



BOX 1447, OAK BLUFFS, MASSACHUSETTS, 02557, 508-693-3453,
FAX 508-693-7894 INFO@MVCOMMISSION.ORG WWW.MVCOMMISSION.ORG

Martha's Vineyard Commission

DRI # 4M-4 Our Market Solar Panels

MVC Staff Report – 2008-10-14 Modification Review

1. DESCRIPTION

- 1.1 Applicant:** Harold Sears (Oyster Pond Limited Partnership); Our Market; Rob Meyers (Agent/South Mountain Company).
- 1.2 Project Location:** Our Market, East Chop Drive Oak Bluffs Map 8 Lot 137 (.52acres)
- 1.3 Proposal:** The installation of a 10-kilowatt Photo Voltaic system (grid-tied) on the south facing roofs of the main store front and rear warehouse.
- 1.4 Zoning:** B-1
- 1.5 Local Permits:** Building Permit
- 1.6 Surrounding Land Uses:** Residential and Harbor
- 1.7 Project History:** Our Market was a DRI in 1977 for dredging and a pier.
- 1.8 Project Summary:** Our Market would like to install a 10-kilowatt Photo Voltaic (PV) system (grid-tied) on the south facing roofs of the main store front and rear warehouse. Each roof is to receive an approximately 380 square foot array of PV modules installed in a parallel plane to the roof surface (no "tilt racking" is to be used for the mounting system). This system is expected to generate, on an annual basis, 12,000 kWh of electricity or 10% of the facilities current usage. This percentage is expected to rise as Our Market works with Cape Light Compact to replace older, inefficient refrigeration equipment with more efficient systems. These improvements may make it possible for the PV system to produce 20%-30% of annual electric consumption. They also intend to strip and replace the roof. They hope to have them installed by the end of this year before the regulations are changed.

2. ADMINISTRATIVE SUMMARY

- 2.1 DRI Referral:** The Applicant's Agent submitted the proposal directly to the MVC.
- 2.2 DRI Trigger:** 3.102a
- 2.3 Pre-Application meeting with staff:** October 6, 2005
- 2.4 LUPC:** October 6, 2008. LUPC voted to recommend to the full commission that this is not a major modification and does not require a public hearing and should be approved.
- 2.5 Site visits:**
- 2.6 Public Hearing:** To Be Determined if necessary on October 16, 2008

3. PLANNING CONCERNS

3.1 Some Key Issues

- The photo voltaic panels would be visible from the street and by neighbors.
- The reflectivity of the panels in terms of glare for the vicinity is unknown.

3.2 Environment

- **Vegetation:** No change.
- **Habitat:** This is not an NHESP habitat.
- **Landscaping:** No change.
- **Open Space:** No change.
- **Lighting:** No change.
- **Noise:** No change.
- **Energy/Sustainability:**
 - As noted in the Summary this system is expected to generate, on an annual basis, 12,000 kWh of electricity or 10% of the facilities current usage.
 - This percentage is expected to rise as Our Market works with Cape Light Compact to replace older, inefficient refrigeration equipment with more efficient systems. These improvements may make it possible for the PV system to produce 20%-30% of annual electric consumption.
- **Water:** No change.
- **Wastewater / Stormwater:** No change.

3.3 Transportation

- **Traffic Summary:** No change is proposed with this proposal.

3.4 Affordable Housing

- This proposal does not trigger the MVC Affordable Housing Policy.

3.5 Economic Impact

- The project could save the Applicant 10%-30% in energy costs.
- Projects such as this could represent the beginning of a green/sustainable economy as a local business is designing and installing the photo voltaic panels.

3.6 Scenic Values

- **Streetscape:** The site is a very visible streetscape. Opinions will differ as to whether installations such as this should be visible or not.
- **Building Massing:** The panels/modules would be installed in a parallel plane to the roof surface making them fit in to the existing roofline.
- **Architectural Detailing:** The actual appearance and reflectivity will not be fully known until they are installed.

3.7 Local Impact/Abutters

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4. CORRESPONDENCE – NO CORRESPONDENCE YET

4.1 Town Officials:

4.2 Island Organizations:

4.3 Public: