

DRI 89-M3 Tisbury Stop & Shop Offers – March 17th, 2014

1. Wastewater, Groundwater, Flooding, and Risk from Other Natural Hazards

- 1.1 Stormwater Management: The applicant shall submit a final stormwater management plan for review and approval by the MVC Land Use Planning Committee prior to the issuance of a building permit. Any proposal to manage stormwater off premises shall be accompanied with an irrevocable agreement to this effect with the Town or other affected property owner. The stormwater plan shall include:
- narrative and calculations for impermeable areas,
 - volumes and rates of runoff,
 - proposed containment of rainwater runoff from the roof of the building,
 - clarification of how overflow will be handled in relation to the fact that the Town's Wastewater Treatment Plant is only authorized by EPA to take domestic wastewater,
 - use of green infrastructure technologies to infiltrate, evapo-transpire, capture, and re-use stormwater to maintain or restore natural hydrologies used to control stormwater.

- 1.2 Flooding Mitigation: The project shall incorporate the following measures to mitigate against damage from flooding.

- The project shall be designed to incorporate the flood zone designations of the applicable FEMA FIRM maps. It is the applicants intent to design the project in accordance with the projected flood maps, but as the same are not yet approved, it is impossible to design according to an unknown.
- Within Zone AE, the project design shall:
 - Restrict construction exclusively to building access, parking or storage, and shall incorporate openings to allow water to move in and out.
 - Avoid having electrical or mechanical systems below elevation 10 feet above NAVD 88 unless they have been adequately protected from water damage and are directly related to elevator and/or sump pump operations.
- Within the 500-year floodplain maps, breakaway walls (or other openings) and elevated electrical and mechanical systems shall be used to the greatest extent practical. Breakaway walls shall be utilized in the construction of the lower level lobby areas adjacent to Water Street. Elevator machine rooms shall be located above the flood impact zone. The lower level areas closest to Cromwell Lane, housing storage, administration offices, mechanical and electrical equipment shall be designed to withstand flood water loads and to resist the intrusion of flood waters. The garage area shall be designed to allow the intrusion of flood waters and have the appropriate relief areas for self-drainage after a storm event.

- 1.3 Risk from Other Natural Hazards

- Any emergency generators and fuel tanks shall be elevated 18", above the SLOSH predicted surge level of a Category 3 hurricane event. The emergency generator shall be placed on the roof and concealed from view by high parapet walls.
- The design of the building shall be upgraded to meet wind loads of 120mph, as recommended by FEMA's Coastal Construction Manual. The building shall be designed to meet the 8th Edition of the Massachusetts State Building Code and its amendments, which references the 2009 IBC and any local codes or ordinances that are applicable.

2. Open Space and Landscaping

- 2.1 Landscaping Plan: The Applicant shall produce a final landscape plan pursuant to the Martha's Vineyard Commission Landscape design policy for the review and approval of the MVC Land Use Planning Committee and the Town of Tisbury Board of Selectmen prior to the issuance of the CO. The landscaping plan shall show plant species, quantities, and locations, and include an implementation timetable.
- 2.2 Escrow for Completion of Landscaping: If it is impossible to complete the landscaping before the issuance of the Certificate of Occupancy because of time-of-year restrictions, the applicant agrees to deposit funds in escrow, of a value and with terms approved by LUPC, for use in completing the landscaping according to the approved landscaping plan. The escrow funds shall be deposited before the issuance of the Certificate of Occupancy and, upon completion of the landscaping, any unused funds shall be returned to the applicant.
- 2.3 Maintenance of Landscape: All fertilizers shall be slow-release, water-insoluble nitrogen source types. No synthetic pesticides including herbicides, fungicides and/or insecticides shall be used in the maintenance of landscaping. All landscaping plans and maintenance shall conform to UMass Amherst Extension Center's Best Management Practices. All landscape shall be maintained as shown on the plan, in perpetuity.

3. Night Lighting, Noise

- 3.1 Exterior lighting shall be limited to external sign illumination, security lighting, and emergency lights required by code, which are downward-shielded to prevent light spilling off the property. There shall be no flood lighting.
- 3.2 All exterior lighting – except for security lighting, which shall be on motion detectors – shall be on timers and shall be turned off during the day as well during the night from one hour after the store closes at night to one hour before it opens in the morning, within Corporate safety guidelines.
- 3.3 A final exterior lighting plan shall be submitted to and is subject to the approval of the MVC LUPC. It may be incorporated into the final landscaping plan.
- 3.4 There shall be no formal or informal activities on the property that exceed the Commonwealth of Massachusetts Department of Environmental Protection's Noise Control Regulation 310 CMR 7.1 0 at all boundaries of the property or that exceed the Town of Tisbury noise regulations.
- 3.5 Noise emanating from mechanical cooling or ventilation systems shall be controlled by sound baffling panels, similar to a Kinetics Noise Control tongue and groove sound barrier wall panels.
- 3.6 Noise emanating from trucks backing up early in the morning shall be controlled by Stop & Shop staff under the supervision of the Store Manager with measures such as requiring that any trucks parked overnight back in so they can leave in the morning without backing up.
- 3.7 There shall be no exterior storage of Trucks. All Trucks remaining overnight shall be stored inside the Truck Dock.

