proposed a 26.4 kW rooftop solar array that would be able to power an electric heating system to maintain a temperature of about 40 degrees in the winter.

• The applicant is not proposing any electric-vehicle charging infrastructure, but has stated that they would be considered in the future when electric trucks become more commercially viable for the business.
Traffic and transportation

• The applicant anticipates 10-20 daily vehicle trips to and from the property from May to October. The company currently stores six 16-20 ft box trucks at 15 East Line Road, which will be relocated to the project site.

• A parking plan shows 17 parking spaces on the site, including two handicapped spaces, and room for six box trucks near the building.

• The applicant has stated that most Big Sky Tents employees who are provided with housing commute in company-owned trucks, so do not require additional parking spaces, and that other employees use public transportation or carpool, or park at 10 East Line Road.
Parking plan (8/3/21)

SITE PLAN
Scale 1/16" = 1'-0"

Parking Notes:
1. Sixteen (16) 9' x 19' standard parking spaces
2. Two (2) accessible spaces with 3' wide access provided
3. Six (6) Truck spaces at Loading Dock
Character and identity

• The new building will be similar in appearance to other large buildings in the Business Park.

• Wood shingles on the east and west facades (facing East Line Road and Barnes Road), and painted metal on the north and south facades.
Economic development

- Big Sky Tents caters to various public and private events across the Island, including fundraisers and weddings.
- The applicant has provided the following statement regarding the company’s role in the Island economy:
  - *Wedding business is a significant part of Island’s economy, particularly in the shoulder seasons, bringing millions of dollars in revenue to the Island each year and supporting hundreds of Island jobs.*
  - *As the largest provider of tents and party rental equipment on the Island, Big Sky serves an essential role in supporting of the Island’s event industry.*
  - *Big Sky Tents employs approximately 30-35 full-time, part-time and seasonal employees.*
  - *Also provides rentals for charitable and non-profit fundraising events, municipal functions, school graduations, and other community-based functions.*
  - *During the COVID pandemic, Big Sky Tents supplied tents and rental equipment for food distribution centers, COVID test sites and outdoor dining spaces at restaurants. The tents helped people to safely gather in outdoor settings where they could maintain safe distancing while engaging in social activities.*
Employment and housing

• Big Sky Tents currently employs 30-35 full- or part-time workers from May to October, including six that are employed year-round.

• The proposed building is intended for use by the tent crew, which has included up to 20 employees in the past, but has declined to around 13. The applicant hopes to eventually bring that number back up to 20.

• The applicant currently provides employee housing at two locations (Oak Bluffs and Tisbury), each capable of housing up to eight people. Six of the 13 tent crew employees and five members of the dishwashing crew in 2021 lived in the employee housing, while the remaining employees already had housing on the Island, including college students living with their parents. The applicant has stated that the employee housing has room for five additional people.

• The company would operate from 7:30AM to about 9:30PM (depending on workload) seven days a week from May to October, and 9AM-5PM Monday through Friday in the offseason, with occasional meetings and small events on weekends.
Landscape and lighting

• Plans show a 5 ft vegetative buffer along the property line to the north, with two existing trees that will remain.

• Fourteen of the proposed parking spaces appear to replace areas of existing vegetation along the north and east property lines.

• The proposed exterior lighting is downward shielded and aligns with Dark Sky standards. Lighting spec sheets and color temperature ratings have been provided.

• Some clearing has already occurred.
(Shows earlier drainage plan)