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Martha's Vineyard Commission

Land Use Planning Committee

Minutes of the Meeting of August 8, 2005

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

Commissioners Present: LUPC Chairperson Christina Brown, John Breckenridge, Chris Murphy, Jim Powell, Mimi Davisson, and Paul Strauss;

MVC Staff Present: DRI Coordinator Paul Foley, Senior Planner Bill Veno, Transportation Planner Srinivas Sattoor, and Water Resource Planner Bill Wilcox.

1. 7 Beach Street – DRI 557-M, Pre-Public Hearing Review

Present for the Applicant: Michael Kidder (Owner), Peter Breese (Architect/Agent)

Project Location: 7 Beach Street, Tisbury, MA, Map 9-A Lot 8 (.124 acres, 5,430 sf)

Proposal: Demolition of existing mixed-use 2-story building (2,540 sf) to be replaced with new construction of a 2-story mixed-use building (2,915 sf) with full basement, wrap around porch, dormer, and possible bridge to neighboring building.

Chairman Brown opened the meeting at 5:35 pm.

Issues

▪ Traffic

- The Applicant's are requesting a waiver from doing a traffic study. They prepared a traffic study in 2002 for 11 Beach Street.
- They are not increasing the parking (presently there are 10 spots).
- Parking requirements are waived in the B-1 Commercial zone district.
- Traffic Planner Sattoor said that the request for waiver was reasonable but that the Applicant's should update the 2002 traffic study and include more description of 7 Beach Street.
- The LUPC agreed that the Applicant should update the 2002 Traffic Study for 11 Beach Street to reflect 2005 traffic numbers and more description of 7 Beach Street.

▪ Streetscape

- The proposed building will be 4-5 feet back from the street compared to the existing building.
- This will allow a "bookend" garden to the 11 Beach Street Landscaping.
- While the proposed building will be larger than the existing it is still at a residential scale and will match the building next to it.

- **Demolition versus Moving**

- When 11 Beach Street was before the MVC the Applicant's made the following offer:
 - That the Commission accepts the Applicant's offer to advertise the availability of the house currently on site, to be removed to another site; and that the Applicant shall donate up to Thirty Thousand and Zero-Hundredths Dollars (\$30,000.00) to assist in the moving of that house; and further, that if, after so offering, no one is willing to move the house, the Commission accepts the Applicant's offer of a donation of One Thousand and Zero-Hundredths Dollars (\$1,000.00) to an Island affordable housing entity approved by the Commission.
- Moving a house requires a lot of coordination and permits including but not limited to the electric company, the State, the neighbors, the Town, etc...
- The Applicant's are planning on advertising the availability of the house.
- They estimate that demolition costs at 11 Beach Street were \$12,000-\$14,000.
- When 11 Beach Street was redeveloped there was Wampanoag tribal oversight to ensure that no sacred remains were disturbed. The Applicant's do not plan to have any activity in the rear of the property but are happy to have tribal oversight for the foundation work.

- **Design**

- 7 Beach Street will look similar to 11 Beach Street.
- They are proposing a bridge to connect the two buildings.
- The upstairs of both houses will be residential and are intended for the extended Kidder family.

- **Scheduling of Public Hearing**

- The LUPC agreed to see the project at Public Hearing before the full Commission on September 8, 2005.

2. World Revival Church – DRI - 587, 3rd Pre-Public Hearing Review

Commissioners Present: LUPC Chairperson Christina Brown, John Breckenridge, Chris Murphy, Jim Powell, Mimi Davisson, and Paul Strauss;

MVC Staff Present: DRI Coordinator Paul Foley, Senior Planner Bill Veno, Transportation Planner Srinivas Sattoor, and Water Resource Planner Bill Wilcox.

Present for the Applicant: Joao Barbosa (Applicant), Jamie Weissman (Architect/Agent), Darran Reubens (Terrain Associates), Caitlin Wittreich (Terrain).

Project Location: Edgartown-Vineyard Haven Rd, Oak Bluffs, Map 56 Lot 13.1 (1.5 acres)

Proposal: To construct a new church on Edgartown – Vineyard Haven Road that seats 320 with a kitchen and community hall, a 6,500 sf footprint and 72 parking spaces.