4. Energy, Green Building

- 4.1 LEED: The proposal shall be designed to accomplish certification in accordance with the Town of Tisbury and Commonwealth of Massachusetts Stretch Code requirements, as required as well as to meet the LEED certified level of compliance with the USGBC 2009 LEED-NC for Retail v3.0, which equates to a minimum of 40 LEED scorecard points.

- 4.2 Green Building Techniques: The applicant shall install green building and energy reduction techniques as required pursuant to LEED certification and the Stretch Energy Code.
- 4.3 Solar Roof: The applicant shall ensure that the portions of the roof indicated on the plans can accommodate solar hot water and/or photovoltaic panels either at the time of construction or in the future..
- 4.4 Waste Management: The applicant shall install recycling bins at convenient locations inside and outside the building and maintain them regularly. All kitchen oils shall be recycled and given to a supplier of bio-diesel when feasible and as necessary.

5. Traffic and Transportation

- 5.1 Deliveries: The applicant shall schedule truck deliveries and waste removal to the best of their ability, between 7 a.m. and noon daily and shall normally keep the truck dock doors closed after noon. However, there may be occasional deliveries between noon and 9 p.m. There shall be no deliveries between 9pm and 7am. The truck dock door shall be closed when no trucks are using the dock and when smaller trucks can be located inside the dock without the necessity of the open door.
- 5.2 Travel Demand Management: The applicant shall institute the following travel demand management techniques for its employees prior to the issuance of a CO.
- A Travel Demand Management Plan shall be submitted for review by the MVC LUPC and the Town of Tisbury Board of Selectmen and is subject to the approval of the Town of Tisbury Board of Selectmen and shall include at least the following measures.
 - The applicant shall encourage employees to avoid parking in public parking spaces in downtown Vineyard Haven, by providing free VTA passes and/or parking passes in the Tisbury Park-and-Ride.
 - The applicant shall work with the Town to ensure that all parking regulations are respected by Stop & Shop employees.
 - Unless restricted by union contracts or the law, the applicant shall discourage employees from parking in public parking spaces in downtown Vineyard Haven during the employee's working hours.
 - As a leading employer in Tisbury, the applicant shall work with the Town on a program promoting use of the Park-and-Ride and free shuttle by all downtown employees.
- 5.3 Bicycling: The applicant shall provide and maintain bike racks within the parking garage and shall provide information about alternative means of transportation to customers and employees such as by posting signs indicating alternative means of transportation for customers and employees at several public and employee areas around the site.
- 5.4 Police Officer Control: Stop & Shop shall assist with the funding of placing police officer control at the Five Corners intersection and on Water Street across from the Steamship Authority motor vehicle traffic exit. The applicant and the Town of Tisbury Board of Selectmen shall negotiate an agreement for the funding of the police officer control. The purpose of this police officer control is to mitigate traffic and to facilitate the movement of VTA transportation through the Water Street and the Five Corners corridor. If, in the future, the Tisbury Board of Selectmen determines that the police officer control is not an effective way to manage traffic and reduce congestion, the applicant shall consult with the MVC and the Town to identify alternative means to reduce congestion.
- 5.5 Downtown Vineyard Haven Transportation and Parking Study: The applicant has agreed to contribute \$50,000 for a downtown Vineyard Haven Transportation and Parking Study,

the geographical limits of such study are as defined in the Traffic Report. \$20,000 of this amount has been utilized as of this submission. The applicant shall provide all relevant data collected in the summer of 2013 and shall collaborate with the preparation of this study. The issues to be examined include: the management of public parking spaces, the possibility of increasing the number of parking spaces, the direction of street traffic, intersection control, improvements to public transit including the location of bus routes and the possibility of increasing the service and promotion of the free downtown shuttle linking the Park-and-Ride and the ferry terminal.

5.6 Water Street Signage and Striping: The applicant shall fund the Town's updating of the signage and striping on Water Street.

5.7 Road Safety Audit: The applicant shall obtain a Road Safety Audit of Five Corners. In the event there is a cost associated with this Audit, the applicant shall fund up to \$5,000.00 toward such expense. In the event the applicant and the MVC are able to obtain a free Road Safety Audit through MassDOT the balance of the funds stated in 5.5 above shall be applied toward additional Transportation and Parking Study, or to actual road improvements.

5.8 Parking Management Plan: A Parking Management Plan shall be submitted to and is subject to the approval of the MVC LUPC prior to the issuance of a CO. It shall provide that the Stop & Shop parking garage shall be managed by Stop & Shop and policed by the Town with the same policies as the Town lot with respect to time limits, access, and fines. The lot Stop & Shop garage shall be closed when the store is closed, in the event a vehicle is locked inside the garage, the Tisbury PD will have access to open the garage during period of closure. The Town shall get the fines revenues from any ticketing within the Stop & Shop garage.

6. Scenic Values

6.1 Building Design: Final architectural plans and details, to be substantially the same as the plan approved by the Commission, shall be submitted for the review and approval of the MVC Land Use Planning Committee before a Building Permit is issued.

7. Character and Identity

7.1 Historic Preservation: The applicant shall relocate the Structure located at 15 Cromwell Lane. In the event a final site is not determined by the time construction is to commence, the applicant shall store the structure off site until a final site has been located and shall relocate the structure as soon as practical thereafter.

7.2 Archeology: The applicant shall comply with all recommendations resulting from the Preliminary Archeological Survey and any other studies or further work recommended by the Massachusetts Historical Commission. The applicant shall conduct a Phase 1 study as suggested from the PAL Report on the property located at 15 Cromwell Lane and also the vacant areas of the lot behind the Chinese restaurant, and from the results of that study, shall then determine appropriate additional steps as necessary.

8. Economy and Employment

8.1 Uses: Stop & Shop shall be used as a grocery supermarket. Sales items shall be similar to those offered in the Edgartown Stop and Shop location, and similar to Cronig's Supermarket.

8.2 Public Restrooms: The applicant shall install and maintain restrooms inside the store which shall be open to the public when the store is open, in order to provide an important

amenity to shoppers and visitors in the vicinity of Main Street.

- 8.3 Employees during Construction: The applicant shall disburse all employees to other stores, both on and off the Island of Martha's Vineyard as necessary and as accepted by such employees.

9. Low-Income, Moderate-Income, and Workforce Housing

- 9.1 Affordable Housing Contribution: The applicant shall make a financial contribution of \$50,500 pursuant to the calculation defined under the Martha's Vineyard Commission Affordable Housing Policy to the Town of Tisbury Housing Trust before the issuance of the Certificate of Occupancy. The applicant is committed to further affordable housing contributions, that shall be determined after the resolution on the 15 Cromwell house. Additional affordable housing measures shall be submitted to and are subject to the approval of the LUPC and the applicant understands and accepts that the issuance a building permit shall be conditioned on final approval and acceptance of the total Affordable Housing Contribution by the LUPC.
- 9.2 Replacement of Existing On-Site Housing: If the 15 Cromwell house is unable to be relocated and use as housing pursuant to the Affordable Housing Policy, the applicant shall replace the residential unit off site with a dwelling unit or units of equivalent size and bedroom count, permanently deed restricted to be affordable to a family earning under 80% of Area Median Income, before the issuance of the Certificate of Occupancy. The monitoring of this shall be done by the Dukes County Regional Housing Authority.
- 9.3 Workforce Housing: Stop & Shop shall provide during their ownership at least 15 housing units for at least 65 - 75 employees of both Stop & Shop stores on Martha's Vineyard, either permanent year-round housing or temporary housing as employees transition to moving to Martha's Vineyard.

10 Construction Process

- 10.1 Construction Management Plan: A complete Construction Management Plan shall be submitted for the review and approval of the Martha's Vineyard Commission Land Use Planning Committee before issuance of a building permit. If a satisfactory agreement can be made with the Town allowing Stop & Shop to use part of the Town lot for construction staging, the Construction Management Plan will likely include the following key points .
- Approx. 33% of the lot shall be cordoned off with fencing need for construction staging. Norton Lane shall be rerouted to northern side of the lot for the duration of the project or until reconstruction of the lot commences. Full access to Water Street shall be maintained.
 - Demolition shall commence with the removal of the Chinese Restaurant (possibly in late summer 2014) and continue north removing the existing store in the early fall.
 - Subcontractors, trailers, materials and equipment shall stored offsite at a location to be determined.
 - Local, licensed qualified and insured subcontractors will be encouraged to bid.
 - A full construction management plan shall be submitted to the building commissioner prior to issuance of a building permit.

11 Agreements with the Town of Tisbury

- 11.1 The applicant shall work with the Town of Tisbury and the MVC to create a binding agreement relative to the offers herein, between the three parties, which involves issues related to the Stop & Shop store that involve ongoing commitments from the Town of

Tisbury, including but not limited to the following.

- Maintaining Norton Lane extension between Main Street and Water Street open to vehicular and pedestrian traffic, thereby ensuring that Stop & Shop has vehicular, pedestrian, and bicycle access to the store's truck dock, garage, and pedestrian entrances.
- Providing police officer control of Five Corners.
- Constructing, or allowing Stop & Shop to construct, the Water Street sidewalk in front of the store substantially as shown on the plans approved the MVC, and to maintain, or have Stop & Shop maintain, the street trees located there.
- Carry out a Transportation and Parking Plan of Downtown Vineyard Haven, the location of which is defined in the Traffic Report.
- Finalize any future redesign of the Water Street Municipal parking lot and final landscape plan associated therewith.
- That the Parking Garage shall be managed by Stop and Shop and policed by the Town as described in offer 5.8. .
- Allow a portion of the Water Street Lot to be used for construction staging, to be detailed in the Construction Management Plan described in offer.

12 Modifications to this Decision

- 12.1 Required MVC Approval: The applicant shall not alter the design or use of the premises from the approved plan, uses, and operating conditions without the approval of the Martha's Vineyard Commission.