



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

Martha's Vineyard Commission

DRI # 617 Fortune World

MVC Staff Report – 2008-07-21

1. DESCRIPTION

- 1.1 Applicant:** Fortune World LLC, Danny Chan, Peter MacLean (Breese Architects)
- 1.2 Project Location:** 6 Sea View Avenue Extension, Oak Bluffs, Map 9 Lot 41.1 (4,985 sf, 0.11 acres)
- 1.3 Proposal:** To demolish an existing 1-story 2-bedroom multi-use building and replace it with a new 2-story 2-bedroom multi-use building.
- 1.4 Zoning:** B-2 Commercial. The project is in the Copeland DCPC and Cottage City Historic District.
- 1.5 Local Permits:** Building permit, ZBA for pre-existing non-conforming setbacks;
- 1.6 Surrounding Land Uses:** Business. The site is located at the beginning of the North Bluff between a bank and the Lookout Tavern.
- 1.7 Project History:** The one-story building was built in 1940 and was divided down the middle creating two separate long, thin units. The building has been empty for the past few years since a fire wrecked part of the inside. Before that the building was used intermittently as a retail store on one side and a residential unit on the other.
- 1.8 Project Summary:** To demolish an existing 1-story 2-bedroom multi-use building and replace it with a new 2-story 2-bedroom multi-use building. The existing building has a footprint of 1,300 sf and the new building would have a 1,400 sf footprint and 2,800 gsf.

2. ADMINISTRATIVE SUMMARY

- 2.1 DRI Referral:** ZBA, Adam Wilson, Oak Bluffs Zoning Administrator
- 2.2 DRI Trigger:** 3.301a and 3.301e. 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; or e) any change of use, or increase in intensity of use (including conversion of basements, storage space or other exempt floor space to active floor space) with the concurrence of the Martha's Vineyard Commission;
- 2.3 Pre-Application meeting with staff:** July 10, 2008
- 2.4 LUPC:** July 21, 2008
- 2.5 Site visits:**
- 2.6 Public Hearing:** August 14, 2008

3. PLANNING CONCERNS

3.1 Some Key Issues

- Regional
- The site is a very visible location from the SSA Terminal and Pier.
- Local
- The neighborhood has been subjected to a number of DRI's recently with abutting and nearby buildings.

3.2 Environment

- **Vegetation:** The site has little vegetation
- **Habitat:** This is not an NHESP habitat.
- **Landscaping:** The property would be mostly building and driveway/parking with some foundation plantings.
- **Open Space:**
- **Lighting:**
- **Noise:**
- **Energy/Sustainability:**
- **Waste Management:**
- **Water:** Town Water
- **Wastewater / Stormwater:**
 - The property is situated at approximately 20 feet elevation.
 - The soil type found in the area is Carver loamy coarse sand that is extremely well drained. The property slopes somewhat back toward the Harbor.
 - Steps should be taken to minimize stormwater runoff leaving the property and eventually enter the Harbor that may include:
 1. Roof gutters with collected runoff going in to dry wells or infiltrators.
 2. Minimize addition of impermeable cover from parking or driveways.
 3. Direct runoff from impervious parking and travel surfaces in to catch basins and leaching facilities or into a vegetated swale for infiltration.
 - The project will be tied in to Town water and sewer.

3.3 Transportation

- **Access:**
 - Plans show a new curb cut and 9' wide driveway along the north side of the property (between this building and the Lookout Tavern) leading to two parking space in the back. The new site access/driveway abuts the Lookout Tavern entrance.
 - The plans also show an easement that connects to Pasque Avenue along the back of the Surfside Parking lot behind the Lookout Tavern.
 - There would be a loading dock in the back of the building.
- **Parking:** Two parking spots in the back.
- **Traffic Summary:**
 - The property is located within the Oak Bluffs business district, where commercial development is encouraged to occur.
 - The local Town By-laws do not require parking in the B-2 District. Parking within the business district is largely shared.
 - The property is located within walking distance of all of Oaks Bluffs ferry terminals and is one block from the VTA Oak Bluffs hub.
 - The ITE trip generation for apartments (220) is 7. The two apartments would thus be expected to generate 14 trips (7 in and 7 out) per day. This could be less considering the central location of this site.

- The type of retail has not been determined yet so the number of trips cannot be estimated yet. People who drive to downtown Oak Bluffs generally park once and make multiple visits to different retail and restaurant establishments.
- Sightlines for the new curb cut should be reviewed.

3.4 Affordable Housing

- The applicant has not proposed a specific use for the commercial space yet.

3.5 Economic Impact

-

3.6 Scenic Values

- **Streetscape:** The proposed building is bigger than what exists but is generally in keeping with the size and style of the commercial part of the neighborhood.
- **Building Massing:** The proposed building appears to be fit in with the scale of the Lookout.
- **Architectural Detailing:** The architects have used elements of the neighborhood in designing this renovation. The Applicant is considering using a natural stone veneer for either the first floor or for the whole building.
- **A.D.A. Accessibility:** A new A.D.A. ramp is proposed to bring the project into compliance.

3.7 Local Impact/Abutters

- The new site access/driveway abuts the Lookout Tavern entrance.

4. CORRESPONDENCE – NO CORRESPONDENCE YET

4.1 Town Officials:

4.2 Island Organizations:

4.3 Public: