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## Martha's Vineyard Commission

**DRI # 585 – 45 Circuit Avenue**

**MVC Staff Report – 3/15/05**

### 1. DESCRIPTION

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- 1.1 Applicant:** Eugene Erez
- 1.2 Project Location:** 45 Circuit Avenue, Oak Bluffs, Map 11 Lot 14 (0.05 acres)
- 1.3 Proposal:** To construct a new building with elements of the pre-existing structure on a smaller footprint but with more square feet.
- 1.4 Zoning:** B-1, Business 1.
- 1.5 Surrounding Land Uses:** Downtown businesses and the Methodist Campground.
- 1.6 Project History:** The original building was built in 1880's. Recently, the owner planned to do renovation work and had the first floor demolished while jacking up the second floor. Apparently the exploratory demolition revealed a compromised building, which led the owner to have the entire structure demolished. During this time several steps in the permitting process were missed leading to a situation now in which the building has already been demolished and the re-building process is waiting for the proper permitting process to catch up. The applicant and his architects have been working with the Oak Bluffs Historic Commission and the Building Inspector's Office to ensure that the reconstructed building is in keeping with Oak Bluffs historic character and relevant permitting procedures.
- 1.7 Project Summary:** The pre-existing building had one retail store and one seasonal four-bedroom apartment. The proposed structure would have two retail stores and three year-round apartments with a total of five bedrooms (two 2-BR and one 1-BR). The original building had a gross area of 2,980 square feet and the proposed building would have 3,566 square feet on a slightly smaller footprint. While retail is expanding from one store to two, the square footage of retail is being reduced from 1,474 square feet to 1,375 square feet. The original structure had two floors and the proposed structure would be three floors. However, because the original second story was 16 feet high the plans for the three-story replacement building are for a building about 5 feet higher than the original building. The proposal also includes adding a basement for storage and mechanical.

### 2. ADMINISTRATIVE SUMMARY

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- 2.1 DRI Referral:** Oak Bluffs Building Inspector's Office.
- 2.2 DRI Trigger:** 3.104a: "The demolition or exterior alteration of any structure which has been identified as having historic significance..." 3.402: Any development in a commercial district that proposes the demolition of an existing structure(s) that has an existing total cumulative square footage of 2,000 square feet or more..."
- 2.3 Pre-Application meeting with staff:** Thursday March 3, 2005.
- 2.4 LUPC:** Monday March 7, 2005 at 6:30 p.m.

- 2.5 **Site visits:** Stroll down Circuit Avenue.
- 2.6 **Public Hearing:** Thursday March 17, 2005

### 3. **PLANNING CONCERNS**

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#### 3.1 **Some Key Issues**

- Will the new structure fit in with the Circuit Avenue streetscape and historic character?
- How will construction affect Circuit Avenue businesses?

#### 3.2 **Environment**

- **Vegetation:** The central business district has a few street trees.
- **Habitat:** Not a habitat area.
- **Water:** The project would be connected to Town water.
- **Wastewater / Stormwater:** The project would be connected to Town sewer.

#### 3.3 **Transportation**

- **Access:** The site is on Circuit Avenue, the main business thoroughfare for the Town.
- **Parking:** The site has no parking.
- **Traffic:** The proposal is for an increase from one four-bedroom unit to three units with five-bedrooms, which should generate a relatively insignificant increase in vehicle trips. At LUPC the requirement for a traffic study was waived.

#### 3.4 **Economic Development**

- **Economic Impact:** The re-construction of 45 Circuit Avenue should be scheduled to minimize any negative economic impact as well as possible traffic congestion and noise disturbances to the surrounding businesses and residences. The applicant proposes to replace a single retail store with two separate retail stores. There could be some additional negative economic impacts to the surrounding businesses if the lot were to remain vacant and fenced in for an extended period.
- **Affordable Housing:** The applicant proposes to increase the number of residential uses from one seasonal four-bedroom unit to three year-round units with five-bedrooms. The applicant is looking into financial alternatives that could facilitate designating one or more of the units as affordable. According to the MVC's Affordable Housing Policy the calculated monetary mitigation offer would be \$1,783 toward the construction of new affordable housing units.

#### 3.5 **Scenic Values**

- **Streetscape & Architectural Detailing:** The applicant is working with the Oak Bluffs Historic Commission to ensure that the building is in keeping with Oak Bluffs historic character.
- **Building Massing:** Same

#### 3.6 **Local Impact/Abutters**

- Notice of the hearing has been sent to the 102 buildings within 300 feet of the site.

### 4. **CORRESPONDENCE**

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4.1 **Town Officials:** The Oak Bluffs Historical Committee has submitted a letter in support of the project.

4.2 **Public:** The project has garnered some attention from the press.