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## Martha's Vineyard Commission

### **DRI # 637-2 Leaf Mixed-Use MVC Staff Report – 2012-07-12**

#### **1. DESCRIPTION**

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- 1.1. Applicant:** Nils and Jayne Leaf; Chuck Sullivan (architect); Doug Hoehn (engineer); Colin Jones (Project Manager).
- 1.2. Project Location:** 284 Upper Main Street, Edgartown Map 20-A Lot 64 (0.23 acres)
- 1.3. Proposal:** To remove an existing residential house and guest house at 284 Upper Main Street and replace them with a three-story mixed-use building.
- 1.1. Zoning:** B-2 Business.
- 1.2. Local Permits:** Building Permit; Special Permit from the Planning Board;
- 1.3. Surrounding Land Uses:** A residence, Donaroma's Nursery, Edgartown Park and Ride, businesses.
- 1.4. Project History:** The Applicants were half of the team that were approved in 2011 in DRI 623-M (Wavelengths) down the street at 223 Upper Main Street to remove an existing one-story building and replace it with a three-story 5,309 sf mixed-use building. A similar slightly larger project at this location by the same applicants was referred on March 28, 2012. The Public Hearing was closed on May 17, 2012. At a subsequent Post Public Hearing LUPC the commissioners present expressed some reservations about the size of the proposal. The Applicants chose to withdraw their proposal from the MVC and re-apply with a revised plan.
- 1.5. Project Summary:**
- To remove existing residential house and guest house at 284 Upper Main Street and replace them with a three-story mixed-use building.
  - The new proposal would be a three-story mixed-use building with a full basement.
  - The new proposal would be 1,268 sf of commercial space on the 1,892 sf first floor with up to 3 units.
  - The new proposal would be 1,280 sf of office space on the 1,697 sf second floor with 2 office units.
  - There would be a three-bedroom apartment on the third floor (1,261) and a full basement.
  - The building would be 4,850 sf not including decks, balconies, and basement.
  - All commercial and residential units would be sold as condominium units if possible.
  - Currently at 284 Upper Main Street there is a single residence (1,747 sf living area) with a guest house (880 sf living area) in a business district. The main house is a 1.5 story cape built in 1960 with 3 bedrooms and the guest house is narrow with 2.5 stories and a tower built in 1964 with 1 bedroom.
  - The applicants withdrew a similar larger plan. This is a new proposal with a new public hearing process.

#### **2. ADMINISTRATIVE SUMMARY**

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- 2.1. DRI Referral:** Edgartown Planning Board; March 28, 2012
- 2.2. DRI Trigger:** 3.1a (Comm. Over 2,000 sf); 3.1b (Mixed Use); 3.1f (Change of Use).
- 2.3. LUPC:** The previous similar but somewhat larger proposal had LUPC on April 9, 2012 for traffic scope and a follow up LUPC on April 23, 2012. DRI 637-2 was at LUPC on July 2, 2012.
- 2.4. Site visits:** May 3, 2012 at 8:30 am
- 2.5. Public Hearing:** July 12, 2012 at 7:15 pm

### 3. PLANNING CONCERNS

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#### 3.1. Some Key Issues

- The exit into the Park and Ride runs along the property lines removing all of the vegetative screening and increasing the impact on abutters? The Town of Edgartown is requiring the Applicants to use and build this exit. What can the MVC do to resolve the difference of opinion with the Town of Edgartown about the desirability and design of this "service road"?
- How does the proposal fit the streetscape and neighborhood?
- Is this too much intensity of use for ¼ acre at a busy intersection?
- The proposal develops the majority of the site with either building or parking.

#### Environment

- **Habitat:** This is not designated as an NHESP habitat.
- **Vegetation:** Existing vegetative screening in front and back are proposed to be removed. A mature cherry tree in the front would be retained with this proposal. Plantings on the border to be retained.
- **Landscaping:** Most existing trees and plants within the property would be removed. The Applicants have said they will plant additional street trees along Upper Main Street in front of the new building.
- **Open Space:** This is a busy commercial area and located at a major traffic choke point. The proposed site plan leaves little room for open space. The Edgartown zoning for the B-II (Article X 10.5 a. 4) requires that "at least 20% of the lot shall consist of open space dedicated to natural or pedestrian use...". Article X 10.5 b. 4 requires that "Parking areas shall contain 250 sf of planted areas for every 1,000 sf of parking".
- **Lighting:** Minimum required by code to be downward shielded and on motion detectors.
- **Noise:**
- **Energy/Sustainability:**
  - The proposal is a new high efficiency building that will surpass the required Mass Energy rating by 20%.
- **Water:**
- **Wastewater / Stormwater:**
  - They would be connecting to the town sewer.
  - The property is located in the Zone II and contributes to the Eel Pond Watershed

#### Transportation

- **Traffic Summary:** A traffic scope was approved by LUPC on April 9, 2012. Charlie Crevo of C3 Consulting did the Traffic Impact Analysis (TIA). The LOS Analysis states that both driveways will operate at acceptable levels of service in the year 2012 during both AM and PM peak hours.
- **Crash Data:** A review of crash data revealed no crashes that can be associated with this address.
- **Sight Distance:** A sight line analysis is not required at this time because the proposed access is for entry only.
- **Trip Generation:**
  - According to the ITE Trip Generation the proposed uses will generate 122 daily trips. The retail uses will generate 93 daily trips (14 AM Peak, 6 PM Peak), the offices will generate 22 daily trips (3 AM Peak, 3 PM Peak), and the apartment will generate 7 daily trips (1 AM Peak, 1 PM Peak).

