



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

Martha's Vineyard Commission

DRI # 635 – MVTV New Building

MVC Staff Report – 2012-01-19

1. DESCRIPTION

- 1.1 Applicant:** Steve Warriner (MVTV Manager); Anne Lemenager (MVTV); Bruce MacNelly (Architect); Chris Alley (Engineer).
- 1.2 Project Location:** Edgartown-Vin. Haven Road, Oak Bluffs Map 56 Lot 13.2 (1.5 acres)
- 1.3 Proposal:** The application is for a 6,600 s.f. Community Media Center, with attached 620 s.f. garage, to serve as the new headquarters for MVTV.
- 1.4 Zoning:** R-3 Residential. The proposal needs to qualify as an educational use to be located in the R-3.
- 1.5 Local Permits:** Building Permit; Site Plan Review; Planning Board; Board of Health.
- 1.6 Surrounding Land Uses:** Rural residential and institutions such as a church, funeral home, and Freemasons hall.
- 1.7 Project History:** The site is currently woods with primarily scrub oak and pitch pine.
- 1.8 Project Summary:**
- The application is for a 6,600 s.f. Community Media Center, with attached 620 s.f. garage, to serve as the new headquarters for MVTV. MVTV is a 501(C)(3) non-profit.
 - The program includes: studios with related control and support facilities; classroom space; editing and equipment rooms; and offices for administrative staff. With the exception of the offices and some storage areas, all of these elements are available for community use.
 - The structure would be a metal building with shingle siding on all four sides.
 - The Lot is 171 feet wide and the building is 76 feet at its widest.
 - The Applicants plan to access the lot via the curb cut for the World Revival Church per the MVC DRI 593 Decision.
 - The project may be phased depending upon fundraising.
 - Parking would be behind the building with 15-20 spaces.
 - The property is owned by Charles Frazier who has given permission for the proposal to go through the DRI process.

2. ADMINISTRATIVE SUMMARY

- 2.1 DRI Referral:** January 3, 2012 by Jim Dunn the Oak Bluffs Building Inspector.
- 2.2 DRI Trigger:** 3.1a (2,000 sf or more) and 3.1h (Commercial parking of 10 or more...)
- 2.3 Pre-Application meeting with staff:** December 15, 2011
- 2.4 LUPC:** December 19, 2011; **January 23, 2012 (Post P.H. Review)**
- 2.5 Site visits:** January 19, 2012
- 2.6 Public Hearing:** January 19, 2012; **January 26, 2012 -Deliberation & Decision**

3. PLANNING CONCERNS

3.1 Some Key Issues

- Does the proposal meet zoning? Is MVTV an educational service?
- Can the development area be minimized further?

3.2 Environment

- **Vegetation:** The site is currently woods with primarily scrub oak and pitch pine.
- **Habitat:** The project is in NHESP priority habitat. The site is 1.5 acres and the NHESP usually does not deal with single projects on lots this size.
- **Landscaping:** The proposal is set well back from the road and the existing woods in front will remain outside of the access road. The applicant plans to create a lawn in front of the building above the septic leaching area. The engineer has said that if they used an H-20 septic leaching system they could put the leaching field under the parking lot and thereby remove the need for a lawn in front.
- **Open Space:** More than 50% of the existing vegetation will remain.
- **Lighting:** The lighting will be minimal similar to the current studio.
- **Noise:** The building will be sound-proofed.
- **Energy/Sustainability:**
- **Waste Management:**
- **Water:** The project will have Town water.
- **Wastewater / Stormwater:**
 - The site is located at an elevation of about 70 to 80 feet. The soil on site is Carver loamy coarse sand on slopes of 3 to 8 percent. Carver soil has a large capacity to rapidly infiltrate water. Groundwater is expected at a depth of 70 feet (plus/minus) below grade.
 - There should be no physical constraints on disposal of wastewater or stormwater due to the soil type and site elevation.
 - The site is within the Sengekontacket Pond watershed. This Pond is a nitrogen sensitive coastal pond. The nitrogen load limits for Sengekontacket is 4.1 kg/ac/yr. The nitrogen load limit for this property is 6.15 kg/yr.
- **Nitrogen Loading:**
 - The calculated nitrogen load based on sq footage with a Title 5 septic system would be 10.14kg/yr. If a denitrifying system is used, the building wastewater nitrogen load would be 4.99 kg/yr. Runoff from the roof and parking area to drywells and vegetated areas would contribute an additional .88 kg/yr.
 - Thus the total nitrogen load for the project with a denitrifying system will be 5.87kg/yr, which is below the allowed limit for the Sengekontacket watershed.
- **Stormwater:**
 - Roof and parking lot runoff is to be diverted to vegetated areas. The parking area should have minimal impervious surfaces.

