



BOX 1447, OAK BLUFFS, MASSACHUSETTS, 02557, 508-693-3453,  
FAX 508-693-7894 INFO@MVCOMMISSION.ORG WWW.MVCOMMISSION.ORG

## **Martha's Vineyard Commission**

### **Land Use Planning Committee**

# **Draft Minutes of the Meeting of August 14, 2006**

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

*Commissioners Present: Christina Brown, Mimi Davisson, Ned Orleans, John Breckenridge, Chris Murphy, Carlene Condon, Jim Athearn, John Best (5:45), Megan Ottens-Sargent (arrived 5:47 and left at 6:30)*

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

*Press: Nelson Sigelman (MV Times),*

*Audience: Mr and Mrs Gross, Richard Toole,*

### **1. Martha's Vineyard Hospital (DRI 324-M)**

Present for the Applicant: Tim Walsh, Tim Sweet, Ken Chisolm, Chris Ackers (Little John Engineers), Dan Cress (Thomas Miller Architects), Gary Hebert (Fay, Spofford, Thorndike Traffic Engineers)

**Project Location:** 1 Hospital Road

**Proposal:** Renovation, expansion, and replacement of part of the existing hospital.

Opened 5:35

#### **Scheduling Change.**

- The meeting on **August 24<sup>th</sup>** will not be a public hearing but rather a public information session and will be relocate to the **Tisbury Senior Center**.
- The MVC will put in a new add for a public info meeting with a new location.
- We want to make sure that everyone has an opportunity to comment. The whole first session will take no more than two hours because we have a public hearing for the Girl Scouts that evening.

#### **Eligibility**

- John Breckenridge said that his wife works at the Hospital, he has notified his appointing board, the Selectmen, and they feel he can be non-biased and that those documents are on file available at Town Hall.
- Tim Walsh (Hospital CEO) said he did not have a problem with Mr. Breckenridge participating.

#### **Format for Thursday August 24:**

- Tim Sweet from the Hospital said that they had hoped to make an opening statement, and then Tim Walsh will go through a broad picture presentation of how we got to where we are. Then they will introduce the architect team to give an overview of where the plans are. We are going to open up a host of questions at the first meeting.
- A commissioner said that since we are going to continue we should allow the summer residents to comment at the first one. If the Hospital representatives can answer a question they should do so; if they do not have the answer ready they should get back to us.
- The questions can get small and focused, the Hospital will defer to the chair as to what questions need to be answered at what time.

- Commissioners made some requests for visual aids.
- The Hospital will do a power point which will show those changes more clearly.
- The aim is two fold.
  - 1- Have the hospital explain the proposed project fully.
  - 2- Allow those who will not be here later a chance to say there piece. Then we will have a few weeks to digest it all.

## **MVC Issues**

### **Access**

- We need a clear site plan that shows all the details.
- Is the proposed alternate parking area across the site part of the proposal? (Yes)
- To clarify they did not know they were going to get the property across the street until recently so they were cramming it in on the existing location. Now with this other lot it does not have to be so cramped. They also discussed phased parking and are working on a number of estimated parking needs and will not necessarily build it all right away.

### **Flood Plain**

- They have adjusted the design based on the 9 foot contour, the floodplain, staying out of wetlands and the 100 foot shore zone. We have room for landscaping now.
- There was also staff concern with a second curb cut. That is out now.
- Bill Wilcox, MVC Water Resource Planner said that he has a chart out of the Army Corps of Engineers that shows the 100 year flood at the 11 foot contour. In the 1944 Hurricane it was the 11 foot contour.

### **Traffic**

- The LUPC approved a traffic scope that addresses how traffic will be handled routinely and in an emergency.
- Gary Hebert of Fay, Spofford and Thorndike who is doing the traffic study update said that they just took the counts this weekend. The counts have not changed much in the last two years. We counted an almost identical count recently. The street volumes were a little up and the hospital volumes were a little down, partly due to shift changes occurring at different times. The traffic study will be in very good draft form by the 24<sup>th</sup>. One of the commission comments was that they wanted estimates based on the increase in square footage rather than based on the projected increase in employees, and we have done that.
- The scope itself is still the same.
- The new parking lot is going to be a staff lot. The initial idea was to have access off Eastville and not Temahigan.

### **Bike path**

- The hospital hopes to explore this. This plan is essentially what is there now. They had explored a path around the back that will need more study. This would be better than what is there now, it is an 8-foot wide exclusive path. This has been revised since the last time we saw it.
- Gary Hebert said we should keep in mind that even with the path now most bike traffic goes along the road anyway. What the hospital is proposing is an immediate action plan
- The intention is to create a completely separate multi-user path (MUP) from Winds up to County Road. Right now it's a mess.

- The two big elements to connect Oak Bluffs and Vineyard haven are the drawbridge and the hospital. Once they are done the rest will fall into place.
- Presumably if the hospital grants an easement to an exclusive bike path it could be paid for by the TIP.

### **Hospital Presentation Material**

- Material wise this is a non-combustible building based on institutional occupancy. The material they use must be non-combustible, durable, and must deal with wind and rain. Taking that and the need to fit into the Vineyard into account the architects came up with this plan (see plan). Obviously it is a large building so we broke it up with gables to make it appear smaller.
- Most hospitals have a flat roof but we have made this roof pitched. It is metal, which gets LEED credits.
- Hardee Board from the James Hardee Company provides some of the materials. The trim work. windows are insulated glass sturdy to 90 mph.
- In the Hospital handout is a list of sustainable features in the design. We have a very good chance of becoming LEED certified (Leadership in Energy and Environmental Design). All in an effort to be responsible to the environment, reduce energy, and reduce traffic.
- Where is the building going to be visible from? It would help because sometimes after we have approved a project and people ask us how you could approve that. As many angles as possible would be helpful.

### **Wastewater**

- We have approval to tie in to the Oak Bluffs wastewater treatment system. We are working out our contract. We are running out a four inch pipe, the maximum that can be used, to connect the hospital.
- It will be a sole use pipe only for the hospital.
- Commissioners had several questions to be addressed at the hearings:
  - What is this doing to our overall capacity?
  - Does a hospital generate waste that maybe this waste treatment plant can handle?
- The Town determines who can tie-in. It would take a whole new vote of the Town to tie-in new neighborhoods.
- It would be good to have the square feet of the parking lots and plans for storm water handling.

### **Affordable Housing**

- Tim Walsh said that they rent a lot of housing for our summer staff.
- The other buildings that the hospital owns on Windermere Road: one is used for housing and one is used for the development arm of the hospital.

### **Other Commissioner Questions**

- What is the design life of this thing? In a hundred years or whenever we need to revamp the hospital again are you doing it so that it can be readily done.
- It might be a reasonable investment to build a dormitory on site.
- What about a parking structure?
- At one point you talked about moving the helipad? It became clear that both the Coast Guard and the helicopter people made it clear that this was the right spot for it. If you don't need to move it we were told not to.
- Do you have an evacuation plan? .

### **Scheduling Change**

- Nelson Siegelman of the Martha's Vineyard Times asked, given that the public hearing was scheduled for the 24<sup>th</sup> already, why are you having a public information meeting, given the expense of bringing all these experts here?
- We have been going back and forth; we are still receiving some of the reports such as the traffic study and the risk assessment. There was also a risk of losing several commissioners eligibility.

Adjourned 6:57