- There is currently a single-family house and guest house at 284 Upper Main Street. This use would generate 10 daily trips (1 AM Peak, 1PM Peak) if they are occupied.
- Based on the existing and the proposed use at this location, the proposed use will generate an additional 112 daily trips. Because of the proposed entrance only at the site driveway, these trips will not significantly impact the intersection of the proposed site drive and Upper Main Street.
- The previous uses at 223 Upper Main Street (Wavelengths DRI 623) according to the C3Consulting Traffic Report were estimated to generate a total of 16 peak hour trips. The hair salon and physical therapist were estimated to both generate 6 peak hour trips each and the five (5) apartment units were estimated to generate 4 peak hour trips. This proposal does not include the four (4) apartment units that were proposed by Wavelengths.
- **Parking**
  - The site plan shows 14 parking spaces including one for handicapped. There is also a truck delivery area.
  - The site abuts the Town Park and Ride.
  - The Edgartown Zoning By-Laws for the B-11 Upper Main Street District requires 1 space per 250 s.f. of office or professional use, 1 space per 350 s.f. of retail use, and 1 space per two bedroom dwelling. Based on the uses according to zoning, a parking supply of 14 spaces would be required for the revised proposal.
- **Access and Circulation:**
  - The access to the current residential property is on Upper Main Street at the Triangle.
  - The proposal is for entry only on the existing driveway with one way circulation through the property and exiting through a new access to the park and ride lot.
  - Although this will be located near one of the most congested intersections on the Island, the proposed enter only driveway will not create a problem or add to it.
- **Bicycle and Pedestrian:** There is a Shared Use Path (SUP) and sidewalks on Upper Main Street.
- **Public Transportation**
  - The Martha's Vineyard Transit Authority (VTA) provides bus service along Upper Main Street. Transit Routes 1 and 13 provide access to the Wave Lengths site.
- **Pedestrian and Bicycle:**
  - The Upper Main Street shared use path runs in front of the site.

### **Affordable Housing**

- According to the MVC Affordable Housing Policy, the recommended monetary mitigation for a commercial development of 4,850 total square feet is \$2,850. At the previous review the Applicant had offered to pay the recommended monetary mitigation, sell the condominium to a project manager at below market rate, and offer the existing buildings to Edgartown Affordable Housing.
- Additionally the applicant had offered to sell the three bedroom condominium residential unit at a reduced rate to a year-round employee who is the construction project manager and will be the future on sight manager of the condominium association.
- The applicant is also working with the Edgartown Affordable Housing Committee to begin compliance with the Edgartown Demolition Delay By-law for both the house and guest house to see if there is a possibility to move one or both of the housing units off site.

### **Economic Impact**

- All commercial and residential units would be sold as condominium units if possible.

- The Wavelengths Salon would move into one of the two office spaces on the second floor. The current hours of operation are 10 am – 6 pm Tuesday to Saturday and 9 am – 5 pm on Monday. There are 6 employees.
- The hours of operation and number of employees for the new commercial units is not known yet
- The proposed project is an allowable use in the B-II Upper Main Street District.
- The potential impact to schools are likely to be minimal since there will be one three bedroom condominium unit. The potential impacts to municipal services such as police and fire are likely to be minimal since the proposed project is located within a densely developed commercial area
- The creation of new commercial condominium units will provide business owners an opportunity to purchase commercial space.
- The proposed project will generate new commercial tax revenue for the town.

### **Scenic Values**

- **Streetscape:** The applicant has supplied two streetscape elevations showing the proposed building to scale on the site showing the building setback 31 feet and 40 feet. The building is significantly closer to the street than the immediately abutting properties. Staff notes that the proposal is within the required setbacks in the B-II zoning of 20-40 feet back from the paved road edge at 31 feet.
- **Building Massing:** The proposed building (4,850 sf) is significantly larger than the existing residence next to it at 288 Upper Main St. (1,080 sf) and the mixed-use building on the side closer to town at 282 Upper Main St. (2,280 sf).
- **Architectural Detailing:** The proposed building designed appropriately for the area and use.
- **A.D.A. Accessibility:**

### **3.2. Local Impact/Abutters**

- The proposed vehicular access/exit into the Park and Ride required by the Edgartown Planning Board would negatively impact the direct residential abutter by removing vegetative screening and increasing the amount and proximity of traffic to their backyard. A neighbor has expressed their concerns that there is too much activity proposed on the site; not enough setbacks; too much parking and a loss of vegetative screening.

## **4. CORRESPONDENCE**

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### **4.1. Town Officials:**

### **4.2. Island Organizations:**

### **4.3. Public:**