- **Traffic**
 - Traffic Planner Sattoor prepared a traffic scope for the Applicant.
 - He estimated it would take 40-50 hours to prepare.
 - The **Traffic Scope** included the following items:
- *A trip generation summary from the proposed land use, which should include the total daily traffic generated by the site and traffic generated during the peak hours. (A daily trip generation rate of 1.53 trips per seat and a peak hour rate of 0.63 per seat)*
- *The impact of the traffic generated from the site should at minimum include the following intersections for off peak and peak seasons*
 - *Intersection of Edgartown-Vineyard Haven Road/Barnes Road (Blinker Intersection)*
 - *Intersection of Edgartown-Vineyard Haven Road/County Road*
 - *Intersection of Edgartown-Vineyard Haven Road/Main Street/Beach Road*
 - *Intersection of Edgartown-Vineyard Haven Road/Site driveways*
- *A summary of traffic counts on the neighboring street network should be compiled.*
- *The following should be reviewed at the above intersections*
 - *A Level of Service (LOS) analysis for the delays during weekday AM and PM peak hours and Saturday midday peak hour for the “no build” and “build” scenarios using a background growth rate of 2% per year.*
 - *An analysis of the impact of site generated traffic on the neighboring street network.*
 - *An analysis of the accidents should be done for the most recent 3 years.*
 - *An analysis of the sight distances.*
- *A parking study should include the analysis of the required parking spaces under town zoning or ITE Parking Generation guidelines and the proposed parking spaces.*
- *The study should also include the analysis of the impact of major events at the church like marriages from the transportation standpoint.*
 - There was some discussion over the actual trip generation at the site.
 - ITE Numbers estimate a daily trip generation rate of 1.53 trips per seat
 - MVC traffic counters counted 294 trips on a Sunday (147 in and 147 out)
 - Darran Reubens of Terrain Associates manually counted 194 trips on a Sunday (97 in and 97 out).

- Commissioners discussed the need for a broad stroke planning analysis that the MVC should carry out looking at developments and events along Edgartown-Vineyard Haven Road including but not limited to the proposed Y.M.C.A., High School football games, Ice Arena events, church services etc...
- A commissioner stated that Oak Bluffs Selectmen may very well request the MVC to do just such a study.
- A commissioner noted that they had been told by people living near the proposed site that World Revival Church services now being held at the Free Masons Hall had resulted in people parking along Edgartown-Vineyard Haven Road and on Meshacket Way.
- It was also noted that it is important that the MVC know not only how many cars and trips are generated but how the Church plans to manage the traffic.
- - Using ITE numbers a seating capacity of 316 seats would generate 483.5 trips.
 - MVC Traffic Counter numbers of 294 trips with 200 seats equals 1.47 trips per seat or 464.5 trips with 316 seats.
 - Using Terrain Associates counts a ratio of .97 trips per seat equals 306.52 with 316 seats.
 - A commissioner suggested using the ITE numbers as the “worst case scenario” and the Terrain Associates counts as a “best case scenario”.

Paul Strauss moved and it was duly seconded that LUPC approve the scope of traffic study prepared by the MVC Traffic Planner and furthermore make the MVC Traffic Planner available to work with the Applicant as a consultant to ensure that both the MVC and the Applicant agree upon the end results of the traffic study. The motion passed unanimously.

- **Design**
 - There was a question as to whether Oak Bluffs would require a commercial kitchen to be installed if the plans were for a community room. MVC Staff was asked to inquire.
- **Water/Wastewater**
 - Water Resource Planner Bill Wilcox gave a slightly revised report.
 - Commissioners agreed that the Church should employ nitrogen reduction.
 - With a load of 2,000 gallons a day engineer George Souratti estimated the cost for installation of nitrogen reduction at about \$40,000.
 - A commissioner noted that if the MVC requires the World Revival Church to employ nitrogen reduction it should ensure that other applicant's in that area should also be required to do so.

- Another commissioner said that \$40,000 was short money for a large organization since a single-family home employing nitrogen reduction would cost about \$20,000.
- Water Resource Planner Bill Wilcox suggested that instead of looking at each project on an individual basis and requiring applicants to employ nitrogen reduction, perhaps the MVC should require them to put an equivalent amount of money into escrow to help pay for an area cluster treatment system in the near future.
- The question as to whether the Applicant's could place the septic system under the parking lot was answered that it is allowable "if there are no other options".

The meeting was adjourned at 7:35