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Martha's Vineyard Commission

Land Use Planning Committee

Minutes of the Meeting of April 9, 2007

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

Commissioners Present: Christina Brown, Paul Strauss, Doug Sederholm, Chris Murphy, Richard Toole, Ned Orleans, Kathy Newman, John Breckenridge,
MVC Staff Present: Mark London, Paul Foley, Jim Miller

1. YMCA (DRI 600) Pre-Public Hearing Review

Present for the Applicant: Mark Baumhofer (Facility Committee), Chuck Hughes (Pres of Board), John Clese (Exec Dir), Stephanie Mashek (AMM Architects), Ken MacLean (AMM Architects), John Scott (engineer)

Project Location: Village Road, Oak Bluffs, Massachusetts, part of Map 50 Lot 29 (5 of 25.2 acres)

Proposal: To construct a 35,000 square foot recreational facility.

Applicant's Presentation

- Mark Baumhofer said that in their application on page three there is a table of contents and we have people here to address all of these issues. Going down the list we have a deed and a lease with the HS for the lease and plan. Stephanie will talk about the building and land.
- Stephanie Mashek (Architect with AMM) said that a campus plan was developed in conjunction with their site abutters and the MVC. There was a charette and a campus plan group that has been meeting pretty regularly for the last year.
- The campus planning actually got the YMCA to shift the location of the building. The campus plan group clustered the YMCA closer to the arena. This helped to pull the development away from Old Holmes Hole Road.
- They will be developing the area that connects to Ed-VH Road that is currently leased by the Arena. The proposal involves shifting the access drive away from the Arena to the west so that we can share the access without forcing all traffic by the front door of the Arena. There is a DCPC regulation that requires curb cuts to not be less than 1000 feet from each other. There is a bit of a crest to Ed-VH Road that this alignment might actually improve.
- In checking the MVC Open Space Policy this site is rated as exceptional which has a goal of preserving 80% of the property. With 5 acres we are not going to be able to do that. We are at about 47%. That assumes an off-site wastewater plant. We have incorporated a lot of shared parking but it will be tough to meet 80%.
- Other uses will include outdoor activities or play area. We should note that there is a 100 car lot across the street that would be available when school is out.
- We do not have a landscape plan yet. We will have it for the public hearing. We are hoping to preserve as much as we can and minimize lawn area using fescues. We will incorporate some natural plantings in front that would be irrigated by stored rainwater. We will also try to develop bio-swales.
- John Scott, in response to a commissioner's question about what they would do if the town of Oak Bluffs does not vote to approve a joint package wastewater treatment plant, said that they will have to stretch to meet the MVC nitrogen loading requirements.

- Ken MacLean said they plan to talk about how many spaces on site, how many shared spaces between the Arena, Community Services, and the High School. The YMCA also will be talking about public transportation; two bus lines stop in front. The YMCA would suggest that the bus stops be moved to the corner.
- The building has a small basement for mechanicals. The front is low with a sloping roof that disguises the much larger volume in back where the pool and locker rooms are. The first floor plan shows the pool. The second floor is where the exercise rooms are.
- The exterior materials are wood shingles. The building will be designed to exceed the state energy code in many areas and they are following the LEED prescriptions including water usage, levels of insulation, type of windows, type of mechanicals, etc. The building will be designed to LEED specifications. There are fees involved with being certified.
- The proposed building is 35,000 square feet with a natatorium, locker rooms, and teen center. The YMCA also has programs such as child watch.
- There is no gym planned for phase one at the moment. That is planned for phase 2. The gym would go on the opposite side of the locker rooms from the pool.
- We have scaled our plan back a bit based on fundraising.
- The wellness center is comprised of an open space that looks over into the pool and lobby. There is a group exercise room with cardio, weight training, and free weights.
- The YMCA will also be hosting the swim team from the high school. The essence of the land lease is that The YMCA will provide the High School with the pool time (350 hours per year).
- The YMCA did a \$30,000 needs assessment survey to find out who was interested and what they were interested in before they went ahead with the Y plan.

