



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

Notes of the Meeting of December 11, 2006

Held in the Stone Building, New York Avenue, Oak Bluffs. 5:30 P.M.

Commissioners Present: Christina Brown, John Breckenridge, Chris Murphy, Ned Orleans, Kathy Newman, and Paul Straus.

MVC Staff Present: Mark London, Paul Foley, Jim Miller, Christine Flynn.

1. Oyster Bar (DRI 596) Pre- Public Hearing Review

Present for the Applicant: Michael Gillespie (Co-owner), Wyman Shaw (Co-owner), Maurice O'Conner (Sullivan O'Conner Architects), Andrew Grant (Traffic Engineer – Sourati Engineering)

Project Location: 57 Circuit Avenue Oak Bluffs, MA Map 11 Lot 35 (0.11 acre or 4,270 sf Lot)

Proposal: To add two floors and a basement to the existing one floor Oyster Bar.

Applicant Presentation & Proposal

- Michael Gillespie said that as a business they have found that they have a demand for Christmas parties, weddings, and such for which they do not have enough space.
- They also have issues with housing employees.
- Thus they would like to expand their current building to include a function space and apartments for employees.
- They understand that there is an emotional attachment to the existing space so they want to retain it while adding a basement below and two floors above.
- He said they have a strong relationship with the Campground and would expend the extra costs necessary to ensure that the building is soundproof. Work would be done during the winter.
- He noted that they had hosted a meeting this past summer that brought the Selectmen, business owners, and neighborhood together to resolve noise issues in downtown in general.
- The circulation of trash and deliveries is already in place.
- They feel that this proposal fits in with the towns desire to have mixed retail and residential downtown. There is a new by-law that allows increased height downtown to allow for more concentrated development.
- This is not going to be a nightclub.
- The apartments are not going to be a frat house either.
- The apartments are for staff and management and will be rented at a reasonable rate.
- They feel this project would provide a bookend to downtown.
- They need a Special Permit for height from the ZBA, as a well as a Building Permit, an increase in wastewater flow, and a permit from the Planning Board for Parking.
- They would like to begin in the Autumn of 2007.

Structure

- The existing one-floor structure is approximately 3,000 square feet with an occupancy capacity of 197.
- The second floor (2,950 sf) would be a function hall and the third floor (2,880 sf) would contain four two-bedroom apartments.
- There would also be a roof deck (390 sf).
- The proposed new building would be 37 feet tall (14 pitch roofline) with a tower that goes to 41.6 feet high in the rear above the elevator shaft.
- The allowable occupancy for the second floor by Building Code for floor area is 393; the proposed occupancy for the second floor is 220. So existing (197) added to proposed new occupancy (220) would be a total occupancy of 417.
- The stairs and bathrooms have been located in the rear of the building in order to cut down on noise emanating out the back.
- The layout of the existing first floor would remain largely the same except that the bathrooms would be moving. Mechanicals will be in the new basement.

Traffic

- Andrew Grant of Sourati Engineering presented a proposed scope of a traffic study that included:
 - A description of the surrounding area (locus, land use, zoning, roads, and intersections).
 - Existing traffic conditions (trip generation, peak hours, peak volumes, seasonal variation)
 - Proposed conditions (land use development, forecasted daily and peak trip generation).
 - Traffic impact mitigation (On-site and off-site mitigation measures, infrastructure improvements, vehicle-trip reducing measures).
- In addition to proposing mitigation measures he said they will contribute to the Oak Bluffs Parking Mitigation Fund.
- He also said they are looking into bus passes and alternative parking locations and that as part of their study they will have a package of parking mitigation offers.
- He noted that this is an appropriate use in a business district and that this is not another big project out on Edgartown-Vineyard Haven Road surrounded by a big parking lot.
- A commissioner said that they think we should not approve another project in downtown oak Bluffs until there is a solution to the parking problem.
- Another commissioner suggested that perhaps they should consider separating the restaurant and the function hall in terms of parking noting that up-island whoever is organizing an event has the responsibility of figuring out where people park. They could put the onus on the host of the party to organize parking arrangements.
- A commissioner wanted to know what the existing daily count load is and how that will change.
- A commissioner wanted to know where the tenants of the apartments will park.
- LUPC approved the traffic scope adding that they must have a plan for off-site event parking and address commissioners questions raised during the discussion.

Commissioner Discussion & Questions

- A commissioner wanted to know if they planned on tearing the structure down, noting that it is a landmark building that has been a renowned restaurant and gathering place for many years.
 - The reply was that they don't want to but that it might cost too much. They need to get a structural engineer to assess whether it makes sense to salvage the existing building.

- Commissioners wanted to know if the Oak Bluffs Historical Commission or the Campground Architectural Review Board were involved.
 - The reply was that they are not subject to either Board but would be willing to talk to them if they had to.
- Commissioners wanted to know exactly what they were planning in terms of entertainment, bands, disc jockeys, etc... and whether they were seeking an entertainment license for the second floor function space.
- Commissioners wanted to know what the ratio of off-island to islander employees would be.
 - The reply was that since the restaurant is open from April 1 to January 1 the vast majority of their employees are year round islanders with a few seasonal workers in the peak season.

Issues Commissioners Want Addressed

Commissioners want more information in the following areas:

- Illustrative drawings showing the existing and proposed.
- A structural engineering report discussing whether to demolish or build around the existing structure.
- The opinion of the Oak Bluffs Historical Commission.
- The opinion of the Campground.
- Plans for noise abatement.
- Hours of operation, number of events, types of events.
- Number and source of staff.
- A shadow study of how the addition will affect the neighbors.
- Pictures and history of the site.
- Affordable Housing offer in terms of who will be in the apartments for how long and at what price.
- Plans for energy abatement and sustainability.
- Innovative parking solutions.
- Construction schedule.

Adjourned at 6:52 pm