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Martha's Vineyard Commission

Land Use Planning Committee

Draft Minutes of the Meeting of July 24, 2006

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

Commissioners Present: *Christina Brown, Mimi Davisson, Paul Strauss, Chris Murphy, Deborah Pigeon,*

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

1. Woodland Phase 2 (DRI 39-M2)

Present for the Applicant:

Project Location: Woodlands Business Center, State Road, Tisbury, MA. Map 39, Lot 2.15 (0.48 acres). The parcel is part of a larger DRI that also includes Map 39 Lots 2.12 (0.43 acres), Lot 2.13 (.67 acres), and Lot 2.14 (0.82 acres).

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

Opened 5:32

Discussion

Dormant Easement

- Mr. Dunn has already offered to provide a dormant easement to the Town in the event that they are able to piece together the necessary easements to establish a connector drive/road between the Merchant's Mart and ultimately Cronig's behind the State Road businesses.
- A commissioner had a concern that the future design of the potential through road not be blocked by this project.
- The Public Hearing is closed but we can say that the design of the dormant easement be approved by the Tisbury Planning Board.

Motion

- Mimi Davisson made a motion to approve the project with conditions. The motion was duly seconded by Paul Strauss.
- Mimi Davisson made an amendment to her motion that said she wants to move that we recommend a condition that we accept the offer of a dormant easement for a bypass but that we condition it to be subject to the approval of Tisbury PB in order to facilitate the flow of traffic with the minimum of interruption to traffic. Mr. Dunn should get the approval of the Planning Board before he is issued an Occupancy Permit.

- A commissioner wants it on the record that there will be no signage on State Road for this building.
- It needs to be clearly delineated what types of businesses can and cannot be allowed in the Phase 2 Building.
- His uses are limited by the water restrictions. He can't have a health club or lumber yard.
- A commissioner wants to make sure that the upstairs (cathedral ceilings) is not used now or in future for anything.
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Traffic and Allowable Uses

- We have a drawing showing more directional signs on the ground for vehicular circulation.
- A commissioner asked if we want to tie approval of the back project to the front entrance?
- The site is already at level of service F at one intersection.
- There is logic on the other side as well; the people are already there why not adding uses where you already have things.
- It's like nitrogen loading budgets. It could be proportional to how much land you have e.g. a traffic generation per acre budget. Some uses generate many more trips with the same amount of land. The top ones are gas station, convenience store, fast food and drive through bank.
- A commissioner wondered about Sam Dunn's distinction between food store, convenience store and a specialty meat store.
- Could we say this list (Sam Dunn's offer of high traffic generating businesses that he would not sell to without further MVC Review) plus any use that generates a certain amount of traffic generation per day or hour (based on ITE).
- Of the four really big vehicular trip generators Drive-Through Banks is 4th at 250 trips a day. The next high traffic generator then drops down to several different uses that generate about 100 trips a day.
- Regarding some uses that may not have been included in the high traffic generating list a commissioner said they don't feel comfortable making decisions based on unsubstantiated numbers and asked "Are there traffic counts"?
- The traffic study says that there are currently 2000 trips a day going into Woodland in summer.
- A commissioner felt that the whole idea was that Woodland Phsse1 is a high traffic generator and the back should be a low traffic generator.

Wastewater

- Bill Wilcox said they are planning to put in a waterloo advanced treatment system. If they have two retail units and one office they add up to a total of 11.7 kilo/aces/ year. If they do two offices and one-retail unit the nitrogen load would be equal to 13.0 k/a/y.
- It was noted that we have been talking about a new water policy that we have not adopted yet. There are two options: 1- you can limit the sf of office. 2 - Since they did such a good job of limiting the nitrogen for the whole site we could give them a bit of a break on the difference between office and retail uses.

- Regarding the storm water management plan a couple of commissioners had said they wanted to limit the amount of hydrocarbons that seep off the property. The best way to deal with hydrocarbons is to tie them up in the soil and vegetation. The good news is that these hydrocarbon filter s are not that expensive but they only get about 16% of the hydrocarbons out. The other possibility is a storm treatment system (wetland in a bucket) that claims to get out up to 75% of the hydrocarbons out but it is not certain where they could put it. Size is based on flow.
- Do not think DEP would look well on using...?

Continuation

- Chairman Brown asked Bill Wilcox to look more at hydrocarbons and instructed commissioners to look at our traffic notes and scheduled another meeting to deal with this for 10 minutes next week at LUPC - so sharpen your pencils.

Adjourned 6:40