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## **Martha's Vineyard Commission**

### **Land Use Planning Committee**

# **Notes 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, Kathy Newman, Mimi Davisson, and Paul Strauss;

*MVC Staff Present:* Executive Director Mark London, DRI Coordinator Paul Foley, Transportation Planner Srinivas Sattoor, and Water Resource Planner Bill Wilcox.

### **1. 117 Beach Road – DRI - CR-01-2005, Pre-Concurrence Review**

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Present for the Applicant: Carl Sorenson (Applicant), Doug Dowling (Engineer/Agent)

**Project Location:** 117 Beach Road, Tisbury, MA, Map 9-B Lot 26 (0.54 acres).

**Proposal:** A new building has been built at 117 Beach Road. The Building Permit was for a residential structure. Now that the building is built the owner would like to demolish the existing older structure in front and convert the ground floor of the new structure to commercial on the ground floor. The proposed building will have 3,168 square feet plus a large attic/storage/ loft on the third floor. The commercial aspect would comprise two units with 630 square feet each (1,260 total commercial square feet).

Chairman Brown opened the meeting at 5:37 pm.

### **Issues**

- Is this a mandatory or discretionary referral?
  - The project was referred under section 3.301b: Any development of commercial... that has new construction of addition(s) or auxiliary building(s) totaling 1,000 square feet or more of floor area in one or more buildings. If the older structure was always intended to be demolished then the new structure may not be considered an auxiliary structure.
  - At the Staff/Applicant meeting there was some discussion that the Commission should look at this project under section 3.301e: Any development of commercial... that has any change of use, or increase in intensity of use (including conversion of basements, storage space or other exempt floor space to active floor space) with the concurrence of the Martha's Vineyard Commission.
  - Commissioners decided to look at the project as 3.301e, a discretionary referral.
- Why did the Applicant build the structure based on a residential permit if they always intended to have the building be a mixed-use operation?
  - Commissioners found it a bit difficult to believe that this was a last minute change.
  - The two commercial units were originally supposed to be bedrooms on the ground floor but there was no internal staircase connecting the first and second floor.

Therefore, people staying in the first floor “bedrooms” would have had to go outside and then upstairs to get to the kitchen and shower.

- What are the regional impacts?
  - The project is very visible on a major island road.
  - Since the building is already built it will be difficult to condition the project, especially parking.
  - The project will be connected to Town Sewer and Water and will be limited in the amount of flow they are allowed to the equivalent of 2 bedrooms and 2 offices.
  - Why wasn't the project built under a mixed-use building permit?
  - This is in the Waterfront/Commercial District and uses are supposed to be limited to maritime uses?
- What Town Boards will or have seen the project?
  - Have had an informal talk with the Planning Board
  - Will have to go before Site Plan Review
  - Conservation Commission – gave permission for construction of new building, driveway, parking and related facilities.
  - Building Inspector issued permit for residential structure.
  - Building Inspector sent to MVC when use change requested.
  - Will have to go to Building Inspector for Demolition Permit.
- Zoning
  - Waterfront/Commercial - The Waterfront/Commercial District is divided into two sections, A Waterside Management Area and a Commercial Management Area, with different regulations. The line between the two runs equidistant between the mean high water line and the centerline of Beach Road. The old structure was within the Commercial Management Area. The new structure is mostly in the Waterside Management Area. The Waterside Management Area is supposed to be restricted to maritime uses. The current tenant is assessed at a Residential rate.
- Parking
  - The proposed plan for the site shows 2 curb cuts, 10 parking spaces and a considerable amount of driveway. However, the Waterfront Commercial District limits vehicular access so that: no more than 10% of the lot area shall consist of off-street loading, delivery and parking...
- Applicant's Offers
  - The Applicant's agent has offered to limit the upstairs to residential.
  - The Applicant's agent is willing to use only one curb cut and cut down on parking.
  - The Applicant's agent has offered to not rent to businesses on the MVC list of high-traffic generating businesses.

***Chris Murphy moved and it was duly seconded that LUPC recommend to the full Commission that it review the project as a Development of Regional Impact at a Public Hearing. The motion passed unanimously.***

*Commissioners Present: LUPC Chairperson Christina Brown, John Breckenridge, Chris Murphy, Kathy Newman, Mimi Davisson, and Paul Strauss;*  
*MVC Staff Present: Executive Director Mark London, DRI Coordinator Paul Foley, Transportation Planner Srinivas Sattoor, and Water Resource Planner Bill Wilcox.*

## **2. World Revival Church – DRI - 587, 2<sup>nd</sup> Pre-Public Hearing Review**

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**Present for the Applicant:** Joao Barbosa (Applicant), Jamie Weissman (Architect/Agent), The Minister of World Rev. Church, Darran Reubens (Terrain Associates), Caitlin Wittreich (Terrain), Douglas Stokken (Space Buildings).

**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.

### **Design**

- There have been other architects and builders that have looked at this project.
- Jamie Weissman of Terrain Associates presented his proposed site plan.
- The proposed site plan directs traffic over a faux bridge to a cobblestone mosaic circle that allows vehicles to either drop-off or enter into the parking lot to the right.
- It was noted that the World Revival Church presently meets at the Freemasons Hall a few doors down. They set up 200 chairs and have about 220 attendees. The new proposal is for a capacity of 316 seats.

### **Parking**

- Traffic circulates one-way around the Church with 72 parking spaces.
- A low fence and bushes will screen parking in the front of the property.
- The Applicant's have letters of agreement for shared parking arrangements with the Freemasons Hall and the Funeral Home.
- The Funeral Home has 45 parking spaces and the Masons have 25 spaces.

### **Water**

- The site is in the Sengekontacket Pond watershed, a nitrogen sensitive coastal salt pond.
- The estimated load limit for Sengekontacket for pristine water quality condition is 5.1 kilograms/acre/year, for average water quality condition it's 16.3 kilograms/acre/year.
- Preliminary estimates for the annual nitrogen load for the World Revival Church are 13.6 kilograms per acre per year (on 1.5-acres that amounts to 20.4 kilograms/acre/year).

### **Traffic**

- The Church meets three nights a week (Wednesday, Saturday, Sunday).
- These meetings are generally after peak hours.
- The Applicants note that they are already meeting a few doors down and therefore will not be adding significantly to the traffic.
- While the Applicants have said they are not interested in using the Church for uses other than mass several Commissioners noted that churches are a natural location for community events and functions.
- Commissioners continued the meeting until the next week so that the MVC Traffic Planner could make a formal recommendation regarding a traffic scope.

The meeting was adjourned at 7:13