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Martha's Vineyard Commission

DRI # 600 Y.M.C.A. of Martha's Vineyard MVC Staff Report – 2007-03-30

1. DESCRIPTION

- 1.1 Applicant:** Young Men's Christian Association (YMCA) of Martha's Vineyard, Mark Baumhofer (Vice President)
- 1.2 Project Location:** Village Road, Oak Bluffs, Massachusetts, part of Map 50 Lot 29 (5 of 25.2 acres)
- 1.3 Proposal:** To construct a 35,000 square foot recreational facility.
- 1.4 Zoning:** R-3, Residential. The property borders the Southern Woodlands DCPC.
- 1.5 Local Permits:** Building Permit; a variance for height from the ZBA; Special Permit for shared access and parking;
- 1.6 Surrounding Land Uses:** MV Community Services, MV Ice Arena, Skate Park, Woodside Village, Southern Woodlands, and MV High School.
- 1.7 Project History:** The plan evolved from a previous effort in 2002 to create an aquatics center. The YMCA currently provides after-school programs and a teen center.
- 1.8 Project Summary:** To construct a 35,000 square foot recreational facility with a pool, teen center, family programs, and eventually a gymnasium and senior center. The site occupies 5 acres within a larger 25.2 acre property owned the High School also occupied by MV Community Services and the Skate Park. The YMCA will be leasing the land from the High School in exchange for pool time for a High School Swim Team.

2. ADMINISTRATIVE SUMMARY

- 2.1 DRI Referral:** Oak Bluffs Building Inspector
- 2.2 DRI Trigger:** 3.108 & 3.601.
- 2.3 Pre-Application meeting with staff:**
- 2.4 LUPC:** April 9, 2007
- 2.5 Site visits:**
- 2.6 Public Hearing:** May 3, 2007

3. PLANNING CONCERNS

3.1 Some Key Issues

- Regional
 - Character: Does a facility of this size fit with island character?
 - Traffic: How will this addition affect the busy Edgartown-Vineyard Haven Road?
 - NHESP: The site is located in Priority Habitat 1750.
 - Wastewater: MVC nitrogen loading limits may require very advanced treatment.
- Local
 - Traffic: How well will shared parking and access plans work out?

3.2 **Environment**

- **Vegetation:** The site is completely wooded with a 10' elevation change sloping down to the north.
- **Habitat:** The site is in Natural Heritage and Endangered Species Program (NHESP) Priority Habitat 1750. The applicants have submitted a MESA Project Review Checklist to the NHESP.
- **Landscaping:**
- **Open Space:**
- **Lighting:** Exterior lighting fixtures will be shielded to prevent light trespass.
- **Energy/Sustainability:** The categories of Leadership in Energy and Environmental Design (LEED) are being used to guide the design.
 - The design will exceed the Massachusetts Building Energy Code.
 - Building refrigeration equipment will not contain HCFC's.
 - Light occupancy sensors are planned to connect with mechanical system.
 - Internal carbon dioxide monitoring system.
 - Low VOC adhesives, sealants, paints, and coatings will be used.
 - Carpets will meet Green Seal Plus requirements.
- **Waste Management:**
 - 75% of construction waste to be diverted from landfill.
 - Post-consumer recycled content plus one half of the post-industrial content will equal at least 10% of their total value of materials on the project.
- **Water:**
 - Town water.
- **Wastewater / Stormwater:**
 - The YMCA site is proposed for 5 acres located at an elevation of about 90 feet NGVD.
 - The site soil type is Riverhead sandy loam on 3 to 8 % slopes. This is a Prime Agricultural Soil according to USDA.
 - Groundwater is expected to be at a depth of about 80 feet or more. This soil at this elevation should pose no problems in excavation, construction and disposal of storm- or waste- waters.
 - The site appears to be within the Farm Neck Well Zone of Contribution and may require a special permit for impervious area. The proposed wastewater flow is probably not a problem for the Zone of Contribution.
- **Nitrogen Limits:**
 - The site is located within the Lagoon Pond watershed, a nitrogen sensitive water body that the Commission considers to be an "Impaired Water". In the new policy, projects must meet the nitrogen load limit of 3.4 kilograms per acre. The total allocation for this parcel is 17.0 kilograms per year.
- **Wastewater:**
 - The design wastewater flow for this project is 3000 gallons per day. Using 60% of the design, the MVC estimates that the actual flow will be about 1800 GPD.
 - The desired option for wastewater treatment and disposal is to tie in to a common treatment system with the MV High School, Community Services, possibly Island Elderly Housing Woodside Village and a future OB Resident Homesite project. The system planned is capable of treating the wastewater to 10 ppm or less.

- If this option is not available the wastewater flow without treatment will produce an annual nitrogen load to the groundwater of 87.0 kilograms. With standard de-nitrification, the load would be reduced to 47.0 kilograms. In order to meet our standard, an on-site system would have to be an advanced system using carbon injection to get the wastewater effluent to less than 10 ppm.
- Another alternative is to use composting toilets for most or all of the toilet facilities.
- The Applicant is proposing to use grey water reclaimed from the pool backwash water to flush the toilets that will reduce the water supply demand for the project.
- **Storm water:**
 - Roof water will be directed to a storage tank that will hold 2000 gallons for use in irrigation. It is not clear what percentage of the annual rainfall that will be utilized in this system and how much will be diverted to other disposal.
 - There will be large impervious area for parking and access. We do not have a stormwater plan at this point. Runoff from an area of the expected size will be a source of added nitrogen to the groundwater. The MVC suggests the use of bio-retention areas to the maximum extent possible to take advantage of the vegetative uptake of nutrients and natural breakdown of hydrocarbons.

3.3 **Transportation**

- **A Traffic Scope has been approved and a traffic study is being prepared by MS Transportation Systems.**
- **Access:** Village Road and a new curb cut to replace the MV Arena curb cut.

3.4 **Affordable Housing**

- The recommended monetary mitigation for the proposed project is \$71,000.
- The applicant has discussed the possibility of providing employee housing as part of the second development phase (Phase II) of the YMCA. It is unclear when Phase II would be developed.
- The applicant has not offered any direct mitigation for affordable housing yet.
- Should the town of Oak Bluffs approve the YMCA proposal to install a new wastewater treatment facility at the high school the Y might consider paying for Island Elderly Housing to tie into this facility which would allow the IEH to build new units on land they otherwise could not. This could satisfy the MVC affordable housing mitigation.

3.5 **Scenic Values**

- **Streetscape:** The building will be set well back from Edgartown-Vineyard Haven Road and there will be a green buffer between the two (other than where the skate park is).
- **Building Massing:**
- **Architectural Detailing:** A linear building with clerestory windows in the Vineyard Institutional style.
- **A.D.A. Accessibility:** The building will be A.D.A. accessible.

3.6 **Local Impact/Abutters**

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4. **CORRESPONDENCE**

4.1 **Town Officials:**

4.2 **Island Organizations:**

4.3 **Public:**