



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

Martha's Vineyard Commission

DRI # 610 – Church of Jesus Christ of Latter Day Saints MVC Staff Report – 2008-01-09

1. DESCRIPTION

- 1.1 Applicant:** The Church of Jesus Christ of Latter Day Saints; Keenan & Kenny (Architects); Doug Hoehn (Engineer).
- 1.2 Project Location:** Edgartown-Vineyard Haven Road, Oak Bluffs, Map 55 Lot 5 (11.37 acres)
- 1.3 Proposal:** To construct a 4,668 square foot church on Edgartown-Vineyard Haven Road.
- 1.4 Zoning:** R-3;
- 1.5 Local Permits:** Building Permit;
- 1.6 Surrounding Land Uses:** Residences; New Church; Regional High School; State Forest.
- 1.7 Project History:** The Church of Jesus Christ of Latter Day Saints purchased the property in 1998. It is currently vacant woodland.
- 1.8 Project Summary:** To construct a 4,668 square foot church on Edgartown-Vineyard Haven Road.

2. ADMINISTRATIVE SUMMARY

- 2.1 DRI Referral:** Oak Bluffs Building Inspector.
- 2.2 DRI Trigger:** 3.601 – Any development which proposes the creation of a health, recreational or educational place of assembly, or governmental or other publicly owned or quasi-publicly owned facility 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:**
- 2.4 LUPC:** Monday January 14, 2008
- 2.5 Site visits:** T.B.D.
- 2.6 Public Hearing:** T.B.D.

3. PLANNING CONCERNS

- 3.1 Some Key Issues**
 - Regional
 - The property is in a NHESP Priority Habitat.
 - This property, along with the Oak Bluffs Resident Homesite Committee property across the road, constitutes the last undeveloped link between the Southern Woodlands and the State Forest.
 - Recent, proposed, and potential developments along this stretch of road are creating a major change of character to Edgartown-Vineyard Haven Road?
 - Local
 - The neighborhoods on Ryan's Way and Buddy's Way have had several large scale developments impact the character of their neighborhoods recently.
 - The High School, Ice Arena, proposed YMCA, two other new churches, and this proposal are creating a cumulative traffic impact on the area.

3.2 Environment

- **Vegetation:** The property is currently wood land with oak trees and some pitch pine.
- **Habitat:** The property is in an NHESP Priority Habitat.
- **Landscaping:** A landscaping plan has not been submitted yet. The Site Plan appears to show an approximately 100 foot no cut zone in the front except for the driveway and a 40 feet wide "Vista Clearing" swath in front of the main section of the church with steeple. The majority of the property behind the church has not had any development proposed yet.
- **Open Space:** The project occupies the front section of an 11.37 acre piece of property. No plans for the remainder of the property have been submitted yet.
- **Lighting:**
- **Noise:**
- **Energy/Sustainability:**
- **Water:**
- **Wastewater / Stormwater:**
 - The site is in the Sengekontacket Pond watershed, a nitrogen sensitive coastal system.
 - This water body is considered Impacted in our Water Resource Policy. As such, the nitrogen allocation for the watershed is 4.1 kilograms per acre per year.
 - The entire parcel is 11.4 acres and carries a nitrogen allocation of 46.7 kilograms per year.
 - The primary sources of nitrogen will be wastewater discharge, landscaping and stormwater runoff. In order to calculate these loads we need a design flow for the wastewater disposal system. In addition we need the area of impervious surface parking and the area of planned landscaping.
 - To determine if the proposal meets the Policy guidelines, we also need to know the size of the proposed Church parcel if it will be on a portion of the property.

3.3 Transportation

- **Traffic Summary:** A traffic scope prepared by Bill Scully of MS Transportation inc will be presented at LUPC on Monday. MVC Staff has sent suggestions for a scope but has not received anything yet.
- **Access:** Edgartown-Vineyard Haven Road.
- **Parking:** 40 parking spaces are shown on the site plan with another 45 spaces outlined for future development.
- **Mass Transit:** Edgartown-Vineyard Haven Road is a major bus line.

3.4 Affordable Housing

- The MVC generally exempts houses of worship from the affordable housing policy.

3.5 Economic Impact

- The project seems ambitious given the number of Mormons on the Island (<50).

3.6 Scenic Values

- **Streetscape:** As noted above there would appear to be a +/- 100 foot no-cut zone with the exception of the driveway and a "Vista Clearing" swath. The entire road is in the middle of a transformation from a rural road to an institutional boulevard.

- **Building Massing:** The building is a large one-story (4,668 sf) building with roof ridge height of 20' 5" and a steeple reaching to 46' 6".
- **Architectural Detailing:** The plans call for a combination of brick and E.I.F.S. siding. E.I.F.S. (Exterior Insulation Finish Systems) are a building exterior product that combine a finished surface, insulation and waterproofing in an integrated composite system also known as "synthetic stucco". The roof would be asphalt shingles.
- **A.D.A. Accessibility**

3.7 Local Impact/Abutters

▪

4. CORRESPONDENCE

4.1 **Town Officials:**

4.2 **Island Organizations:**

4.3 **Public:** No correspondence has been received yet.