



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

## Martha's Vineyard Commission

### DRI # 598 J. Ferry Tennis & Racquet MVC Staff Report – 2007-05-07

#### 1. DESCRIPTION

---

- 1.1 Applicant:** James Ferry
- 1.2 Project Location:** Map 16 Lot 71.1 (21 Amos Lane 0.47 acres). The applicant also owns the abutting property, Map 16 Lot 80 (497 State Road 0.69 acres), which provides the access and will share septic.
- 1.3 Proposal:** To construct an outdoor tennis court, an indoor racquetball court, a pro shop, and two offices on 21 Amos Lane.
- 1.4 Zoning:** Mixed-Business District. The Greenlands Water Resource Protection District.
- 1.5 Local Permits:** Building Permit, ZBA for Special Permit if over 3,000 sf. The proposal would require a Special Permit from the Planning Board under Section 6.6-5B2 for a project in the Greenlands Water Resource Protection District that renders impermeable more than 15% of the lot.
- 1.6 Surrounding Land Uses:** Residences and businesses.
- 1.7 Project History:** The property upon which the tennis/racquet courts are planned is an empty 0.47 acre landlocked lot with an easement to State Road across 497 State Road (also owned by Mr. Ferry). The lot was part of a larger subdivision in 1987.
- 1.8 Project Summary:** Map 16 Lot 71.1 (21 Amos Lane 0.47 acres). The applicant also owns the abutting property, Map 16 Lot 80 (497 State Road 0.69 acres), which provides the access and will share septic. 497 State Road has an existing house that has a home occupation dog grooming business and a separate one bedroom apartment in the basement. Hours of operation for racquetball would be 7:00 am to 9:00 pm. One office would be for Mr. Ferry and the other would be a non-high traffic generating use. There will be a pro-shop in the Racquetball/office building. The building is advertised as 3,000 sf but may be larger depending on how you count square feet.

#### 2. ADMINISTRATIVE SUMMARY

---

- 2.1 DRI Referral:** West Tisbury Planning Board; Received at MVC November 27, 2006.
- 2.2 DRI Trigger:** 3.301a: 3.301 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:** December 14, 2006
- 2.4 LUPC:** May 7, 2007
- 2.5 Site visits:**
- 2.6 Public Hearing:** T.B.D.

#### 3. PLANNING CONCERNS

---

##### 3.1 Some Key Issues

- Regional
- Character: The fringes of the Mixed-Business District are changing.
- Local
- Traffic: the facility would be accessed off of a property on State Road.

### 3.2 Environment

- **Vegetation:**
- **Habitat:** This is not an NHESP Habitat.
- **Landscaping:** The applicant has deposited \$1200 for tree screening with Vineyard Gardens to screen the lot line with the abutters in the rear. A Landscaping Plan has not been submitted yet. The West Tisbury Planning Board requests a finished landscaping plan.
- **Open Space:**
- **Lighting:** There will be no lighting on the tennis court.
- **Noise:** Tennis would only be in daylight and the indoor racquet court would be open until 9:00 pm. Tennis does create a certain amount of noise for abutters in the daytime. The Racquet court could have a small amount of traffic into the night.
- **Energy/Sustainability:** To be clarified.
- **Waste Management:** To be clarified.
- **Water:**
- **Wastewater / Stormwater:**
  - The project is located at an elevation of 75 to 80 feet.
  - A new well (1/31/07) drilled on site had a static water depth of 33 feet.
  - Soil types in the vicinity include Riverhead sandy loam and Haven very fine sandy loam both of which are prime agricultural soils.
  - A test hole on the property indicated 3 feet of sand fill over 7 feet of fine to coarse sand with gravel and a trace of silt. Soil types are well drained and will not interfere with the proposed construction project.
- **Nitrogen Loading:**
  - The project site is just into the Tisbury Great Pond watershed that is a nitrogen sensitive water body. The suggested nitrogen load limit for this watershed is 0.8 kilograms per acre. The subject property is 1.16 acres in area carrying a nitrogen load allocation of 0.93 kilograms per year.
  - The property has a present-day wastewater flow allocation of 660 gallons per day from the Board of Health. The wastewater system design dated 12/20/06 indicates:
    - 4 bedrooms with a Title 5 flow of 440 gpd (497 State Road)
    - Gymnasium with 4 participants total of 100 gpd
    - 1600 square feet of office with a flow of 120 gpd
  - Variances requested in this design include location of a same-lot well within 120 feet of the proposed leaching field.
  - Actual flow will be approximately 400 gpd assuming 60% of design flow. The annual wastewater load will be 19.1 kilograms from wastewater alone. A landscaping plan is not available so the potential load from this source is not clear at this time.
  - Our policy for water resources is that a project proposal for a site that already exceeds our nitrogen limit cannot produce an increase of nitrogen loading.
  - In addition, the applicant is also proposing a pet grooming operation that would discharge to a 600-gallon plastic tight tank situated in a 1500-gallon septic tank. The tight tank would have a float-triggered alarm that would sound at 75% capacity calling for a pump-out.