3.3 Transportation

- **Access:** The applicant plans to access the lot via the curb cut for the World Revival Church per the MVC DRI #593 Decision.

- **Trip Generation:**
 - MVTV staff stated that most of their traffic is drop-off and pick-ups. At full capacity, the studio can have between 20 – 30 people in it at one time, but typically, 10 – 15 people maximum are usually there on a day to day basis.
 - The project trip generation was based on *ITE, Trip Generation*, 8th Edition, with the following class codes; 710 (General Office), and 714 (Corporate Headquarters). This proposed use is expected to generate between 50 - 70 daily trips at the site driveway.
 - Based on this evaluation, the ITE numbers represent the worst case scenario versus actual numbers provided by MVTV staff. Traffic generated by this use is minimal and will not have a significant impact on the Edg.-Vin. Haven Road.
- **Sight Lines:**
 - The posted speed limit just west of the World Revival Church is 35 mph. The corresponding required sight distance for 35 mph is 250 feet. Sight lines at the World Revival Church driveway are approximately 375 feet looking left and well over 600 feet looking right, which is adequate for the posted speed limit.
 - The posted speed limit just east of the Gleason-Cole Funeral Home driveway is 45 mph. The corresponding required sight distance for 45 mph is 360 feet. At the existing Gleason-Cole Funeral Home driveway, the sight lines are in excess of 600 feet looking in both directions, making sight lines at this location slightly better.
- **Parking:**
 - The applicant stated that they have enough parking for their day to day operations but there could be occasions when they could use more. The applicant will look into connecting with neighbors and providing some of their own overflow on grass.
 - The applicant provided a parking plan that shows 21 spaces and a 2 car garage that is attached to the building with overflow parking on the grass. According to the ITE manual, *Parking Generation*, 3rd Edition, 2004, Land Use Code 710, General Office would require 18 total spaces. The proposed parking lot would meet the demand.
 - Oak Bluffs Zoning By-Laws do not have off-street parking requirements outside of the B-1 District.
- **Potential Mitigation for Consideration:**
 - The applicant should talk to both neighbors (The church and the funeral home) about sharing parking.
- **Traffic Summary:** LUPC waived the need for a traffic study on December 19, 2011

3.4 Affordable Housing

- The MVC has an unwritten policy not to apply its Affordable Housing Policy to municipal or religious entities.

3.5 Economic Impact

- MVTV currently employs 4 full time year-round employees. It is anticipated that the expansion may require 1 or 2 additional full time staff in the future.

- The current hours of operation are Monday – Friday, 9:00 am – 5:00 pm year-round with some evening classes and lectures
- It is anticipated that the new facility will maintain the current hours of operation with some additional classes/lectures during the day or evening.
- It is not anticipated that the proposed project will have an increased impact on municipal services such as police and fire because the development is located within a developed area with other public and private non-profit facilities such as the High School, YMCA, MV Community Services, and Island Elderly Housing.
- The applicant currently pays a fee to the Martha’s Vineyard Regional High School to utilize its current location.
- MVTV’s proposed new location will be exempt from commercial property taxes as a public non-profit. However, the applicant may consider an annual payment in lieu of taxes to the Town of Oak Bluffs but preferably after the new building has been operational for at least three years.

3.6 Scenic Values

- **Streetscape:** The building is large but will be set back more than 150’ from the road with existing vegetation being retained in the front and back.
- **Signage:** Are the letters “MVTV” really going to be as big as represented in the elevations?
- **Building Massing:**
- **Architectural Detailing:** The building will be a steel structure that will be wrapped with panelized construction and shingled on the visible sides.
- **A.D.A. Accessibility:** The building will be A.D.A. accessible.

3.7 Local Impact/Abutters

- The impact on abutters should be minimal given the hours of operation and sound-proofing.

4. CORRESPONDENCE – NO CORRESPONDENCE RECEIVED YET

4.1 Town Officials:

4.2 Island Organizations:

4.3 Public: A letter signed by several residents of M.V. Forest Farms expressed their concerns and that they were pleased with a meeting they had with the manager and architect which addressed those concerns.