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Martha's Vineyard Commission

DRI # 454-M M.V. Savings Bank

MVC Staff Report – 2008-09-22

1. DESCRIPTION

- 1.1 Applicant:** Martha's Vineyard Savings Bank, Bob Wheeler (V.P.), Bruce MacNelly (architect).
- 1.2 Project Location:** 496 State Road, West Tisbury Map 16 Lot 99 (1.0 acres). Next to current MV Savings Bank property at 490 State Road Map 16 Lot 224 (0.92 acres)
- 1.3 Proposal:** To construct a new two-story 3,500 square foot office building.
- 1.4 Zoning:** Mixed-Business District.
- 1.5 Local Permits:** Building Permit; ZBA for Special Permit (over 3,000 sf); Board of Health;
- 1.6 Surrounding Land Uses:** Vineyard Gardens, Tea Lane Associates, Existing M.V. Savings Bank.
- 1.7 Project History:**
- 1.8 Project Summary:** To construct a new two-story 3,500 square foot office building on a parcel adjacent to a main branch. This bank office would be for the brokerage and Trust divisions of the Martha's Vineyard Savings Bank.

2. ADMINISTRATIVE SUMMARY

- 2.1 DRI Referral:** Ernie Mendenhall, West Tisbury Building Inspector
- 2.2 DRI Trigger:** 3.301a. Any development of commercial, storage, office and/or industrial lands or building(s), or any private educational facility that has: a) new construction totaling 2,000 square feet or more of floor area in one or more buildings;
- 2.3 Pre-Application meeting with staff:** August 28, 2008
- 2.4 LUPC:** September 8, 2008
- 2.5 Site visits:** September 22, 2008
- 2.6 Public Hearing:** October 2, 2008

3. PLANNING CONCERNS

3.1 Some Key Issues

- There appears to be an abundance of parking.
- An accurate existing site map showing all major trees should be submitted.
- A plan showing the proposal overlaid on the existing site map should be submitted.

3.2 Environment

- **Vegetation:** Plans show a significant amount of currently green space becoming parking. At least half of the area is already mown lawn, a derelict shop building, and/or weeds.
- **Habitat:** This is not an NHESP habitat.
- **Landscaping:**
 - Vineyard Gardens has a lot of trees on the edge of the property.
 - They are going to keep a 40 foot buffer along the back and west to protect the abutters. The plan is to densely plant the edges of the parking.

- They will probably add some trees in the foreground similar to the existing bank
- They are trying to make this look like a campus.
- Staff would like to see an existing site map with all major trees and an overlay with the proposal.
- **Open Space:** the front would have a similar lawn space in front. The back is proposed to be largely parking.
- **Lighting:**
 - They are aware of the lighting issues but they need to have the ATM area lit up from a security stand point. They don't now if they could do a motion activator.
- **Signage:** There would be minimal signage. Possibly on granite posts.
- **Noise:** Should not be an issue.
- **Energy/Sustainability:** They are working with a local energy expert to make it as energy efficient as they can. They might consider an alternative source but don't know.
- **Water:**
 - The project site is located at an elevation of around 75 feet and groundwater would be expected at about 45 feet below grade. The soil types in the area include Riverhead sandy loam and East Chop loamy sand on 0 to 3 percent slope. These are fairly well drained soil types.
- **Wastewater / Stormwater:**
 - This area is in the Tisbury Great Pond watershed. This is a nitrogen sensitive coastal pond that has some symptoms of eutrophication.
 - The recommended nitrogen load limit for a 1 acre parcel in this watershed is 0.8 kilograms per year in our Water Quality Policy.
- **Proposed Wastewater Flow:**
 - The proposal for 3500 square feet of office space would generate a wastewater design flow of 262.5 gallons per day as per Title 5, the State Sanitary Code. Typically we assume the actual flow will be no more than 60% of the design flow or 157.5 gallons per day.
 - If the facility is only in use for 5 days each week, the actual average daily flow would be 112 gallons per day.
 - The lower flow would yield an annual nitrogen load of 5.4 kilograms.
- **Pre-existing Wastewater Flow:**
 - The present use is 1800 square feet of retail that carries with it a Title 5 wastewater design flow of 90 gallons per day.
 - In the past, the site was used as a residence that would include an estimated water use of 183 gallons per day.
 - Tisbury Great pond is classified as a Compromised Watershed in our policy that calls for a project to either meet the watershed limit or implement the basic nitrogen reduction techniques. These techniques are those that would:
 - Remove 40% of the nitrogen load from wastewater.
 - Limit maintained landscape to 10% of the lot area or 4000 square feet.
 - Use only slow-release nitrogen fertilizers in maintaining the landscape.
 - Limit impervious surfaces to a maximum of 25% of the lot area.
 - Disperse stormwater into vegetated areas that are sized to handle a 25-year, 24-hour storm.

3.3 Transportation

- **Access:** The new office will share the same entrance as the existing bank.
- **Parking:** The plan shows approximately 32 more parking spaces in the back and removal of the 4-5 spaces in front.
- **Traffic Summary:** A Traffic Study is being prepared by the Architect with some assistance from MVC Staff.

3.4 Affordable Housing

- The applicant had considered moving the existing office building to the far side of the lot to create two affordable housing units for employees but that plan was not consistent with town zoning.
- The applicant offered to donate the building to the Island Housing Trust but was told that moving the building off site would not be feasible.
- It is not feasible for the new office building to include residential unit(s) due to security and insurance concerns of the bank.
- At this time, an affordable housing offer has not been submitted. The MVC's Affordable Housing Policy's recommended monetary mitigation for a 3,500 square foot building is \$1,750.
- Bob Wheeler explained that they wanted very much to bring an affordable housing component into the proposal. They wanted to move the building to the back but the ZBA said that could not be done under chapter 40a. They liked it but it could not be done under the current bylaw.
- They said they will come up with some offer that will be in excess of the required mitigation.

3.5 Economic Impact

- The proposed project is an allowable use within West Tisbury's Mixed-Business District.
- The existing office building on the proposed site currently employs about 20 full time employees.
- It is anticipated that the new office building will employ the same workers while providing additional office space for the Bank.

3.6 Scenic Values

- **Streetscape:** The building has been designed to complement the existing bank building.
- **Building Massing:**
- **Architectural Detailing:** The building has been designed to complement the Vineyard Vernacular of the existing bank building. A silo like structure is located on the back of the building housing the stairwell.
- **A.D.A. Accessibility**

3.7 Local Impact/Abutters

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4. CORRESPONDENCE – NO CORRESPONDENCE YET
