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Martha's Vineyard Commission

Land Use Planning Committee

Minutes of the Meeting of April 10, 2006

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

Commissioners Present: Carlene Condon (Acting Chair), Ned Orleans, John Breckenridge, Chris Murphy, Megan Ottens-Sargent, Kathy Newman, and Paul Strauss.

MVC Staff Present: Mark London, Paul Foley, Christine Flynn, Srinivas Sattoor.

1. G.O.O.D. Co. (DRI 551-M2) Pre-Public Hearing Review

Present for the Applicant: Sean Murphy (Lawyer); Patrick Ahearn (Architect); Gerret Conover (Owner); Dick Barbini (Owner/Engineer); Mike Donaroma (Owner).

Project Location: South Village Road, Edgartown Map 36 Lots 102.1, 102.26-102.31.
(Approximately 7 acres of 23.8-acre subdivision)

Proposal: A private family recreational facility operated for members only; not conducted for profit. Early plans show an 11,000 square foot Fitness Center (6,000 s.f. footprint), a 7,200 square foot barn/studio (4,800 s.f. footprint), a tennis pavilion, 8 tennis courts (possibly including 2 grass courts), 2 platform tennis courts, a pool, a snack bar, an area for lawn games, 70 parking spaces, and a pond. The hours of operation are proposed to be 8:00 a.m. to dusk.

Chairman Condon opened the meeting at 5:30

Applicant Presentation

- Sean Murphy gave a brief History and outlined the Proposal.
 - GOOD Co now has 7 lots in the center of the 32-lot B.A.D.D. Co. Subdivision under agreement.
 - The Project will be served by town water and sewer.
 - There will be 8 Tennis courts (2 grass, 6 hard surface to be described).
 - Affordable Housing
 - Plan now is to house the 6 year-round employees year-round, and part-timers up to 12 during summer.
 - They plan two 2-br apartments w/ kitchen and bathroom.
 - Also, two 4-bedroom apartments, with a shared kitchen and shower each.
 - Overview:
 - The intent is a private recreation facility.
 - All outside activities will only be daytime. The Fitness Center may be open to 8 pm.

- No request for lighting on Tennis Courts. Lighting Plan needed for Public Hearing.
- The membership base would be seasonal residents, owners of households in the BADD Co. subdivision house lots, and an off-season membership (Sept. 15 to June 15).
- Will have winter nets up as needed. Paddle tennis also year-round. Fitness center will be year-round. Pool seasonal with weather.
- The Principals said they purchased the Navigator Restaurant in downtown Edgartown as an attempt to revitalize Main Street, and will include a club on the second floor.
- The GOOD project would be a family recreation facility for members of Navigator Club.
- May allow Boys and Girls Club to use the pool in summer a couple of times a week. Also may provide space to non-profits and allow fundraising tournaments for Community Services, Ice Arena, Sail MV, the Edgartown Affordable Housing Committee.
- Off-season will be more affordable, though it will still be more expensive than other island fitness centers. Seasonal Membership would be at least \$2,000 for the off-season fitness center membership.
- They have thought about island memberships like Farm Neck; no one is opposed but they are not offering this during the summer at this time. They are concerned that if they offer free island memberships, they may take business from local fitness establishments.
- The Club is limited by 70 parking spaces and by 40 male and 40 female lockers. They estimate 200 people max at a time. The number of people here at a given time is not based so much on the number of memberships but more on the size of the facility, e.g. 8 tennis courts operating on a reservation basis.
- The second floor of Navigator will only be operating as a club for a limited number of months each year.
- Patrick Ahearn, the architect presented the details of buildings.
 - Fitness Bldg.
 - Walkout basement on pond side. Zoning is 32' buildings are 26'.
 - First floor men's and women's lockers, showers, 2 small staff apartments on upper level.
 - Main level – cardio, theater, fitness, studios, squash, weights.
 - The architecture is Island vernacular with cedar shingles; trim is off-white or gray, typical of Edgartown.
 - Lifelong Learning Center (studio/ barn)
 - 1 ½ story building with staff housing on upper level.
 - Lower level is open space, studio, patio, small kitchen, and reception.
 - Snack area is oriented to pool terrace. There will be an adult pool and a children's pool.
 - Will have classes; space could be used by non-profits for functions/meeting space in off-season. When and how many people needs to be clarified.

- The building is 26' high; basement for storage only.
- With about 4000 sf of space on ground floor about 3500 sf of that is an open area that could accommodate maybe 60 people.
- There will be housing for up to 12 employees, the final configuration of rooms and number of beds has not been determined yet.
- Tennis pavilion:
 - Arrival area for tennis courts. Men's and women's rooms.
 - 800 s.f. of changing rooms and reception.
 - May also add gazebos and/or pergolas.
- Site Features
 - The pond is about 7 feet lower than the mean grade.
 - Commissioners requested an expanded analysis of the comparison between the BADD Co. and GOOD Co. proposals.

Discussion

▪ Affordable Housing

- The original (BADD) subdivision plan was 32 lots. Three (3) lots of the 32 lots were designated for affordable housing. The applicant intends to continue to provide three affordable housing lots, even though the total number of housing lots has been reduced from 32 to 25 lots.
- The applicant has offered to provide housing for staff. The breakdown of seasonal and year-round housing units to be offered has not been finalized.
- It was suggested that the staff housing should be restricted in order to prevent these housing units from becoming market rate rental housing units, condos, or luxury suites.
- The proposal and offers will be worked out before the Public Hearing.

▪ Traffic

- Parking: 70 spaces in 3 parking areas, pervious surface (shells)
- The 32 houses in the original proposal were estimated to generate 448 trips per day.
- It appears that the health/recreation center alone could generate as many as 600 daily trips (based on ITE trip generation rates) or an overall net increase of 503 additional trips over the original proposal. (See handout)
- The project (Subdivision plus Health Center) will add 10% to the traffic Katama Road.
- The health/recreation center alone is estimated to add approximately 6% to Katama Road.
- Srinivas Sattoor presented a draft scope of traffic study.
- A commissioner suggested adding the study of functions and fundraising events to the traffic study. There was a consensus to include this.
- **MVC Staff Traffic Scope Recommendation:**
 - *Update of Average Daily Traffic Counts.*
 - *Analysis of the accident data and intersection sight distances at the study intersections.*
 - *Trip Generation estimate for the new proposal.*

- *An updated LOS analysis at the study intersection.*
- *Summary of the change in LOS at the study intersection and analysis of change in daily volumes in the road network of the study area.*
- *Traffic mitigation measures if any should be included in the report.*

Chris Murphy made a Motion to approve the scope of traffic, which was duly seconded by Paul Strauss and was approved by the LUPC unanimously.

Further Information

- How many members, costs of memberships, island memberships?
- The specific numbers of square feet of buildings, various spaces, and apartments.
- What are the benefits of this project for MV community?
- All environmental reports should be submitted.
- Detailed landscaping and lighting plans will be required for Public Hearing.

Site Visit set for 4:30 pm Monday, April 24, 2006

Adjourned at 7:00 pm