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Martha's Vineyard Commission

Land Use Planning Committee

Draft Minutes of the Meeting of March 12, 2007

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

Commissioners Present: Christina Brown, John Breckenridge, Ned Orleans, Chris Murphy, Pete Cabana, Susan Shea, Richard Toole, and Jim Athearn.

MVC Staff Present: Mark London, Paul Foley, Jim Miller

2. Cronig's Market (DRI 321-M2) Pre-Public Hearing Review

Present for the Applicant: Steve Bernier (owner), Doug Hoehn (Engineer)

Project Location: 109 State Road, Tisbury Map 23A Lot 23, 26, & 63 (2.44 acres)

Proposal: To add on to back of building, close-in the overhang in front, remodel the interior, and rearrange the parking a bit. The existing footprint of the supermarket is 21,152 sf and would be 22,517 sf. The existing sales floor is 13,400 sf and would become 16,140 sf. Parking spaces would increase from 127 to 135.

Commissioners Present: Christina Brown, John Breckenridge, Ned Orleans, Chris Murphy, Pete Cabana, Susan Shea, and Richard Toole.

MVC Staff Present: Mark London, Paul Foley, Bill Wilcox, and Jim Miller

Applicant Presentation:

- Steve Bernier, owner of Cronig's Market, said they are cleaning up a parking issue that has been with us since 1994. The herring bone style parking leaves you with broken granite, you can't plant in there and it leaves an odd space.
- The street trees are less than 50% developed for their age. There is too much parking around them and there is too much heat. On both ends of the parking island there are no trees. We are proposing to plant trees in those islands that will be created at the end of each aisle. The net result is either an increase or the same number of trees.
- We are going to perpendicular parking, the front row will be closer.
- On the store we are going to square it off by bringing the porch into the interior. The porch does a great job collecting leaves and is used as a urinal.

Wastewater

- Bill Wilcox, MVC Water Resource Planner, presented an estimate for the nitrogen load for the site. His estimate is over the limit for Tashmoo Watershed. So they are over on the wastewater. The storm water also adds. The total load is about 40 kilograms as it stands. It is only a 10% increase but it is already over our limit.
- Commissioner Murphy said it looks like this is a great opportunity for you to upgrade to a denitrifying septic system.
- Bill noted that one option is a denitrifying waste treatment.
- Mr. Bernier asked how much would that cost?
- A rough estimate would be \$20,000-\$30,000.

- Mr. Bernier replied, "then I think we should do it" (Thus earning DRI Applicant of the Year Honors)
- For storm water they have catch basins that direct the storm water into leaching basins. There are no oil separators as such but the system pretty much does that. They are moving the grease pit and the holding tank anyway.

Energy

- A commissioner said they appreciate the solar panels on Healthy Additions and asked if there was any way we will see that in the main store.
- Mr. Bernier said he is thinking of changing the shed roof on Cronig's from a 22 pitch to a 30 pitch. I would like to take that porch roof off and make it conducive to solar panels, However, Steven Strong told him that there is some technology that is coming soon that will allow him to do that and allow light into the store. Right now he could either do panels or light and he wants to do both.
- The HVAC system is within two years old. It's a brand new boiler system that operates at 96% efficiency

Traffic

- Jim Miller, MVC Traffic Planner, looked at ITE trip generation and they currently have roughly 2700 trips now but will increase by 140 to around 2840. Roughly 70 in and out an hour.
- Steve Bernier replied "in my dreams".
- Jim said his recommendation would be that the traffic study be waived.
- **Richard Toole made a motion to not require traffic study which was duly seconded by Ned Orleans. The motion passed unanimously.**
- Ned also noted that in all the years he has shopped at Cronig's he has never had a problem finding a parking space and he has never waited more than 30 seconds to take a left.
- Jim noted that the model says that it takes 10 minutes.

Adjourned at 6:54