



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

## **Martha's Vineyard Commission**

### **DRI # 600-M YMCA of MV Modifications**

**MVC Staff Report – 2010-03-09**

#### **1. DESCRIPTION**

---

- 1.1 Applicant:** YMCA of Martha's Vineyard,
- 1.2 Project Location:** Village Road, Oak Bluffs, MA, part of Map 50 Lot 29 (5 of 25.2 acres)
- 1.3 Proposal:** To modify the site plan by adding a walking bridge over the swale between their parking lot and the ice arena; a handicapped accessible playground (50' by 60') in the back; an outdoor basketball court on the future site of the gymnasium; and a covered pavilion (16' by 40') and shed (10' by 12') for the camp. They also want to modify condition 4.3 (no town water for landscape use) and install temporary irrigation to get the foundation plantings established. They had said when they were here that they would be collecting rainwater to use for irrigating plants but apparently that got cut during the process. The proposed modification would also modify Condition 7.1 which states that at least 45% of the property would be retained as open space.
- 1.4 Zoning:** R-3, Residential. The property borders the Southern Woodlands DCPC.
- 1.5 Local Permits:**
- 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 YMCA of Martha's Vineyard was approved by the MVC to construct a 35,000 square foot recreational facility with a pool, teen center, family programs, and eventually a gymnasium on September 6, 2007. On May 26, 2009 the LUPC approved storm water and the landscaping plant list that had to be reviewed before construction could begin. When the site was being prepared the landscape contractor cleared to a line on the plans labeled the "limit of work" which included significant areas that were not supposed to be cut. The Applicant has been working with the NHESP for over a year to develop a mitigation plan.
- 1.8 Project Summary:**
- The YMCA will be a 35,000 square foot recreational facility with a pool, teen center, family programs, and eventually a gymnasium.
  - 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. The project budget was projected to be \$11,000,000.
  - The modifications before the MVC would change the site plan by adding a walking bridge over the swale between their parking lot and the ice arena; a handicapped accessible playground (50' by 60') in the back; an outdoor basketball court on the future site of the gymnasium; and a covered pavilion (16' by 40') and shed (10' by 12') for the camp.
  - They also want to modify condition 4.3 (no town water for landscape use) and install temporary irrigation to get the foundation plantings established. They had said they were they would be collecting rainwater to use for irrigating plants but apparently that got cut during the process.

## 2. ADMINISTRATIVE SUMMARY

---

- 2.1 DRI Referral:** The Applicants (Fred Fournier and Judy Crawford) submitted the plans without going to the Town because they are MVC Conditions they want to modify.
- 2.2 DRI Trigger:** 3.102b "Once a DRI always a DRI"
- 2.3 LUPC:** March 8, 2010; The LUPC voted to recommend to the Full Commission that the proposed modifications are a significant change to DRI 600 requiring a public hearing.
- 2.4 Site visits:**
- 2.5 Public Hearing:** To be determined if necessary March 18, 2010

## 3. PLANNING CONCERNS

---

### 3.1 Some Key Issues

- A mitigation plan to make up for the areas that were cut that were not supposed to be cut has not been approved by the NHESP yet (The site is located in Priority Habitat 1750).
- Has the YMCA pursued the conservation restriction required in Condition 8.3?
- Is there any additional streetscape landscaping that should be done to mitigate the additional impervious surfaces created by the proposed modifications?
- Are these proposed modifications a significant enough change to DRI 600 to warrant a public hearing as a DRI?
- Is there anyway to mitigate the noise from the proposed basketball court?

### 3.2 Environment

- **Vegetation:** The entire site within the limit of work was cleared of vegetation.
- **Habitat:**
  - The site is in Natural Heritage and Endangered Species Program (NHESP) Priority Habitat 1750. A mitigation plan to make up for the areas that were cut that were not supposed to be cut has not been approved by the NHESP yet
  - Condition 8.3 states that: The YMCA shall permanently protect habitat within the leased YMCA property but outside the proposed limit of work by placing a Conservation Restriction approved by the NHESP and agreed to by the Martha's Vineyard Regional High School. This Conservation Restriction must be in place at the time the Certificate of Occupancy is issued.
- **Landscaping:** The MVC approved the landscaping plant list on May 26, 2009. The plan to mitigate the over clearing of the lot with NHESP has yet to be seen.
- **Open Space:** Condition 7.1 states that at least 45% of the property be retained open space
- **Lighting:**
  - The MVC DRI 600 Decision has Conditions on lighting that include:
    - Any landscape lighting shall extend no more than four (4) feet above the ground.
    - Any security lighting shall be motion sensitive.
    - All exterior lighting shall be downward shielded to prevent direct light from escaping the property.
    - The only lighting that shall be allowed is that required by code and it shall be either motion-sensitive or on timers to ensure that they are turned off during the day as well as turned off during the night when the building is not occupied.
    - Any lighting mounted on the sides of buildings facing or perpendicular to the habitat for rare and endangered species shall be shielded to shine down only, preventing

any spillage in a horizontal direction, and shall use yellow "bug light" bulbs. There shall be no sodium vapor lights and bug zappers shall be prohibited.

- **Noise:** The basketball court would add noise.
- **Energy/Sustainability:**
  - The MVC DRI 600 Decision has Conditions on Energy/Sustainability that include:
    - The YMCA of Martha's Vineyard is committing to achieve initiatives that would gain LEED (Leadership in Energy and Environmental Design) Certification with a higher goal of Silver Certification
    - The YMCA of Martha's Vineyard shall design the building structure and systems to accept the installation of solar panels on the roof for domestic hot water and/or for electrical generation. The YMCA shall install these panels in the future if and when funding is available.
    - The YMCA of Martha's Vineyard shall conduct a sensitivity analysis of their geothermal cost comparison study to ensure that the YMCA's final decision is based on full and accurate information.
- **Water:**
  - The proposal would modify condition 4.3 by installing temporary irrigation to get the foundation plantings established.
  - Condition 4.3 states: As offered by the Applicant, the YMCA of Martha's Vineyard will not be using Town water for outdoor landscape use, only collected and recycled rainwater.
- **Wastewater / Stormwater:**
  - The pipe that will run from the High School to the wastewater treatment plant is in the ground and should be available for connection soon.
  - Staff would like an update on the wastewater connection schedule.
  - A slight increase in impervious surfaces will lead to a minimal increase in nitrogen in the storm water runoff. Staff does not see this as a problem.

### **3.3 Transportation**

- **Traffic Summary:**

- The impact on Traffic should be minimal with the proposed modifications.
- The pedestrian bridge should improve circulation and decrease conflicts by providing some pedestrians an alternative path to the Arena rather than walking through the parking lot.

### **3.4 Affordable Housing**

- The proposed modifications do not trigger the MVC Affordable Housing Policy.

### **3.5 Economic Impact**

- The proposed modifications would not have any significant economic impact.

### **3.6 Scenic Values**

- **Streetscape:**
- **Building Massing:**
- **Architectural Detailing:**
- **A.D.A. Accessibility**

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

- 

## **4. CORRESPONDENCE – NO CORRESPONDENCE YET**

---