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Martha's Vineyard Commission

Land Use Planning Committee

Notes of the Meeting of March 26, 2007

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

Commissioners Present: Chris Murphy (acting Chairman), Richard Toole, John Breckenridge, Ned Orleans, and Susan Shea.

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

1. 18 State Road (DRI 593) Pre-Public Hearing Review

Present for the Applicant: Sylvestro Schiavone, Andy Grant (Traffic Engineer)

Project Location: 18 State Road, Tisbury, MA Map 9-A Lot 4 (0.33 acres)

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.

- Chairman Murphy opened the meeting at 5:30
- Paul Foley gave a brief Staff Report outlining the basics and the context of the project.
 - The proposal is 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 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 gallery, and the existing documentary film office.
 - Archaeological evidence shows that there has been human habitation of this site since approximately 8,000 B.C. In 1965 William Ritchie, the author of The Archaeology of Martha's Vineyard, did an extensive dig on this property and wrote a chapter about it in the book.
 - There are two letters from the Wampanoag Tribal Historic Preservation Officer (THPO).
 - Since Mr. Schiavone was referred to the MVC for DRI review in June of last year he has successfully lobbied the Wastewater Commission to allow his property, which is just outside of the sewer service area, to be connected to the Wastewater Treatment Plant.
 - Mr. Schiavone successfully lobbied the Town to connect his property with the Town Sewer.

Applicant Presentation:

- Sylvestro Schiavone, the applicant and owner, said he purchased the property three years ago and has made several improvements to the building such as building a sidewalk in front and a patio in back.
- He said he would be willing to connect to neighboring properties to facilitate pedestrian connection.

- He wants to build this addition to improve the revenue of the building. His other purpose is to have a small studio apartment for himself. He used to own a home on Greenwood Avenue and he owns a beach lot in Aquinnah.
- He will rent the retail/office space to a passive business such as an architect, attorney, or engineering office.
- Mr. Schiavone is a developer off-island. The buildings will be constructed to blend in with the existing buildings in the area. The look will be white trim with shake shingles. They will be artificial but will look real.
- He is looking into solar panels to make it green.
- Mr. Schiavone said there was some archeological digging done on the property in the 1960's. He said he has had a study done by an authorized group, the Public Archeology Lab (PAL). PAL asked him to minimize the disturbance to the area. He said that the Wampanoag Tribal Historical and Preservation Officer (THPO) was satisfied with the procedures and the report.

Traffic:

- Staff said the applicant has done a study though they never had a traffic scope approved by LUPC. Jim Miller, MVC Traffic Planner said he would suggest that LUPC should accept the study with the addition of some study on sight lines.
- **Richard Toole made a motion to accept the traffic study as sufficient with the addition of some additional study of the sight lines. The motion was duly seconded and approved unanimously.**
- Mark London added that we might also look into making vehicular connections between the abutters in the interior of the lots.
- There was a question about a storage shed that is labeled as a garage on the plans. Mr. Schiavone said that one of his tenants, Galen Films, stores old equipment in there.
- It was suggested that this shed, which is slated for demolition, and the proposed replacement behind the new building should be called a storage building instead of a garage.
- Mr. Schiavone said that he has existing parking that is enough for the current needs. The new building will require 4-5 more spots. He wants to create new parking where the old garage is and move it to the back.
- Regarding interior vehicular connections he said he would prefer to connect to Dr. Finkelstein (Uphill) rather than Grillo (downhill).
- A commissioner wanted to know how one would get to the new garage. Mr. Schiavone replied that it is just a passive garage for storage.

Items Necessary for the Public Hearing:

- We need to see the parking and circulation plan on paper.
- We need a detailed landscape plan.
- The plans should also show some of the neighboring properties.
- We need to see the building and the drainage.
- A section through the site.
- A report estimating whether the building will exceed the energy code.

Commissioner Questions:

- A commissioner asked if he would be drilling into the archeological sensitive site. Mr. Schiavone said the garage would be on sonic tubes and that he would be willing to pull the building forward. He said he was willing continue to work with the commission to adjust the plan.

- Staff asked if he will connect the existing building into the sewer to which he responded yes.
- A commissioner wanted to know if he has an Order of Conditions on the hookup to the sewer (similar to the one he got for a septic system). Mr. Schiavone replied that no other trees will be removed from now on.
- A commissioner noted that the proposed building is definitely in the buffer to the 100 year flood and asked how Mr. Schiavone plans to handle the runoff. Mr. Schiavone said the he will be building a stone wall and the gutters from the roof will be going into drywells at the edge of the parking lot will be gravel, not paved.
- A commissioner said he will probably have to go to the Conservation Commission.
- A commissioner wanted to know why he would want to move that garage into the sensitive area. Mr. Schiavone said he thought it would facilitate circulation and look better.

First item adjourned 6:10 pm

2. VHYC (DRI 602) Pre-Public Hearing Review

Present for the Applicant: Charlie Felder (Manager, Vineyard Haven Yacht Club), Richard J. Barbini (Engineer and Agent), Peter Breese and Peter MacLean (Breese Architects), Ray Maciel (Builder).

Project Location: Owen Little Way, Tisbury, MA Map 5-J Lot 7 (1.85 acres)

Proposal: To demolish the existing 3,500 square foot building and replace it with a two-story 4,400 square foot replacement clubhouse.

