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# Martha's Vineyard Commission

## DRI 737 Hangar Lot G

### MVC Staff Report – 2022-10-14 UPDATED

#### 1. DESCRIPTION

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- 1.1 Owner:** Dukes County (MVY Airport); Peter Rogers, leaseholder
- 1.2 Applicant:** Peter Rogers, Gary BenDavid (Vineyard Hangar G, LLC)
- 1.3 Project Location:** Hangar Road South (Lot 28-1-15); no specific address assigned yet
- 1.4 Proposal:** Construction of a new aircraft hangar on a vacant lot.
- 1.5 Zoning:** Light Industrial 2 (LI2)
- 1.6 Local Permits:** Building permit, MVY Airport Commission approval
- 1.7 Surrounding Land Uses:** Other hangars at the airport; Airport Laundromat to the north

#### 1.8 Project History:

- The lot is currently vacant, with seven existing aircraft hangars in the immediate vicinity. Applicant Peter Rogers has managed other hangars at the airport for many years.
- The property is indicated in the 2016 MVY Master Plan Update as the site of a future hangar.
- There are currently 8 leased properties with hangars at the airport:
  - One is smaller, and that lease is about to end, so it will go back to the airport.
  - One is condemned and will be removed.
  - One is used for storage.
  - One was recently leased to Vineyard Wind and will be replaced with a helicopter hangar.
- The airport manager has stated: “There is currently a need for another hangar at this time as owners have upgraded aircraft that have different profiles that don’t safely fit inside.”
- The airport manager has stated that the FAA would view any denial of legal aviation activities as possible unjust discrimination.

- 1.9 Project Summary:** The proposal is to construct an approximately 15,000 ft<sup>2</sup> steel hangar on a vacant lot within the existing T-hangar complex at the airport. The hangar will accommodate eight small aircraft and be managed by Peter Rogers and Gary BenDavid (Vineyard Hangar G, LLC).

#### 2. ADMINISTRATIVE SUMMARY

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- 2.1 DRI Referral:** Airport Properties Manager, Aug. 30, 2022
- 2.2 DRI Trigger:** 3.1b (Commercial development of 3,500+ ft<sup>2</sup>), 7.1a (Transportation facility)
- 2.3 LUPC:** Oct. 17, 2022
- 2.4 Public Hearing:** Not yet scheduled

### 3. PLANNING CONCERNS

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- 3.1** **Stormwater:** The lot is currently vegetated, including trees, and will become mostly impermeable. The applicant has stated that the total proposed roof area is about 13,000 ft<sup>2</sup>, and that the hangar will cover about 71% of the lot with rest being paved over with asphalt. The new asphalt will connect to existing asphalt to the north, south, and west.

Vineyard Land Surveying and Engineering has stated that it is working on a stormwater plan that will be designed for a 25-year storm and involve surface collection and distribution to a vegetated retention basin, along with additional catch basins for the asphalt areas. The drainage plan is subject to MVY Airport Commission approval.

- 3.2** **Traffic and transportation:** The project will create eight spaces for small aircraft storage at the airport. The applicant has stated that the project is intended for planes that already park elsewhere at the airport, so would not lead to an increase in the number of planes. Automobile access for hangar users will be via the existing Hangar Road South, including an ID-activated gate, with parking for up to 16 vehicles inside the hangar. The Airport Manager also regulates all access to the hangars. The lot is currently used as unofficial parking.

The applicant and Airport Properties Manager have stated that the hangar would improve safety by providing indoor storage space, compared to outdoor storage which requires the planes to be tied down during high winds.

- 3.3** **Energy:** The application materials mention rooftop solar collectors, although the total capacity has not been specified. The applicant has stated that some of the bays may be heated, but that would be up to the users. If solar panels are included, then heating would likely be via heat pumps.
- 3.4** **Housing:** The applicant has stated that the proposal will not involve any new employees.