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Martha's Vineyard Commission

DRI # Muckerheide Housing MVC Staff Report – 2008-05-05

1. DESCRIPTION

- 1.1 Applicant:** Violet Realty Trust, Donald N. Muckerheide Trustee
- 1.2 Project Location:** 114 and 116 Dukes County Ave. Oak Bluffs, MA Map 17 lots 22 and 24.1 (0.15 + 0.12 = 0.27 acres total)
- 1.3 Proposal:** To add 7 modular housing units and reconfigure an existing 3,224 gross square foot (1,195 sf living space) building to create 3 units resulting in a total of a 10-unit housing complex. The stated goal of the project is to provide housing for year round residents and to sell them within the 120% to 150% AMI guide lines.
- 1.4 Zoning:** B-1 Commercial.
- 1.5 Local Permits:** Building Permit; Sewer permit for 19 bedrooms. ZBA minor 12 foot extension of B-1 zone into R-1 zone for building setbacks approved. The following Town Boards have been Notified by the Applicant: Building, BOH, Highway, Fire, Police, Traffic, Conservation, Planning
- 1.6 Surrounding Land Uses:** Business and residential
- 1.7 Project History:** The property was once a small farm that went from Circuit Ave. to Dukes County Ave. known as the DeCosta farm. The existing building was built in 1955. The Applicant purchased the Dukes County Ave. lot in 1978 and purchased the second lot in 1982. Since 1978 the Applicant has used and rented the property to others as general work shops for various year round businesses including the following:
- 1978 to 1989 there were three auto repair shops, a welder and a fiberglass boat repair shop,
 - 1982-1984 a portion was used as a new car business known as Independence Electric Car Co
 - 1989 to 2002 the applicant owned The Pit Stop, which was a car and truck repair facility with the first quick lube operation on the island along with a tire shop.
 - 2003 to 2004 there was a used furniture store in one part and a consignment and antique store in another while keeping the little building as a workshop.
- 1.8 Project Summary:** To add 7 modular housing units (2 stacks of 3 with one on top of existing) and reconfigure an existing 3,224 gross square foot (1,195 sf living space) building to create 3 units resulting in a total of a 10-unit housing complex. The total gross square footage would rise from 3,224 sf to 9,164 sf. The footprint would be increased from 2,916 sf to 4,820 sf. (a 65% increase). The stated goal of the project is to provide housing for year round residents and to sell them within the 120% to 150% AMI guide lines. Six of the new modular units would be 840 sf and one of the new units would be 900 sf, all seven with two bedrooms each. The existing workshops would be remodeled to provide three units. One 1-bedroom unit with 730 sf living space with it's own storage and one 3-bedroom unit with 1,550 sq. ft. living space with it's own storage and a 1,900 sq. ft. remainder unit, all for year round residential use. The 7 new units will each have a 10 X 10 storage area in the cellar. 9 units will be sold and restricted to year round residential use. The bottom two new units will be handicap modifiable to accommodate persons with disabilities if needed. The last unit is 1900 sq. ft. and as yet is not designed and will probably be a two bedroom unit with an art/music studio which the Applicant intends to hold on to for his own

children so they too may be able to stay on the Vineyard if they choose. The two new 840 sq. ft. units on the ground floor will be deed restricted (T.B.D.) and overseen by the D.C.R.H.A. The condo documents will not allow transient rentals.

2. ADMINISTRATIVE SUMMARY

2.1 DRI Referral: Oak Bluffs Planning Board

2.2 DRI Trigger: 3.401a. 3.401 Any development, including the expansion of an existing development, which proposes to create or accommodate: a) ten (10) or more dwelling units.

2.3 Pre-Application meeting with staff: April 24, 2008

2.4 LUPC: Monday May 5, 2008

2.5 Site visits:

2.6 Public Hearing: Thursday May 22, 2008

3. PLANNING CONCERNS

3.1 Some Key Issues

- What are the impacts derived from the fact that the proposal is significantly larger in mass and scale than most buildings in the neighborhood? Is this too much intensity of use on this site (0.27 acres)?
- How will the addition of 9-10 residential units affect the neighborhood?

3.2 Environment

- **Vegetation:** All existing trees would remain. Several branches would be cut to accommodate the proposed upper floors of the modular units.
- **Habitat:** This is not an NHESP Habitat.
- **Landscaping:**
 - The landscape plan will consist of adding to the existing trees, adding various evergreens around the building, property perimeter and possibly on the roof deck itself, as per desires of the residents.
 - There would be a ground cover belt on the east, south, & west property bounds which would catch some of the rain run off from the parking area and the patio/garden.
 - A concrete patio along the south of the new units is proposed.
 - An existing stockade fence is proposed to be extended along part of the Arch Avenue border.
- **Open Space:** Patios and upper story decks are proposed for resident open space.
- **Lighting:**
 - Lighting would be low impact at grade for parking lot with wall sconces for door ways.
- **Noise:**
- **Energy/Sustainability:**
 - The project would be built under the Green Building Process. The Modular building companies the applicant is negotiating with have programs for construction under LEEDS, ENERGY STAR, and R-2000 criteria.
 - The applicant is working on grants, low interest loans, state and federal tax incentives etc. that are available for energy efficient multi-family housing.
 - He will be participating in the Commonwealth Solar program and has two solar systems in mind for the project:

- The first one is to install solar water heating panels to be used to pre-heat the water going to each unit's on-demand potable water heater.
- The second system will be a photovoltaic array to supply the electric demand of the common areas such as lighting for parking, stairwells, patio, roof deck, landscape, as well as the pump for the rain collection system which will provide water for outdoor water uses.
- Any excess power generation will feed the power grid and any financial return will subsidize condo fees.
- Any remaining roof area will be made available to any condo owner who wishes to install additional photovoltaic panels for their own use on a first come first serve basis.
- The applicant will have a bicycle rack (also counts towards a point in LEEDS)
- **Waste Management:** Trash will be enclosed in wooden shelters along fence on Arch Ave
- **Water:** Town water
- **Wastewater / Stormwater:**
 - The project would be connected to the town sewer.
 - The property is located at an elevation of approximately 15 feet elevation. The soil type on site is Carver loamy coarse sand. This soil has a high capacity to infiltrate runoff.
 - There will be a significant increase in the impervious surfaces of buildings. The existing footprint is approximately 2900 square feet in area and the proposed area to be added is about 1900 square feet. In addition there is a stamped cement patio, decks and other surfaces that will generate less runoff such as RAP parking areas and on a portion of Arch Avenue. The parking area is about 3400 square feet in 21 spaces. The area of Arch Avenue to be improved with RAP is not specified.
 - The Applicant plans to install a 1500 gallon tank for roof runoff that will be used to irrigate plantings with an overall to discharge excess runoff into the leaching system. This is a good approach to handling roof water that is uncontaminated and will reduce the requirement for water from the Town that is under a summer season water ban.
 - A one inch storm will generate about 2700 gallons of runoff from the estimated footprint (at 90% runoff). The proposed rain storage system will hold about 55% of a one inch storm before discharging into the leaching system.
 - The Applicant indicates that, from experience, the plan for 4 leaching basins should be adequate to handle a 10-year storm. However, our policy calls for a design goal of handling the 25 year return storm on site.
 - Although stormwater runoff from the site will not discharge directly to a surface water body, Bill suggests that an engineer should be involved in the design of this stormwater system to minimize discharge to the Town roads and stormwater system.

3.3 Transportation

- **Traffic Scope:** The Applicant is requesting a waiver from a traffic study based on the reduction in trips from previous uses of the property and the relative minor impact on trip generation compared to the deli across the street and business use in general.
- **Access:**
 - Dukes County Avenue and Arch Avenue.
 - Arch Avenue is a dead-end paper road that is divided in the middle by very old oak trees that have acted as the de facto property border for a long time.
- **Parking:** The project would have more than 2 parking spots per unit with 22 on site spaces.

- **Trip Generation:**

- The ITE trip generations figures for apartments (LUC 220) is 7 trips per day per unit, .44 trips per unit during the morning peak hour and .52 trips per unit during the evening peak hour.
- The daily trip generation for the complex would thus be estimated to be:
 - 70 trips per day (7 x 10).
 - 4.4 trips during the morning peak hour
 - 5.2 trip during the evening peak hour

- **Mass Transit:**

- The Vineyard Transit Authority (VTA) Route No. 7 comes within one block of this project. The service is provided throughout the year, with a more frequent schedule in the summer.
- The town has funded a one-year shuttle bus with off-site parking that will serve Dukes County Avenue from May to September 2008.
- The applicant will have a bike rack on the property.

3.4 Affordable Housing

- The Applicant's stated goal of the project is to provide housing for year round residents and to sell them within the 120 to 150 percent AMI guide lines.
- This is not a subsidized project.
- The condo documents will not allow transient rentals.

3.5 Economic Impact

- The applicant is paying the cost to be tied into the Town's Water and Sewer.
- All 10 condominium residences will be paying residential property taxes.
- The provision of needed affordable / community housing to essential workers is an economic benefit to the entire Island.

3.6 Scenic Values

- **Streetscape:** The existing streetscape would be improved with new plantings and less clutter.
- **Building Massing:** The proposed addition is quite large with a three story wall approximately 90 feet long.
- **Architectural Detailing:** The proposal has been designed by the Applicant in consultation with the modular home builders.
- **A.D.A. Accessibility:** The bottom two new units will be handicap modifiable to accommodate persons with disabilities if needed.

Local Impact/Abutters

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4. CORRESPONDENCE – NO CORRESPONDENCE YET

4.1 Town Officials:

4.2 Island Organizations:

4.3 Public: