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Martha's Vineyard Commission

DRI # 587 World Revival Church

MVC Preliminary Staff Report – 6/13/05

1. DESCRIPTION

- 1.1 **Applicant:** Joao Barbosa / World Revival Church
- 1.2 **Project Location:** Edgartown – Vineyard Haven Road, Oak Bluffs Map 56 Lot 13.1 (1.5 acres)
- 1.3 **Proposal:** To construct a new church
- 1.4 **Zoning:** R3 – 60,000 square feet minimum lot size
- 1.5 **Surrounding Land Uses:** Woods, rural residential, funeral home, Free Masons Lodge. Not far from High School and large garden center.
- 1.6 **Project History:** The congregation has been meeting in the Masons Hall. They want their own church and have plans to build one on Map 56 Lot 13.1. They received a Building Permit from Oak Bluffs last year and proceeded to clear the lot. Funding was held up due to renovations at a sister church in Boston and the building permit expired in the meantime. When they went to renew the building permit they were referred to the MVC.
- 1.7 **Project Summary:** To construct a new church on Edgartown – Vineyard Haven Road that seats 320 with a 6,500 sf footprint and 63 parking spaces.

2. ADMINISTRATIVE SUMMARY

- 2.1 **DRI Referral:** Oak Bluffs Interim Building Inspector.
- 2.2 **DRI Trigger:** 3.601 – Any development which proposes the creation of a ... place of assembly ... of 2,000 square feet or more and which is designed to serve the residents of more than one town.
- 2.3 **Pre-Application meeting with staff:** May 19, 2005
- 2.4 **LUPC:** June 13, 2005
- 2.5 **Site visits:** TBD
- 2.6 **Public Hearing:** TBD

3. PLANNING CONCERNS

3.1 Some Key Issues

- Why was virtually the entire lot cleared of trees?
- Is the proposal in keeping with the Island Roads DCPC?
- Can the applicants share parking with neighbors?
- What is the landscape plan?

3.2 Environment

- **Vegetation:** The site was woods that have been almost completely removed.
- **Habitat:** The site is on a major island road but it is on a stretch that was largely wooded.

- **Water:**

The project is expected to have Town water.

- **Wastewater / Stormwater:**

The site is in the Sengekontacket Pond watershed. Sengekontacket Pond is a nitrogen sensitive coastal salt pond. The estimated load limit for the pristine water quality condition is 5.1 kilograms per acre per year. The load limit for average water quality condition is 16.3 kilograms per acre per year.

The Title 5 wastewater system design is based on 320 people at a church service plus 1000 gallons from the community room plus 18 gallons from the office space. Total design flow is 1,978 gallons per day. The Title 5 flow is generally considered to be about double the actual flow to provide a margin of safety. If the building is in use to this level (989 gallons per day) three days per week, the annual nitrogen load will be 13.6 kilograms per acre per year. On a 1.5-acre parcel that amounts to 20.4 kilograms per acre per year. This figure does not include nitrogen loading from a landscape fertilization program. It also does not include stormwater recharge. The amount of nitrogen added by stormwater depends on the type of infiltration and the amount of impervious surface.

3.3 Transportation

- **Access:** Edgartown-Vineyard Haven Road
- **Parking:** Plans for the property show 63 parking spaces.
- **Traffic:** Traffic counters have been placed at the Masons Hall where the congregation is now meeting and is two lots down from the proposed site. Traffic counts will be available at LUPC on June 13, 2005.

3.4 Economic Development

- **Economic Impact:**
- **Affordable Housing:** Religious and Town organizations are generally waived from the affordable housing policy.

3.5 Scenic Values

- **Streetscape:** The site is within the Island Roads DCPC. The site has been cleared with only a small buffer along the road remaining.
- **Building Massing:** Plans for the building show a pre-engineered steel building with a footprint of 6,500 square feet, a roof height of 25 feet, and a steeple height of 52.5 feet.
- **Architectural Detailing:** A pre-engineered steel building.

3.6 Local Impact/Abutters

- The site is within the Island Roads DCPC.

4. CORRESPONDENCE

4.1 Town Officials: None yet

4.2 Public: None yet