- **Storm Water**

- Runoff will flow across the property toward State Road. One existing leach pit on site is proposed to handle roof runoff however it is not clear if this is just from the existing house or if it will include the new gymnasium also.

### 3.3 **Transportation**

- **Access:** Access would be from an existing driveway on 497 State Road.
- **Parking:**
  - The plan shows 10 parking spaces (1 is handicapped) planned for 21 Amos Lane, in addition to several existing parking spaces on 497 State Road.
  - West Tisbury Zoning requires one space for each employee at a place of business, plus sufficient spaces for anticipated peak clientele, though a waiver maybe granted in the business district.
  - The amount of parking appears to be sufficient, though it could get crowded at a transition between tennis/racquetball matches.
- **Traffic Summary:**
  - Applicant estimates four vehicles per 90-minute slot for the tennis court, and two per 90-minute slot for racquetball (assumes totally full courts and no car pooling). If we assume nine 90-minute slots daily at full usage (e.g., 7am-8:30pm, daylight hours only), then the total trip ends in 108. Peak hour would be 12.
  - The ITE trip generation for Specialty Retail (814) and General Office (710) result in a trip generation for the proposed building of 34 trip ends (22 for the 500sf pro shop and 12 for the two offices 1087sf combined), with a peak hour of 5.
  - The total new traffic is thus 142 trip ends, with a peak hour of 17.
  - Existing on-site traffic includes an apartment (12 trips, 2 in peak hour) and a pet grooming business (applicant estimates 48 trip ends daily, with a peak hour of 5).
  - Thus the total estimated peak-season traffic is 202 daily trips, 24 in a peak hour.
- **Impact Analysis:**
  - The West Tisbury business district along experiences significant traffic in peak season, but delays in the area are minor. This proposal should not have a significant impact in the area.
  - The applicant has not offered any traffic mitigation yet.
- **Mass Transit:** The property is very close to the West Tisbury V.T.A. hub.

<b>Ferry Tennis – Existing and Projected Trip Generation</b>				
<b>Use</b>	<b>Number</b>	<b>Daily Trip Generation Rate</b>	<b>Total Daily Trips (one-way)</b>	<b>Peak Hour Trips</b>
<b>Existing</b>				
Residential	1	12	12	2
Commercial	1	48	48	5
<b>Total</b>	2,300 sf		<b>60</b>	<b>7</b>
<b>Projected (Build)</b>				
Tennis & Racquetball	n/a	n/a	108	12
Office	1,087sf	11/1,000sf	12	2
Commercial	501sf	44/1,000sf	22	3
<b>Total</b>			<b>142</b>	<b>17</b>
<b>Total</b>			<b>202</b>	<b>24</b>

### **3.4 Affordable Housing**

- The proposed project is to build a 3,000 square foot building. The recommended monetary contribution for a 3,000 sf building is \$1,500.

### **3.5 Economic Impact**

- The proposal is an allowable use in the Mixed-Business District.

### **3.6 Scenic Values**

- **Streetscape:** The existing house will block some of the visibility of the new facility in the back lot.
- **Building Massing:** The building is quite large as it contains a lot of open indoor space for the racquet court.
- **Architectural Detailing:** To be clarified.
- **A.D.A. Accessibility:** To be clarified.

### **3.7 Local Impact/Abutters**

- The primary impact would be the sound of tennis balls being struck during the day to the neighboring residences.

## **4. CORRESPONDENCE**

---

**4.1 Town Officials:** The West Tisbury Planning Board wrote to say that they feel the proposal is appropriate for the District and will not create negative traffic impacts. They also said they would like to see a finished landscaping plan.

**4.2 Island Organizations:** None yet.

**4.3 Public:** None yet.

## **5. ATTACHMENTS:**

---

**5.1** Plans/Sections/Elevations

**5.2** USGS Locus

**5.3** Assessor's Locus

**5.4** Applicant's Statements

**5.5** Water Report