

# **Additions and Renovations to 47 East Chop Drive, Oak Bluffs**

Application upon referral to the Martha's Vineyard Commission

## List of Required and Supplemental Documents

Permitting Summary  
Abutters Map  
Abutters List/mailing labels (2 pages)  
Deed (2 pages)  
Locus Map  
Site Plan - Existing  
Site Plan - Proposed  
Site Plan - Landscaping (required by Oak Bluffs Conservation Committion)  
Street Elevation Comparisons  
Proposed Additions and Renovations Plans  
Additional Elevations  
Description of Proposed Development and Summary of Impacts

# Additions and Renovations to 47 East Chop Drive, Oak Bluffs

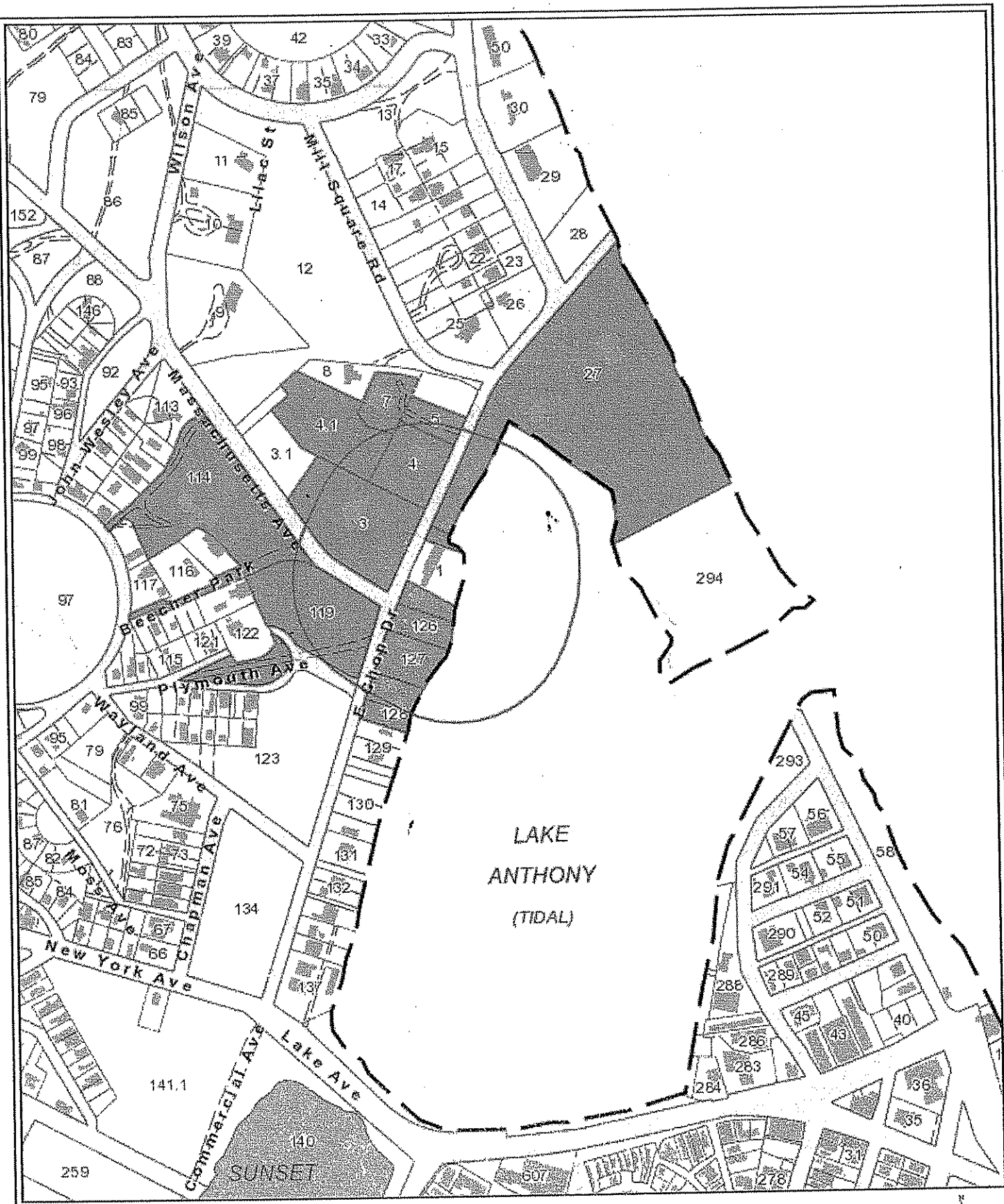
## Permitting Summary to-date.

- arch 2011 - Upon Application to the Conservation Commission, the project was referred to the Plan Review Committee for the Floodplain Overlay District where it received verbal comen-tary by the Building Inspector, Zoning Board and Conservation Commission - the only Town Board represented at the hearing. The hearing was advisory in nature and the areas of Conservation and Zoning were flagged as being of special concern.
- March 2011- Conservation Commission (DEP file number SE 053-063) There were extensive hear-ings held on this project as the Commission required the applicant to design and agree to extensive work along the harbor front not directly related to the construction work at hand. A Final Order of Conditions was issued on October 28th, 2011
- October 2011
- December 2011 Oak Bluffs Wastewater Commission allowed the 2 additional bedrooms
- December 2011 In applying for a Building Permit (a prerequisite for appearing in front of the Oak Bluffs Zoning Board of Appeals) Approvals were "signed off" by the Oak Bluffs Assessors, Tax Collector, the Water Department and the Board of Health.

Analysis of Overlay Districts and DCPC's as they apply to this project:

Name	Applicable	Notes
Floodplain District	Yes	Special Permit to Construct Addition, increase Floor Area, Plan Review
Healthcare Dsistrict	No	
Water Resource Protection District	No	
Wireless Communication District	No	
DCPC's		
13 Coastal Reg's	No	Applies to new principal structures (we're pre-existing)..
18 a. Coastal District	No	(exempt from Beach Club around to Canonicus)
18 b. Island Road District	No	
18 c. Special Places District	No	
18 d. Copland Disctrict	No	
18 e. Oak Bluffs Harbor District	Yes	Requires Site Plan Review
18 f. Southern Woodlands District	No	

- February 2012 Appeared in front of the Oak Bluffs ZBA - applicant withdrew based on comments
- Feburary 2012- Redesign of project to reduce by one story in height with a minor reduction in footprint  
April 2013
- June 26, 2013 ZBA Hearing - Applicant requested a continuance due to minimal ZBA quorum
- uly 18, 2013 Oak Bluffs Town Counsel refers project to the MVC

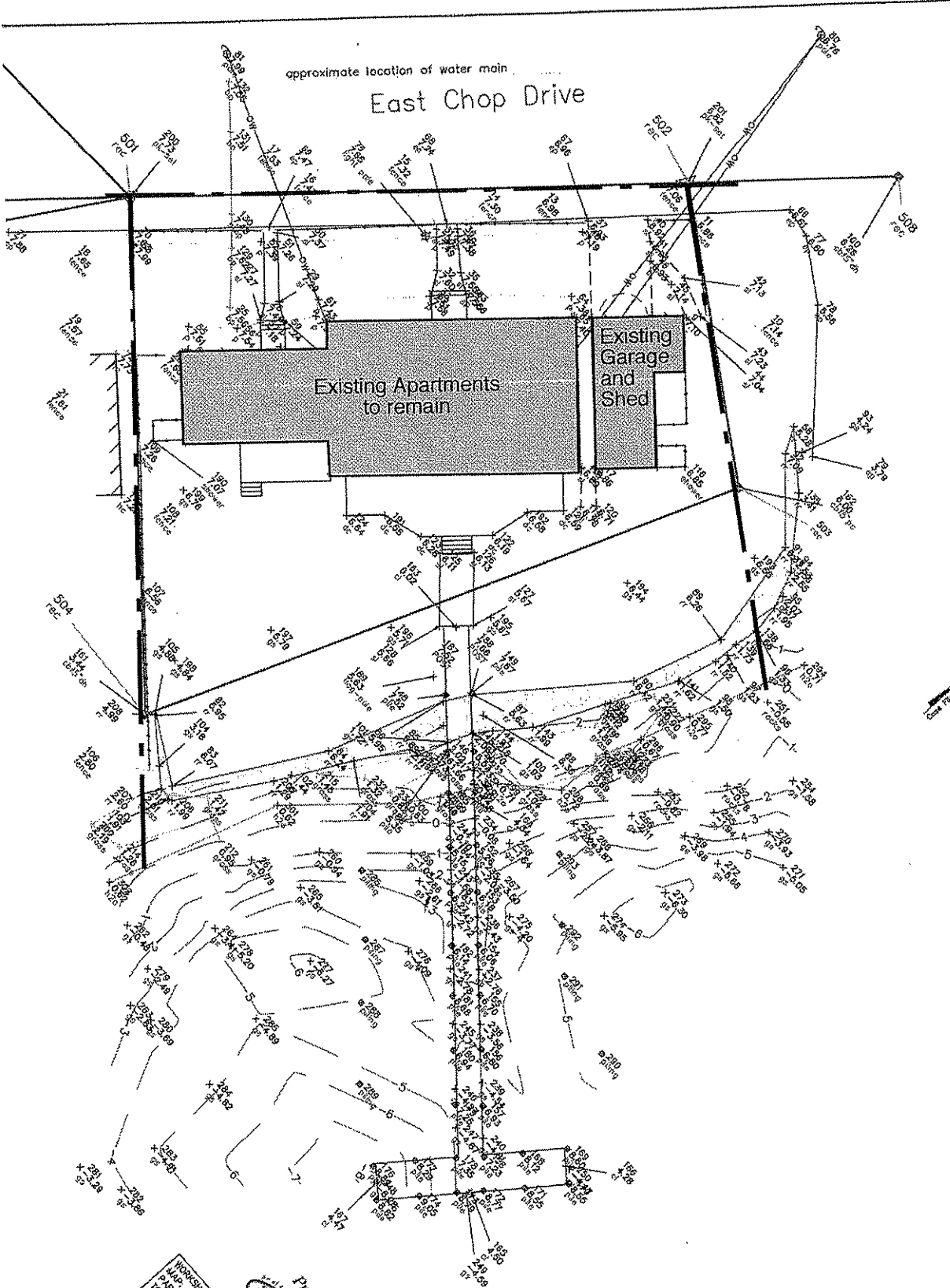


Abutters to 74 East Chop Drive  
 Oak Bluffs, MA  
 1 Inch = 345 Feet  
 October 03, 2013



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

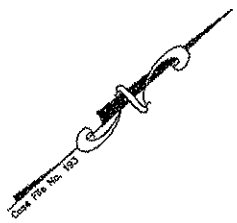
www.cai-tech.com  

approximate location of water main  
 East Chop Drive

Existing Apartments  
 to remain

Existing  
 Garage  
 and  
 Shed

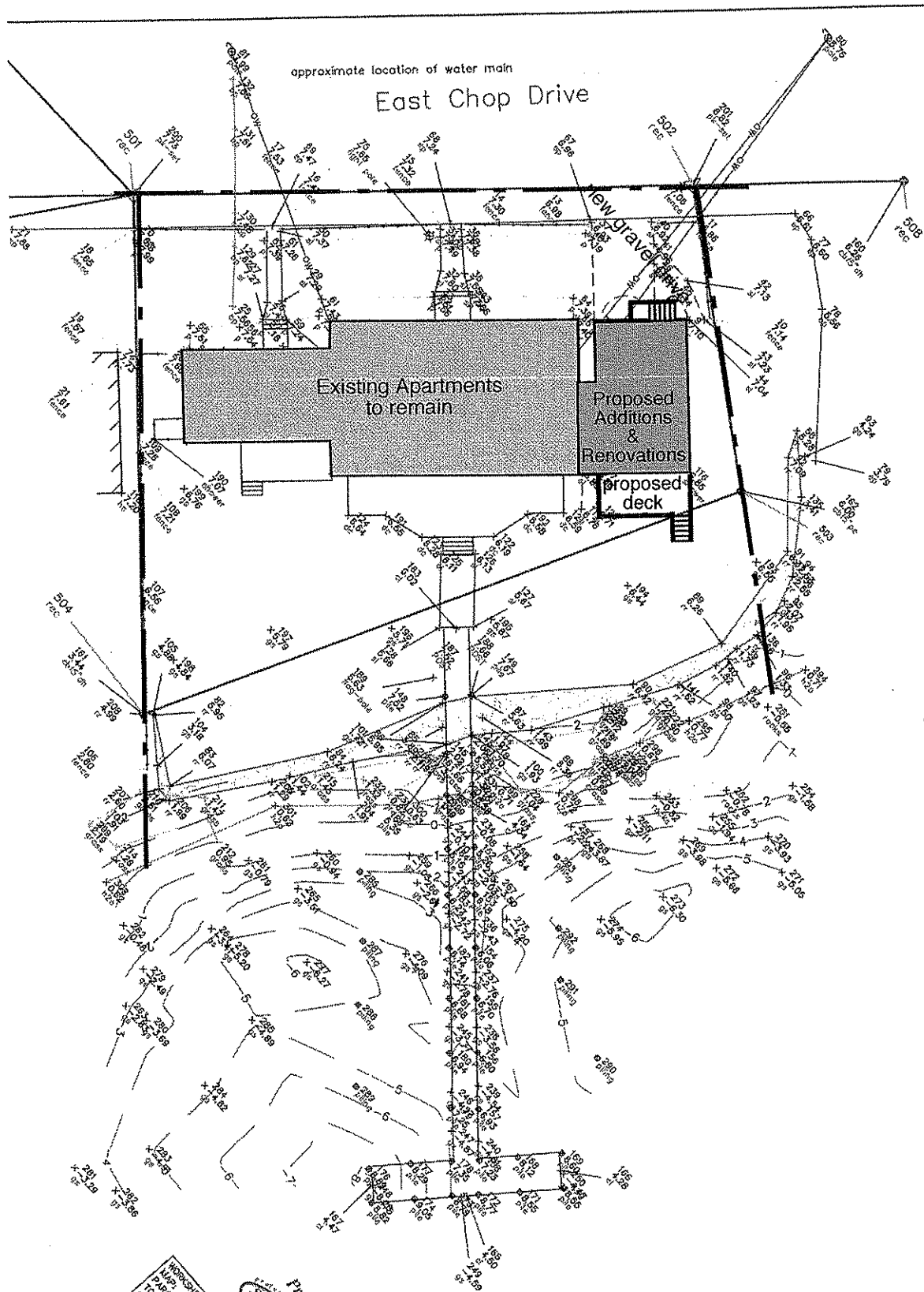


PROCESSED FOR: **Sound Engineering Group**  
 Parcel 3  
 47 East Chop Drive, MA  
 DATE: 10/20/11  
 PREPARED BY: [Signature]  
 JOB NO.: 100100  
 DRAWING NO.: 100100A  
 DATE: 08/08/08  
 SCALE: 1" = 30.0'

# 47 East Chop Drive Oak Bluffs, MA

scale: 1" = 30.0'  
 1 October 2011

existing plan



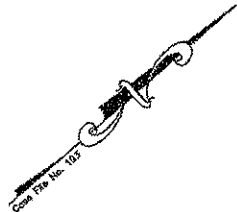
approximate location of water main

East Chop Drive

Existing Apartments to remain

Proposed Additions & Renovations

proposed deck



PRELIMINARY  
 SOUTHWELL ENGINEERING  
 1000 WEST STREET, SUITE 100  
 OAK BLUFFS, MA 01903  
 TEL: 508-339-1100  
 FAX: 508-339-1101  
 WWW.SOUTHWELL-ENGINEERING.COM

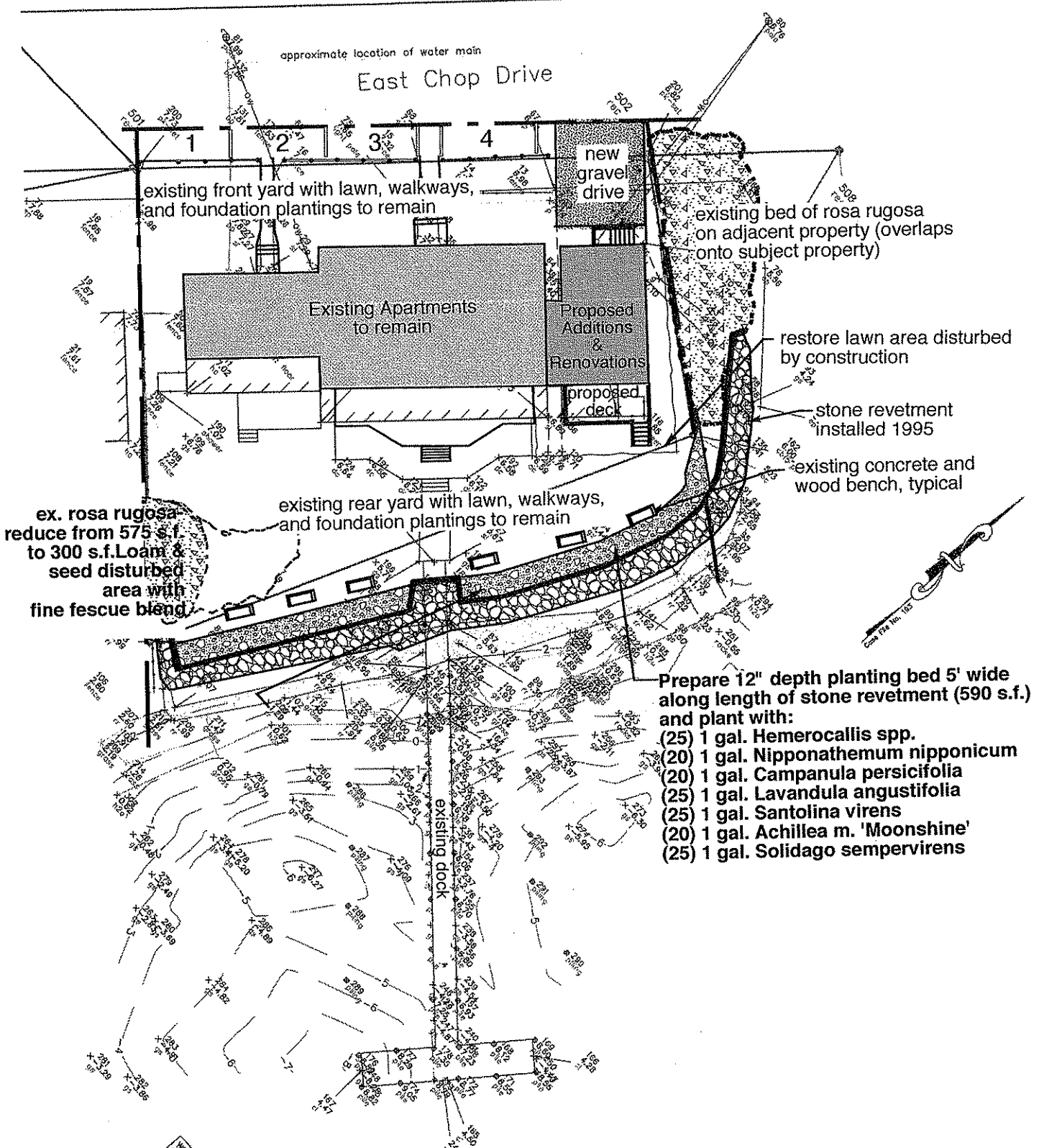
REQUEST FOR QUOTE  
 MAP: S  
 PROJECT: Oak Bluffs, MA  
 SCALE: 1"=30.0'  
 SHEET NO. 1 OF 17

FOR NO. 100000  
 DRAWING NO. 100000  
 DATE: 09/20/10

proposed plan

# 47 East Chop Drive Oak Bluffs, MA

scale: 1" = 30.0'  
1 October 2011



ex. rosa rugosa  
reduce from 575 s.f.  
to 300 s.f. Loam &  
seed disturbed  
area with  
fine fescue blend

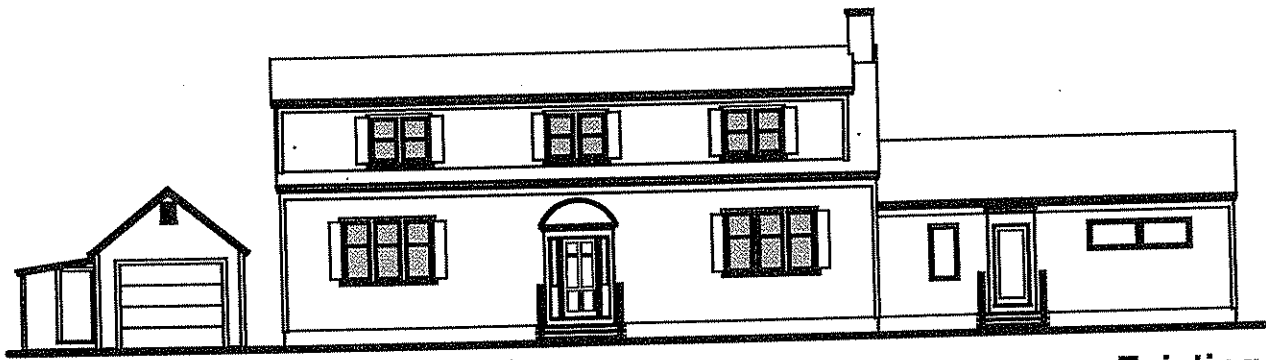
Prepare 12" depth planting bed 5' wide  
along length of stone revetment (590 s.f.)  
and plant with:  
(25) 1 gal. Hemerocallis spp.  
(20) 1 gal. Nipponathemum nipponicum  
(20) 1 gal. Campanula persicifolia  
(25) 1 gal. Lavandula angustifolia  
(25) 1 gal. Santolina virens  
(20) 1 gal. Achillea m. 'Moonshine'  
(25) 1 gal. Solidago sempervirens

PREPARED FOR: OWNER  
 MAP: 1  
 PROJECT: Oak Bluffs, MA  
 SCALE: 1" = 30'  
 PREPARED BY: **Southern Group**  
 PRELIMINARY  
 DATE: 08/20/11  
 DRAWING NO.: 10000  
 SHEET NO.: 1 OF 1

**landscape plan**

# 47 East Chop Drive Oak Bluffs, MA

scale: 1" = 30.0'  
1 October 2011



Existing



1st Proposed

*(this scheme was issued a Final Order of Conditions and initially submitted to the Oak Bluffs ZBA)*

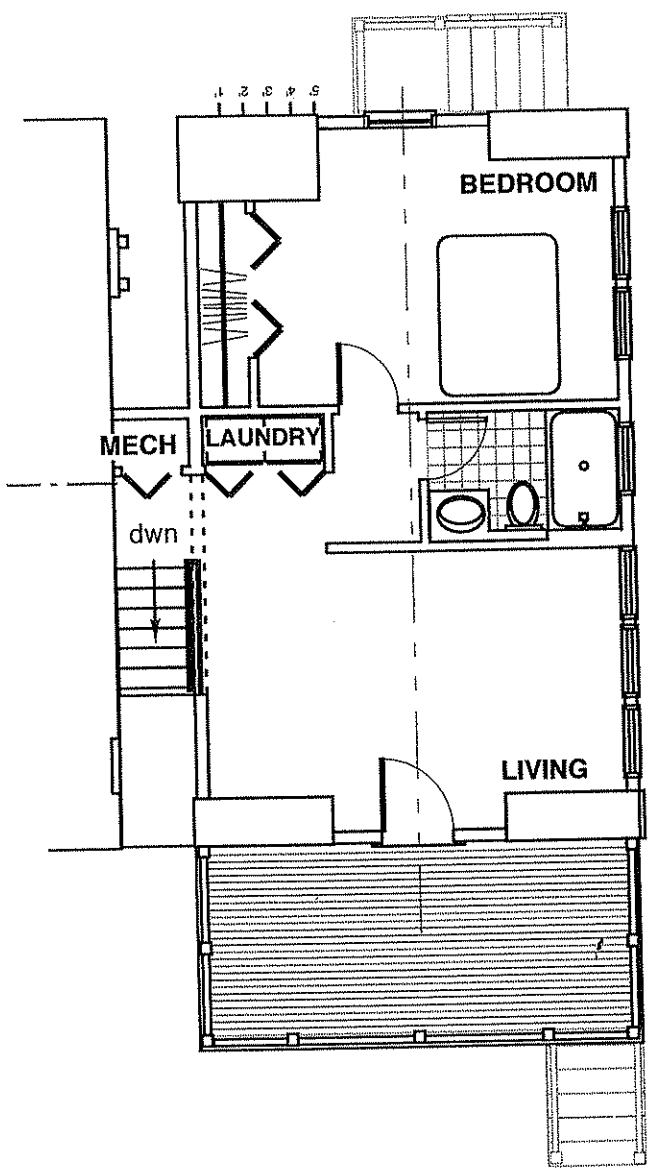


Currently Proposed

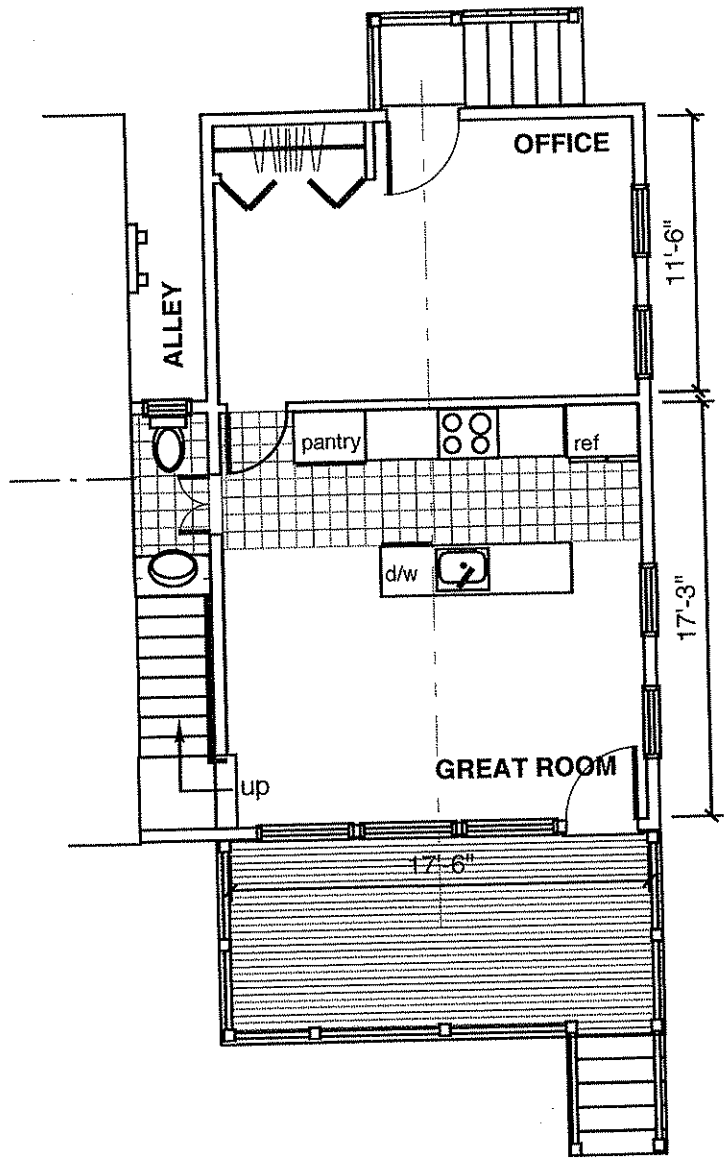
**47 East  
Chop Drive  
Oak Bluffs, MA**

**street front elevations comparison**

scale: 1/16" = 1'-0"  
1 October 2011



**2**



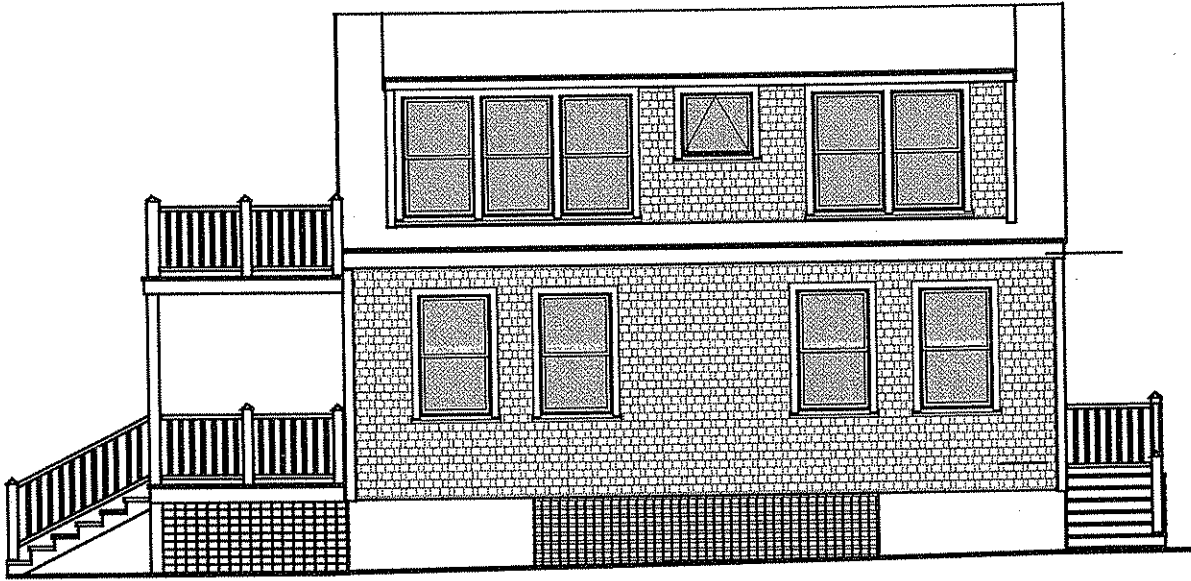
**1**

**proposed additions  
and renovations plan**

**47 East  
Chop Drive  
Oak Bluffs, MA**

scale: 1/8" = 1'-0"  
1 October 2011





Northeast (side) Elevation



Southeast (harborfront) Elevation

additional elevations

**47 East  
Chop Drive  
Oak Bluffs, MA**

scale: 1/8" = 1'-0"  
1 October 2011

# Additions and Renovations to 47 East Chop Drive, Oak Bluffs

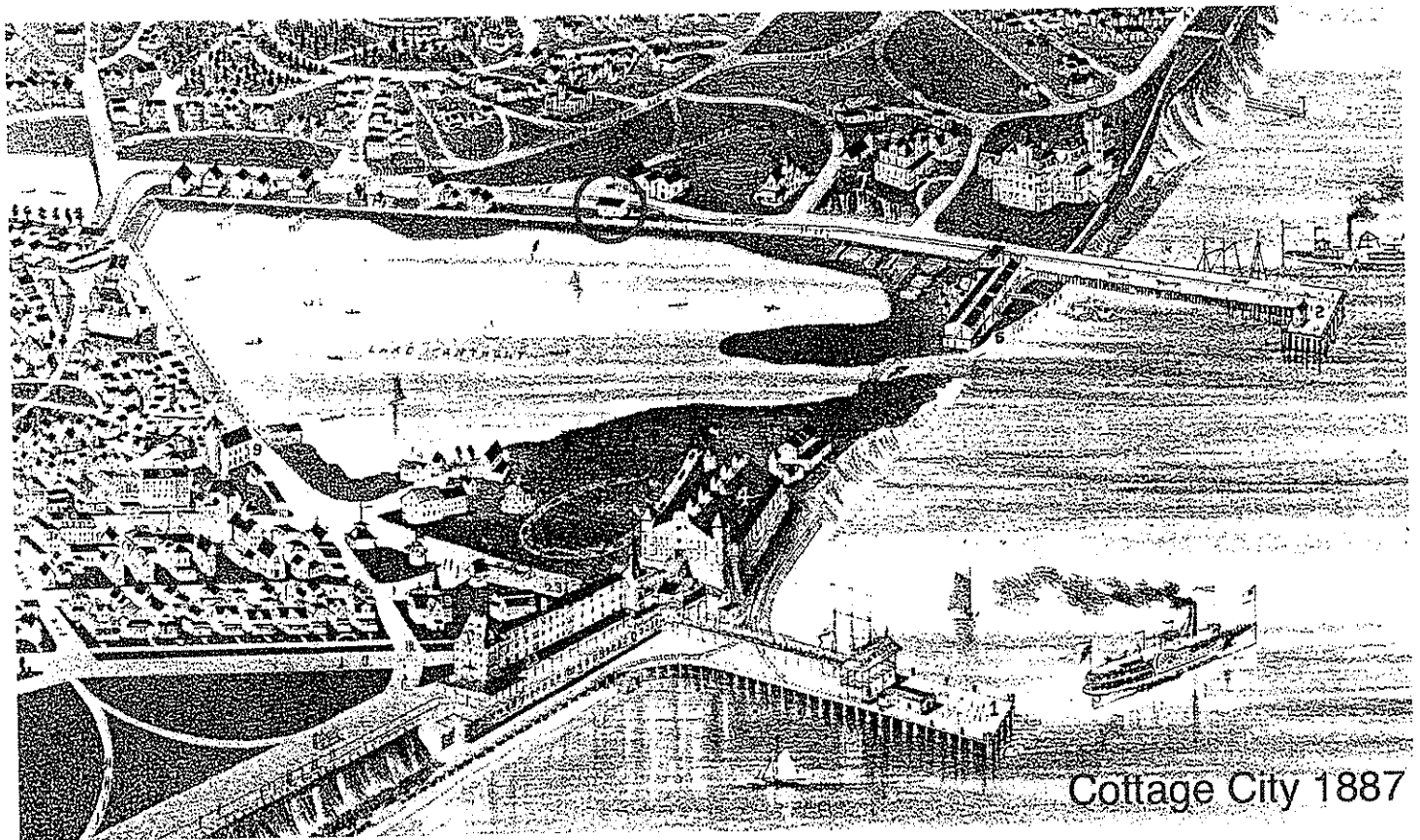
## Description of Proposed Development and Summary of Impacts

### Early History

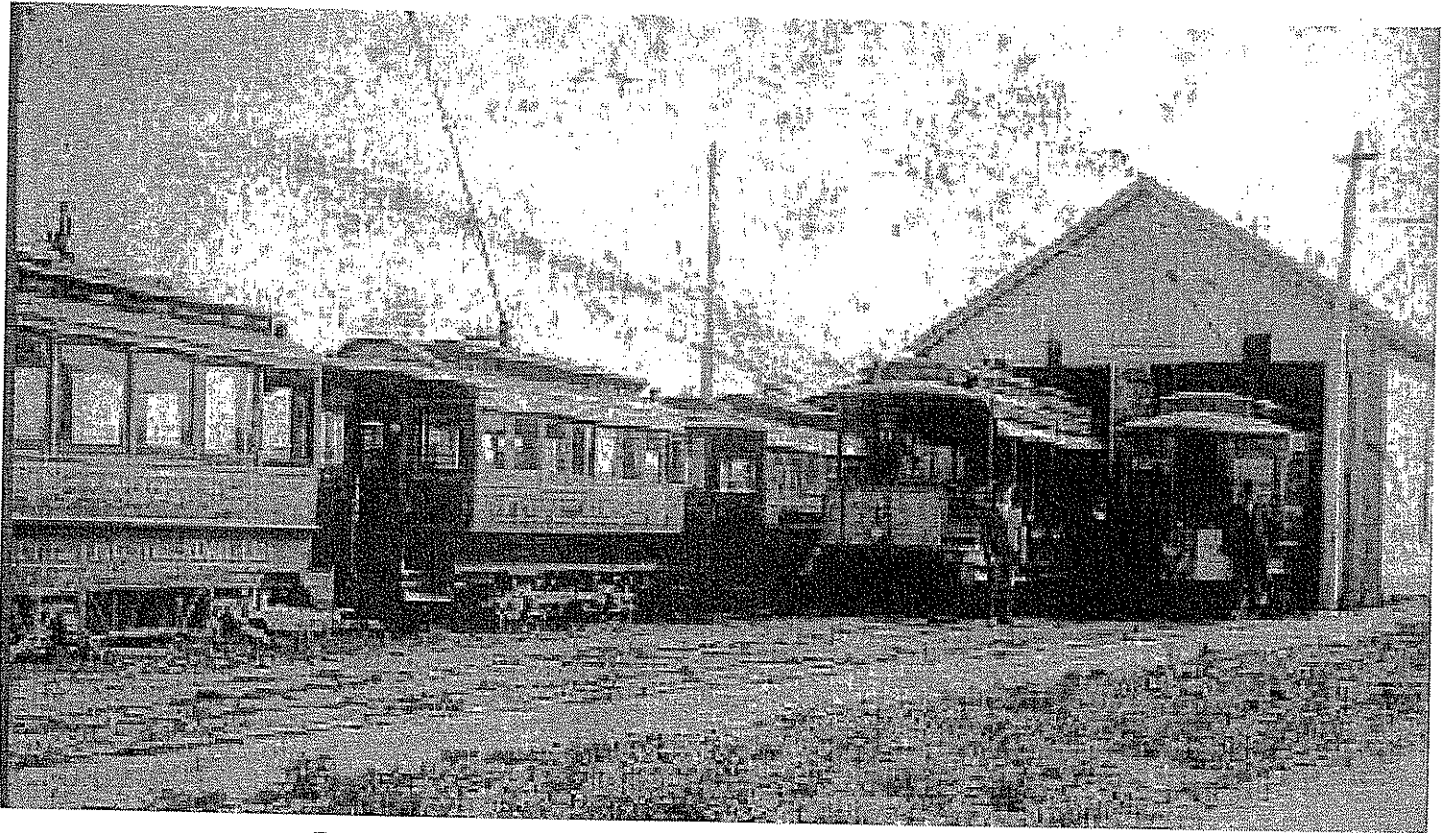
The building currently known as 47 East Chop Drive was, based on mapping and photographic evidence, built as a trolley barn for the Cottage City Street Railway prior to 1879. Trolleys initially ran from the nearby Campground Wharf (site of the present day East Chop Beach Club's parking lot) to the Martha's Vineyard Camp Meeting Association, looping around Trinity Circle. To the best of our knowledge the current 47 East Chop Drive has NEVER been used as a single family residence. The Weley House at one point owned it and rented rooms there. The immediate prior owners, the Louds, used the building as 5 rental apartments, a use that has carried on through the 20 years the Applicant, Mr. Giniewicz has owned the property.

### Commercial Avenue

This section of East Chop Drive was called originally known as "Commercial Avenue" reflecting the actual use of the buildings along the street. Along the waterfront ran a boardwalk connecting the Campground Wharf to the Campground. The buildings housed various businesses catering to the traveling public and tourists. After the Campground wharf fell into disuse, most of the businesses moved on as well. Ultimately when Zoning was adopted in Oak Bluffs the area was deemed "residential" and 47 East Chop Drive was "pre-existing, non conforming".



*part of the 1887 Bird's Eye View of Cottage City  
The Trolley Barn also appeared in the rare 1879 Bird's Eye View.*



*Earliest known photograph of 47 East Chop Drive being used as the Trolley Barn for the Street Railway.*

## **Proposed Development**

The Applicant wishes to alter and add to the existing accessory building to expand it from a remote bedroom with bath to a 1 1/2 story 2 bedroom Owner's Unit. The work would "square off" the building footprint and attach it to the adjacent main building.

## **Summary of Impacts**

The work actually increases the permeable area on the site.

The work raises the construction above the flood plain.

The work reduces the building count on the site from 2 to 1 (this aspect would conform to Zoning Reg's)

The work creates a planted barrier between the property and the harbor to filter Nitrogens.

The Applicant has already been instrumental in bringing Municipal Sewer lines to East Chop Drive, eliminating septic systems leaching into Oak Bluffs Harbor. The new work would hook into this system

The work would add one parking space, maintaining a one-space-per-unit ratio (Oak Bluffs has no established parking requirements in a Residential Zone)

The work would hold or not increase any pre-existing nonconformity to property line setbacks.

11 Abutters and neighbors have submitted written support for the project in anticipation of the ZBA hearings attached)

The project would increase the nonconformancy from 5 apartments to 6, an increase of 1.

The project would use additional resources/utilities consistent with an additional 2 bedroom residence.

The project would eliminate a narrow alleyway view of the harbor to pedestrians and drivers.

One abutter is citing view restrictions from his residence.