

**LAND USE PLANNING COMMITTEE**  
**January 31, 2005**  
**Minutes**

The Land Use Planning Committee of the Martha's Vineyard Commission met at 5:30 P.M., Monday, January 31, 2005 in the Olde Stone Building, New York Avenue, Oak Bluffs.

Present: LUPC Chairperson Christina Brown and MVC Commissioner Ned Orleans; MVC staff Executive Director Mark London, DRI Coordinator Paul Foley, Water Resource Planner Bill Wilcox, Transportation Planner Srinivas Satoor and Senior Planner Bill Veno. Present for the Applicants: Charles and Christine Wiley. Chairperson **Christina Brown** opened the meeting at 5:30 P.M.

**Vineyard Gardens - DRI # 581, Pre-Public Hearing Review**

Project Location: West Tisbury Assessor's Map 16, Lots 235.1, 235.2, and 235.3. The proposal also requests a determination for an abutting lot (Map 15, Lot 73) owned by Stephen and Robin Elrick, which is for sale.

Proposal: The Wiley's would like to move their business, The Vineyard Gardens, from its present location on State Road in the business district to property they own on Old Stage Road and an abutting lot they would like to purchase if the permitting process allows them to use it advantageously.

The Wiley's presently use their three lots as office space and as a plant growing area. The proposal is before the Commission because they want to expand the use to retail, expand the growing area by building several more greenhouses and other horticultural structures, and create a dormitory for their workers. The West Tisbury Zoning Board of Appeals referred the proposal while the applicant's were applying for a special permit for the agricultural and horticultural use and for the dormitory.

The meeting began with Chairperson Brown asking Water Resource Planner Bill Wilcox to explain the wastewater issues, particularly nitrogen. If the proposed dormitory on the Elrick property were to house eight employees, it would exceed the MVC interim nitrogen loading limits set for the Tisbury Great Pond. They could possibly satisfy this by adding a de-nitrification unit (Bio-Clere) or a non-water based wastewater system such as a Clivus (composting) system.

The conversation then turned to whether the proposal was the original plan including the Elrick property or whether the Wiley's wanted to only consider the three lots they own. After some discussion it was decided to proceed with two plans (both of which the Wiley's had schematic plans for). Both plans propose adding greenhouses, and new sales shed, a new 20' by 30' building, a 48' by 20' glass greenhouse, and expanded transfer sales area. Obviously, the two plans differ in terms of area, access, and arrangement.

One of the key differences is the access issue. The Wiley's would like to purchase the Elrick property and access the whole site directly from State Road. The Elrick property also could potentially have good visibility and a house for employees in addition to the added acreage. However, the curb cut was only granted to the Elrick's as a safety measure for a residential house with children. Furthermore, the MVC mission as exemplified in such regulations as the Island Roads DCPC would seem to argue against allowing a wholesale clearing of the trees along the road for commercial visibility. Possible solutions were discussed such as improving the intersection of State Road and Old Stage Road. The Wiley's said they had explored this with the Town and that the problem is that there is a large oak tree on the corner that makes truck turns difficult and impairs sightlines.

On traffic the Wiley's presented a graph of their estimated vehicle trip generation based on sales. The Wiley's suggested that sales strongly correlated with vehicle trips; while some people visit without making a purchase (and thus, undercounting the actual trips), many times, vehicles with more than one occupant result in two or more sales (thus over counting the actual trips). They showed that their peak day last year was Saturday May 7 when they estimate they generated 268 trips. ITE standards based on square footage suggest that this type of operation could generate 198 weekday trips and 342 weekend trips. The Wiley's were directed to prepare a traffic study that includes an analysis of sightlines, accident data for the last three years, a turning movement study, and an analysis of the impact on State Road of left turns driving up-Island (west).

The issue of fertilizers in the greenhouses was another concern that needs to be addressed. When the greenhouse is covered, spillage on the floor would remain in the soil, as there is no recharging precipitation to carry it into the groundwater. However if the plastic is removed and left off the houses over a period of time with precipitation (particularly late winter and spring), substantial nitrogen could move into the groundwater. A best-practices management program is necessary to assure that this does not happen.

There is some question as to the direction of groundwater flow in the portion of the property that approaches State Road, particularly at the Elrick property. In the area near the dump, groundwater moves toward the east or east-southeast. Near State Road flow may be more toward the southwest. Groundwater moving in this direction is more likely to move into the Mill Brook stream where nitrogen reduction (up to 30%) would occur.

Finally, the Wiley's need to confer with the West Tisbury Zoning Board of Appeals regarding the second plan (without the Elrick property). A detailed existing site analysis was also recommended showing the location of trees, drainage, abutting structures, etc...

The meeting concluded with the Wiley's to (1) prepare a (limited?) traffic study, (2) outline a management program to address nitrogen infiltration, (3) develop a more detailed site plan, and (4) confer with the Town ZBA. With this new information, the Wiley's will return to meet with the LUPC.