Commissioner's Comments and Questions

- An issue will be that if you are doing this amount of this type of use how does it compete with the other gyms or wellness centers on the island?
- Will the YMCA be providing physical therapy services?
 - They will be doing physical therapy in conjunction and collaboration with the hospital.
- Will you be able to present membership dues/fees?
- Another potential issue is you are billed as a recreational facility. Will your plans augment other facilities or will you compete with the boy scouts, boys and girls clubs, etc...
- What is the relationship between the local people and the national YMCA?
- You probably ought to also address the non-denominational character of the modern YMCA.
 - We are called the YMCA of Martha's Vineyard. All Y's are local. The national YMCA provides free consulting. When the aquatic center was not feasible we talked to the Y of Cape Cod. We would be one of the first independent YMCA's built since the 1960's. We have to pay a fee for consulting. We pay the national YMCA 2% of all fees for the life of the institution. For that they get all kinds of great information and advice from the national Y. The National YMCA run more aquatic centers then anyone in the world and gave us so much expertise we could not have done it without them. They don't push programs on us. We choose the programs we want and they facilitate.
- Clarify that you are locally owned and run and describe what the national role is.
- It would be useful for someone to say to what extent the national organization has played a part in the design, activities, etc.
- Will you be providing a detailed description of the activities that will go in the Wellness Center, the teen center, child watch?
- When will there be public pool hours.

- We have general hours but we have not gone into that kind of detail yet. We don't know when family swim time will be yet.
- Will you have programs for the elementary schools?
 - We have a lot of programming in place now. We have an after school program with 350 kids now. We were going to talk about the existing and then the planned programs. The broad themes that run through all of this is looking at healthy living and eating for children.
- We had a church down the road from you in for DRI Review and we asked them if there would be dances and amplified music.
- What about resident housing?
 - YMCA's were built with housing after World War 2. They are no longer built with housing. That is not part of our mission. One thing that is very important is that part of our fundraising is creating an endowment fund.
- Community Services used to have a teen center at Educomp. Some people have expressed some concern that the teen center might scare others away from the pool.
 - Obviously there are going to be teens around. We are working on the after school crowd. We are hoping there will be movement from the after school program to the teen center which will have its own entrance.
- We have hired MS Transportation Systems to do the traffic study.

Energy

- We have thought a lot about energy. The most logical candidate is to use solar for domestic hot water. We have an alternate that is being priced for solar domestic water heating with two sets of ten collectors.
- The MVC has a committee working on possible guidelines for energy. Even if you can't build some things in you should design it so that it is ready to go, such as installing conduits. Think ahead and plan for expansion later.
- The reason that the mechanical systems are looked at is when you are doing a natatorium you can use a lot energy to adjust the humidity. You can either seal up tightly or use a lot of energy.

Storm Water

- John Scott (Civil Engineer): runoff will be handled on site. Some of the lot will be impervious. Some runoff will go to collectors. There will be swales with some collectors and if the town facility does not go through we will do advanced de-nitrification.
- Community Services had expressed some concern about run off. We will make their situation better by diverting our runoff that now goes on to their site.
- If permissible with the plumbing inspector we will use pool backwash water to flush toilets.
- The immediate runoff goes into swales before getting to the underground infiltrators.
- A commissioner suggested the applicants call Bill Wilcox and go over how to bio-retain some of the runoff.
- A commissioner had a question about how the pool water will be treated and how the used water will be disposed of.
 - Chlorine does dissipate after a few days. When it is backwashed we will put it in a 7500 gallon tank and let it settle. From time to time the tank would be pumped out. It is fairly benign. A plumbing inspector would have to inspect that.
- So you are going with a chlorine pool.

- We are looking at a mix system that uses salt and electricity to produce material that makes the pool clean. The committee is going to a new pool at Tufts University outside of Boston to see how it is to operate.

Other Issues for the Public Hearing

- What about the ultra violet pool purifiers?
- The ice arena has angle parking and your parking is perpendicular. Why?
- Night lighting. You know that the MVC likes the least amount of outdoor lighting possible and is downward shielded, motion sensitive, etc...

Adjourned 7:00