

LUPC Notes - October 19, 2020 at 5:30 p.m.

Online - Zoom

Commissioners Present: Richard Toole - Chair, Doug Sederholm, Trip Barnes, Ben Robinson, Christina Brown, Christine Todd, Fred Hancock, Jim Verduyze, Joan Malkin, Josh Goldstein, Linda Sibley, Rob Doyle

Staff Present: Adam Turner, Alex Elvin, Lucy Morrison, Sheri Caseau, Dan Doyle, Bill Veno

Richard Toole opened the meeting at 5:30 pm.

1. MARTHA'S VINEYARD REGIONAL HIGH SCHOOL (MVRHS) ATHLETIC FIELDS - OB (DRI 352-M4) PRE-PUBLIC HEARING REVIEW

Present for the Applicant: Chris Huntress, Project Manager; Matthew D'Andrea, Superintendent; Richie Smith, Asst. Superintendent; Kimberly Kirk, Chair MVRHS School Committee; Kris O'Brien, MVRHS School Committee; Joseph Sullivan, Project Manager; Mark McCarthy, MVRHS Athletic Director

Doug Sederholm explained the process for pre-public hearing reviews. This is an opportunity for the applicant to explain the proposal and for Commissioners to make suggestions for the public hearing. This is not an opportunity for the public to speak.

Kimberly Kirk, Chair of the MVRHS School Committee, introduced Christian Huntress of Huntress Associates, and gave a brief history of the project. The current track began to fail in 2004, and the substructure of the track has since deteriorated. In fall of 2016 the school closed the track because the conditions were so bad. \$175,000 was spent on a temporary fix, even though it was known the money would only extend the life of the track for three years. Two non-profits offered financial support to the issue: one offered a synthetic infield, one with grass, but a compromise could not be found by the School Committee. In 2018, the School Committee voted to allocate \$29,000 to assess how to best develop the athletic facilities to support the programming. Joseph Sullivan of CHA was hired as the project manager, and Huntress Associates as the project designer to undertake the assessment. The School Committee voted to retain Joseph Sullivan and Huntress Associates for \$350,000 to develop the construction documents. The renovation of the high school building will require the cooperation of all island towns. The construction of the athletic facilities will be privately funded. An independent fund has been established with Permanent Endowment; fundraising will begin upon receipt of approvals and permits.

Adam Turner disclosed that Dan Doyle is married to the high school principal, and while he has had minimal involvement with this project, if anyone felt there was a conflict of interest to please let Adam know.

Christian Huntress introduced the project team. The 2018 Athletic Field Master Plan was presented. The track and field are proposed to be moved from its current location to where the current stadium field is, adjacent to Edgartown-Vineyard Haven Road, and re-organize other fields. A site survey was completed, and the limits for Lagoon Pond and Sengekontacket watersheds as well as the Zone II aquifer protection district were identified.

Aerials of the site were presented to show the existing conditions. The existing football field (stadium field) gets a significant amount of use and is compacted; there is limited storage space available; and while the grandstands are ADA compliant, the site access is not.

Mark McCarthy outlined the programming and usage of the stadium field, most activity takes place in

the fall and spring, and primarily for games only. Soccer has about 10 games/year; football 6 games/year; JV football 3 games/year. In the spring there are about 10 lacrosse games/year. This equates out to about 207.5 hours of use per year. Photos of the damaged field were presented.

The 400m track and field was re-surfaced in 2016, but the asphalt underneath is over 20 years old can no longer support the rubber surface. The following plans were presented:

- Site plan rendering: The existing parking lot would be reconfigured to better accommodate buses. A field house is proposed to accommodate bathrooms, locker rooms, training rooms and separate bathrooms for athletes. The track was modified from the standard to fit the site (referred to as a broken-back track). A separate 36-ft x16-ft building is proposed to house equipment.
- Grading and drainage: The plans were reviewed by Oak Bluffs Planning Board and Horsley Whitten Group (hired by MVC for peer review). The site is proposed to be lifted 8-9" to balance the cut and fills, which also saves some of the existing trees along the road. Bioretention cells (rain gardens) have been incorporated around the proposed track to reduce nitrogen impacts. Stormwater sampling locations have been added to the proposed drainage system. A filtration system has been incorporated to minimize the possibility of microplastic contamination.
- Lighting: New LED system proposed. Photometric analyses of the field and surrounding area were presented. The new lights are shielded and directed to prevent spill and glare. Proposed lights are 40% more energy efficient than existing lighting system.
- Grandstand: seating layout for 704 seats with stairs and an ADA accessible ramp system, and an elevated press box with accessible lift.
- Field House with a lower level: 30-ft x 120-ft with four doors to access locker rooms, bathrooms and the concession area. The floor plans and elevations were reviewed. Lower level would contain weight room and classroom. The applicants are working with Oak Bluffs Wastewater Department and Board of Health; the wastewater treatment facility is over capacity and will not allow connection into the sewer. Applicants have explored septic systems and tight tanks, suggested that the Commission condition that the building not be built until the connection to the sewer would be allowed.
- Renovation of the existing natural grass athletic field to be 180 ft across, and re-graded to re-establish the ridgeline and the crown, with 1.5% slope in either direction. Infiltration basins and trenches proposed around perimeter to help improve drainage.
- Pedestrian and vehicular circulation: 75 head-in spaces along Sanderson Avenue would be replaced with an 82-car lot on the eastern side of the road next to the existing track, and designated areas for crosswalks. Renderings were presented.

Alex Elvin reviewed the information in the public record, including the reports and case studies. Adam Turner added that there are ongoing tests for PFAs which will be available soon. Some of the questions and planning concerns were reviewed regarding cost, field usage, maintenance practices, health and safety, environmental concerns, traffic and parking.

Fred Hancock asked if phase one included the stadium field and renovation of one of the existing grass field. Chris Huntress confirmed.

Richard Toole asked about the plan to replace the old track. Chris Huntress replied that the removal is not part of the phase one, but the old track would eventually be removed.

Linda Sibley suggested enlarging the plans to make them easier to see for the public hearing, as well as making the cursor easier to follow. She also suggested that the applicant talk more about the reasons to moving the track and to not using acronyms during the presentation.

Doug Sederholm asked how long the existing track is expected to last in its current condition and what could be done to extend its life; what would be involved in having a natural grass field in place of the synthetic turf for the alternatives analysis. He also asked that if the grandstand was made smaller because of the wastewater issue, would the grandstand be designed to be enlarged at a later date.

Christine Todd asked where the football field would be if the track is moved to the proposed location. Chris Huntress stated that football field would be the synthetic field inside the track.

Joan Malkin asked if there was a process in place to get answers to questions before the next LUPC meeting or the public hearing. Staff replied yes.

Fred Hancock asked about synthetic field replacement and wanted to ensure that there is a mechanism in place for determining the end of the useful life. Chris Huntress stated that synthetic fields can last anywhere from 8-15 years. There are a series of tests to determine the safety of the field.

Richard Toole asked if the synthetic field would be affected by saltwater.

Doug Sederholm suggested the applicant prepare to discuss alternatives for the track materials. Chris Huntress stated that the proposed track is made of ½-inch rubber surface bound in polyurethane on top of an asphalt subsurface.

Linda Sibley stated that in a previous proposal, there was suggestion that the field would be used for other island schools and asked if that was part of this proposal.

Adam Turner suggested that the applicants discuss what the synthetic turf is made of and the installation process; as well as why the fields are in their current condition and what it will take to keep those fields in play.

Jim Vercruyssen asked about the new parking arrangement along Sanderson and if it would be included in phase one of the project. Chris Huntress said that it could be conditioned to be included.

Christina Brown suggested that the applicant be prepared to discuss cost comparisons.

Christine Todd emphasized the importance of the information sharing between the Oak Bluffs Planning Board, especially regarding the correspondence.

Linda Sibley stated that the time required to present this project is much more than a normal application, and suggested that the public hearing be structured in a way

Adam stated that there will be a second LUPC meeting which will focus on the remaining questions not touched on tonight.

Doug Sederholm reminded Commissioners not to discuss or comment on the application outside of a public meeting.

The meeting was adjourned at 7:00 p.m.