- Paul Foley gave a brief Staff Report
 - The Vineyard Haven Yacht Club has been in existence on this site since 1928. The original two-story "casino" clubhouse was torn down in the 1960's and replaced with the existing one-story cape building.
 - The proposal is to demolish the existing 3500 square foot building and replace it with a two-story 4400 square foot replacement clubhouse. The beach cabana (a.k.a. changing rooms) would be removed. Parking would be more defined with a total of 36 spots.
 - Club membership is not being increased at this time. Currently the club has about 350 memberships. About 200-250 are family memberships and 50-100 are single members.
 - The project was referred by the Tisbury Building Inspector under section 3.601.
 - The site is visible from ferries entering Vineyard Haven Harbor.
 - The building will be insulated and there is no air conditioning proposed. There is a possibility of solar panels. The building is only used three months of the year.
 - The building will be A.D.A. Accessible with an elevator and two means of egress to the second floor.
- Jim Miller gave a brief on the traffic.
 - The applicants have said they are not going to increase membership.
 - The square footage is going up by 28%.
 - Ordinarily you would use the increase in square footage as a guide to the increase of traffic. They don't feel the traffic will increase based on this addition. We would have to do a traffic study in the summer to get a real feeling.
 - He said it would be reasonable if they offered some type of mitigation in lieu of doing a traffic study.

Applicant Presentation

- **Dick Barbini** said that the VHYC is doing this because the existing building needs repair and upgrade and the existing building is not that good looking . The new building is better looking and more efficient. The majority of use is for kids, most of the parents are there only for the kids.
- There is no intent to increase members. History has shown they rarely add members.
- All driveways will be pervious, shells or pea stone.
- They are not going to change hours of operation. There will be no renting of the building in winter.
- Lighting will be on motion sensors. Courts are not lit and will not be lit.
- Most of the abutters are members of the club.
- The proposed building would be insulated and heated but would not have air conditioning.
- The building would be built to Tisbury flood standards.
- The zoning height restriction is 35' and the proposal is for a maximum height of 32'.
- At the staff/applicant meeting they had said there were 47 parking spaces. What they meant was that was on a busy day when people were parking anywhere they could. They are proposing an organized situation with clearly delineated parking spots.
- The majority of employees are member's children.
- **Peter Breese** said that the landscape design begins with relocating the building to be in conformance with setbacks.
- They would take out the storage lockers which were also located within the setback as well.
- They are matching the distance that the building is from the water.
- They are trying to keep a small grove of cedar trees to buffer the building but they are going to build up the grade in front to improve accessibility.
- The building will be on concrete piles as is the existing building.
- There will be an elevator and two means of egress.
- If you compare the two buildings in floor plan you will see they are about the same with the new being wider and a wing coming back.
- The architects presented a number of presentation boards showing perspective sketches, elevations, plans, and photos showing the view of the existing and proposed structures from the water.
- Only 900 square feet of the proposed building is on the second floor.
- The cross gable ridge is 27' high.
- They have kept it as low as they could given the fact that there is some program elements planned for the second floor.
- The ground elevation is 5 feet and the flood level is 10 feet. The height of the building is including the pilings.
- They are not making an offer that says they will not increase members they are just saying that the memberships have not increased historically.
- **Charlie Felder** clarified that they have 391 members. Children are eligible up to age 35.

Commissioner Questions

- A commissioner asked if this is going to be a modular building. The answer was yes.
- As a follow up the commissioner asked what type of disturbance such as cutting of trees bringing the modular to the site would entail.
- Ray Maciel replied that they can fit the cranes and materials without cutting any trees. He has figured that all out.
- A commissioner wants more information about how many functions take place at the site. Dick Barbini said there are no functions allowed in the season outside of three club parties.

- You should just tell us what the history and numbers for functions are.
- There was some discussion about the possibility of increased club membership in the future and how that would relate to the need for a traffic study. The applicants repeated that they have not increased memberships in 15 years.
- A commissioner wanted to know what the extra 900 square feet would be used for. The response was that it will not really increase capacity. The tennis courts and the boats are maxed out already. The bathrooms are slightly larger and will serve as the changing rooms. They moved the classrooms out of the meeting room and that now has its own space.
- A commissioner asked what lights they will use for the night functions. How will it be heated? What energy savings devices are they looking at? Dick Barbini said that there would be no outside lighting for functions. They will put an offer in about lighting.
- A commissioner wanted to know how the demolition will be handled. The reply was that if they tried to move the building it would fall apart.

Traffic Scope

- Chairman Murphy said we can't leave the traffic scope open ended. We either have to waive it or not. We cannot waive it without some indication that the club will not increase the memberships. The other option might be to have staff do a small study and the applicants offer some mitigation.
- Charlie Felder said he can make an offer that they will not increase membership by more than 10%.
- Mark London said that the reason to do a traffic study is for us and them to understand the impact of traffic. If it gets to be 300-400 trips a day it may not be a big deal but we need to see something that tells us that.
- Dick Barbini made a proposal. They will limit their membership to no more than 425. They will supply employees with bus passes. They will promote bus passes.
- **Richard Toole made a motion to waive the big traffic study and have the applicant and our traffic planner work on a trip generation study and accept the applicants offer to limit club membership to no more than 425 and buy employees bus passes. The motion was duly seconded and approved unanimously.**

Adjourned at 6:54