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Martha's Vineyard Commission

Land Use Planning Committee

Minutes of the Meeting of June 26, 2006

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

Commissioners Present: Christina Brown, John Breckenridge, Ned Orleans, Kathy Newman, Chris Murphy, Carlene Condon, Deborah Pigeon, Carlene Condon

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

1. 18 State Road

Present for the Applicant: Sylvester Schiavone (owner), Andy Grant (traffic consultant)

Project Location: 18 State Road, Tisbury

Proposal: To construct a 2,200 gross square foot mixed-use building (900 square foot footprint) with one office, a studio apartment and storage on a property with an existing two-unit commercial building. The original plan was for four office units but has since been scaled back to one unit planned for an engineering or accounting office. A letter from the Wampanoag THPO requests that an archaeological study by a licensed archeologist be done. A small studio apartment on the top floor is intended for the owner when he is on the island. The basement is proposed for storage for the new office, the existing studio, and the existing documentary film office.

The meeting opened at 5:32 pm.

Applicant's Presentation

- Mr. Schiavone explained that he has built a sidewalk and cleaned up the site.
- He would like to build another small building with an apartment for himself above.
- His current tenants are Gallant Films and the Pisano Gallery, both of whom need more storage space. Presently they share the garage for storage.
- The main floor would be four rooms for one office entity (900 sf office)
- Upstairs would be a 400 sf studio apartment, and the basement would be 900 sf storage.
- He may add 2-3 parking spaces.
- He has been approved by the Board of Health and the Conservation Commission.
- He has been working with the Tribe. The site was excavated in the 1960's and was documented in "The Archaeology of Martha's Vineyard" by Ritchie. He will do his best to minimize the impact to the remains.
- The existing 2-unit building is 1,023 sf on the first floor and 322 sf on the 2nd floor, with a basement of 868 sf. There is no apartment. They only use the main floor for the offices.
- Mr. Schiavone has heard there might be a road through the back in the future.

- Gallant Films have 2-3 employees, as does the Pisano gallery. They come, they park, and they stay.

Archaeological Significance

- A letter from the Wampanoag Tribal Historic Preservation Officer said that they request an archaeological study by a licensed archeologist be done.
- A commissioner's asked whether the building could be on pilings to minimize the disturbance of archeological remains.
- It was noted that at 10 State Road, the Commission suggested that, if the owner wanted to build, it would be preferable to add onto the building at the top of the site away from the more archeologically sensitive area.
- First reactions were that the applicant should either move the proposed building to a less sensitive part of the site or do it on pilings in order to preserve the archaeological vestiges into the future.
- Mr. Schiavone said that there is an option he has been considering of using the garage in poor condition that could be moved onto pilings and put a studio on top of the garage and not add a new septic system.
- It was also noted that the applicant has an inquiry into the Public Archaeology Lab (PAL) for a cost estimate for a study of the property.
- The Commissioners suggested that the applicant:
 - Move the building higher up the site in order to have the least amount of disturbance?
 - Explore what the highest elevation for the septic system could be. Could it be built above existing grade?
 - Consider doing a preliminary archaeological survey to find out the most sensitive parts of the property are.

Traffic

- Andy Grant of Sourati Engineering has done two traffic studies in the neighborhood recently. He will try to estimate trip generation. He said that Level of Service (LOS) ratings really only work in free flow traffic conditions. He will try to do it based on "adding a few more hornets to the hornets nest".
- The MVC Traffic Planner said that the methodology seems appropriate.
- Mr. Schiavone said he is looking at office space for an architect, engineer, or accounting office. The type of jobs where people who go in and work for the day. He said he is not looking to put a doctor or dentist in there.
- He suggested that the bank across the street helps them to get in and out of the driveway.
- A commissioner suggested that there be a sign that this is not parking for the ferry.
- ***By consensus, the LUPC approved the scope of the Traffic Study to include trip generation, access, visibility, mitigation, and a proposal to exclude high traffic generators.***

Adjourned at 6:20