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Martha's Vineyard Commission

Land Use Planning Committee

Meeting Notes - May 15, 2006

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

Commissioners Present: Christina Brown, Jim Athearn, John Breckenridge, Chris Murphy, Ned Orleans, Paul Strauss, Doug Sederholm, Deborah Pigeon, Carlene Condon, John Best.

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

1. Woodland Business Center (DRI 39-M2) Phase Two

Present for the Applicant: Sam Dunn (Owner/Architect); Doug Hoehn (Engineer).

Project Location: Woodlands Business Center, State Road, Tisbury, MA. Map 39, Lot 2.15 (0.48 acres).

Proposal: To build a 5,000 square foot building with 3 retail units (condos) in an existing retail complex on currently vacant land.

Chairman Brown opened the meeting at 5:30.

There was a brief discussion about Woodland Phase One. It was confirmed that all Commissioners eligible to vote would be present Thursday for the MVC Meeting. The Commissioner's agreed that the wording of the lighting conditions could outline the intentions, but leave some flexibility on the details, subject to LUPC approval.

Proposal

- A 5000 s.f. building that could be either office or retail.
- The acreage is about 2000 s.f. more than indicated in the staff report and tax maps, namely 23,200 s.f. since it includes the strip which is part of the property on which there is an easement.

Wastewater and Stormwater

- They are proposing a septic system with advanced treatment. The whole project will generate less nitrogen than what the original building was generating on its own.
- They have a proposal for drainage that is contained to this lot. There are catch basins in front and back for the roof runoff and one for parking surface runoff on the side. They noted that some stormwater comes through from off site.
- Doug Hoehn described the runoff and where the rainwater comes and goes. They are dealing with runoff that comes from other properties. The water that runs left down the hill goes toward the Water buffer property. They have not designed the catch basins, just located them. They do not function very well if they are not maintained. They do not know the cost. They should clarify whether the issue is quantity of water or presence of hydrocarbons.
- Bill Wilcox wants to look at the numbers more fully before commenting too much. He will provide a primer on the nitrogen loading for Tashmoo. There will be runoff issues.

- The MVC will probably want to see the maintenance contracts.

Traffic

- The LUPC approved the traffic scope for Phases One and Two on January 23.
- The MVC paid for the Phase One study (Scenario B) and the applicant will pay for Phase 2 (Scenario C).
- The main thing that has to be done is to update the numbers based on the added use from the proposed building.
- The Tisbury Planning Board submitted a letter about a through access/connector road. Sam Dunn has agreed to do it and confirmed that he is amenable to granting a dormant easement.
- There was a discussion about the type of retail use in relation to the generation of traffic on the heavily used Upper State Road. Mr. Dunn expressed concern that the MVC High-Traffic-Generating Use List is very broad. The Commission staff will double-check the list. It was noted that a high traffic generating use is unlikely to want to locate there.

Affordable Housing

- Mr. Dunn would love to put in a second floor housing, but it blows the water issue out of the water. He could have put five apartments up there if he had the septic flow.
- Mr. Dunn agreed to make an Affordable Housing Mitigation contribution of \$3,000.

Adjourned at 6:48 p.m.