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Martha's Vineyard Commission

Land Use Planning Committee

Minutes of the Meeting of May 16, 2005

Held in the Stone Building, New York Avenue, Oak Bluffs.

Commissioners Present: LUPC Chairperson Christina Brown, Ned Orleans, Kathy Newman, John Breckenridge, Mimi Davisson, Chris Murphy, Jim Athearn, Paul Strauss, and Megan Otten-Sargent.

MVC Staff Present: Executive Director Mark London, DRI Coordinator Paul Foley, Water Resource Planner Bill Wilcox, Transportation Planner Srinivas Sattoor, Affordable Housing Planner Christine Flynn, and Senior Planner Bill Veno.

Chairperson Christina Brown opened the meeting at 5:30 P.M.

1. Vineyard House - DRI # 582, PRE-HEARING REVIEW

Present for the Applicants: Brian Mackey, Heikki Soikkeli, Peter Wells, Bob Seltzer, Andy Grant, Reed Silva.

Project Location: Short Hill Road, a paper road off of Holmes Hole Road in Tisbury. The project will be part of a subdivision of Map 22 Lot 6 (100,000 square feet). This subdivision is the western most part of the Goodale gravel pit between businesses on State Road and the Town Park and Ride.

Proposal: The Vineyard House would like to consolidate and expand their housing facilities by building a new housing complex of three buildings (13,000 sf) with 40 beds on a 100,000 sf piece of land to be subdivided from Map 22 Lot 6 in Tisbury. They presently have three separate houses but would like to move in order to have one site with a larger capacity and lower maintenance.

Brian Mackey began for the Applicant by describing The Vineyard House proposal. Presently Vineyard House has three residences with occupancy of 27. They would like to consolidate to one site and increase their capacity to 38 residents, 2 resident managers, and 2 office workers. They have acquired the property and presented a site plan. They plan to mortgage their existing properties then build the proposed complex and then sell the existing three houses they own in Oak bluffs.

The Vineyard House has arranged for Andrew Grant to do their traffic study. Mr. Grant plans to use some information in a Traffic Study done recently by VHB for the Dukes County Savings Bank at Nobnocket. He will use the VHB numbers for the study then apply a rate per resident of Vineyard House and add the number to the Build scenario. He predicts that a level of service (LOS) F will result at peak times at the Holmes Hole road and State Road intersection (it is at LOS D now). There was some discussion as to how much traffic the facility generates. Approximately 50-60% of tenants have cars although the number fluctuates.

The issue of the connector road system was raised. The Tisbury Planning Board has a plan to connect Holmes Hole Road, High Point Lane, and Evelyn Way off of State Road and connect them with each other and a new road to Edgartown-Vineyard Haven Road as part of a plan to alleviate traffic at some intersections and create infill real estate in now marginal land. Mr. Grant said that the applicant would ask the MVC for help in trying to coordinate their proposal with the new road system. There is also the issue of how many existing vacant lots on Holmes Hole Road could generate more traffic?

The Commissioners asked for several additions to the Traffic Study. In addition to the items listed on the traffic scope they want to see the impact the proposal will have on the connector road system? The traffic study should also look at how many trips could be generated by existing vacant lots on Holmes Hole Road. They also want to see a sight distance analysis done at the intersection of Short Hill Road and Holmes Hole Road. They would also like to see a pedestrian and bicycle circulation plan as well as showing where the bus stops are. A commissioner thought it would be nice to see a comparison of how many trips would be generated by this proposal versus if a commercial venture were proposed.

Also on traffic a commissioner also suggested they consider other alternatives of entry such as through the gravel pit. It was also noted that the increase in traffic on Holmes Hole and Tisbury should be seen in the light of taking those trip generation numbers away from Oak Bluffs traffic.

The proposal includes space in the Women's building for 2 families to be housed if necessary. The present facilities are in a residential neighborhood and the question was asked whether this was an appropriate location? The applicant said that it was not a case of this being more appropriate but rather this was an opportunity to consolidate operations at lower costs. It was also pointed out that this was not a bad location in that the tenants would be within easy walking distance of most services and transit.

On water and wastewater Bill Wilcox said that the issues for this property were two-fold. One issue is that a portion of the property is in the zone of contribution for the town water supply well. The other issue is that the entire site is within the Tashmoo watershed. The applicants can meet the DEP requirements but cannot meet the MVC requirements by simply using the Bio-Clere denitrification system. A commissioner asked if biological remediation (a manmade wetlands) was a possibility? Biological remediation has not been approved by DEP yet although they do have a pilot program. While that may seem like an intriguing possibility the applicants feel that the time line to get something novel approved would set them back. They are hoping to have the

foundation in by April 2006 in order to be eligible for free labor from the Army Corps of Engineers. The applicants have also considered using a few composting toilets to get the numbers where they need to be but would rather not. They have also pursued buying nitrogen credits from the owner of the neighboring gravel pit. Asked how much tertiary treatment would cost the answer was \$50,000-\$80,000 per unit. A commissioner suggested that the applicant prepare a chart with the methods of treatment and costs associated with them.

The reason the Vineyard House is expanding is because they have a constant waiting list not because of any financial considerations. They do not seek Federal funds because then they would be forced to take people from off-island and the whole point of the operation is to help those who live here. The existing buildings are old and in constant need of repair.

The site has quite a bit of topographical change and it was suggested that plans and elevations be supplied that portray how the buildings fit the site. The men's building will be approximately 7,200 sf and the women's building will be approximately 5,200 sf plus there will also be a small visitation cabin. They plan to clear the underbrush and most trees from one area in order to create a play area for visiting children. There will be a stockade fence between the property and the workshop between the site and the landfill. They also plan a split rail fence to block off the gravel pit. A commissioner noted that the MVC does not generally encourage expanses of lawn. Several commissioners also expressed concern with the proximity of the parking area to the Short Hill Road Right of Way.

The meeting was adjourned at 6:50 to leave time to quickly review a small matter on another DRI.