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Martha's Vineyard Commission

Land Use Planning Committee

Draft Notes of the Meeting of May 7, 2007

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

Commissioners Present: Christina Brown, Richard Toole, Ned Orleans, John Breckenridge, Peter Cabana. Chris Murphy

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

1. J. Ferry Tennis and Racquet (DRI 598) Post-Public Hearing Review

Present for the Applicant

Project Location: Map 16 Lot 71.1 (21 Amos Lane 0.47 acres). The applicant also owns the abutting property, Map 16 Lot 80 (497 State Road 0.69 acres), which provides the access and will share septic.

Proposal: To construct an outdoor tennis court, an indoor racquetball court, a pro shop, and two offices on 21 Amos Lane.

Applicant Presentation:

- There is an existing house with two apartments on the front lot. Mr. Ferry's brother lives in a two-bedroom apartment in the basement and a dog groomer lives upstairs and operates a home business.
- The proposal is for a single outdoor tennis court and a building that would house an indoor racquet ball court and two offices.
- There would be a reception area and a pro shop on the first floor.
- In the back of the rear lot on the border with the Estrella's there will be a small retaining wall.
- There used to be two dirt driveways that Mr. Ferry retained and made one in and one out.
- When he bought the property he took 16 truck loads of junk off the property.
- He also had a tree company come and clear out the trees that were not worth saving. He has designed the proposal around saving some birch tree and beech trees.

Commissioner Questions:

- Is there room for buffering parking area in easement?
- Mr. Ferry gave up his rights to the easement to Indian Hill Road. He does retain the right to use the easement on his property along border with the Wellness Center. The Estrella's are the only other ones who are allowed to use it.
- There were concerns during the Hart (DRI 549) Hearing about storm water runoff.
 - Mr. Ferry pointed out that his property is flat and does not drain in that direction. He said there are no drainage issues with this site.
- What is the parking surface?
 - Mr. Ferry would like to use shells.
- What would the surface of the tennis court be:
 - Hardcourt. The tennis court will have drainage.
- At the access along State Road what are the sightlines?
 - MVC Staff is doing the traffic study and will look at that.

- What is the energy efficiency of the building?
 - Heating is going to be radiant in the floors and AC in the court and office
- Have you thought of geo-thermal?
 - No. Mr. Ferry will inquire with his architect Mo O'Connor about geo-thermal energy.
- LUPC encouraged Mr. Ferry to make the building as energy tight as possible.
- How are you going to structure memberships?
 - \$1000 for a single, \$1500 for a family to allow you to schedule time. Left over time would go to Charter School and
 - There would also be Walleyball. Would like to give time to the Charter School.
- A commissioner suggested that he might offer an incentive to the people in the neighborhood to reduce the car trips.

Nitrogen Loading:

- Bill Wilcox reported that the property is not adding flow to what they are already approved for but they are already over our nitrogen loading limit. Thus they cannot increase it over what they now have.
- They already have 660 gallons per day assigned to the existing house. They are limiting the house to 440 gallons a day and allotting 220 gallons a day to the new building.
- None of the dog grooming wastewater goes into the ground. There will be a tight tank that holds the wastewater and then gets pumped out.

Traffic:

- MVC Staff will be doing the traffic study for the project.
- Jim Miller and the applicant had previously discussed projected traffic numbers.
- The total new trip generation is estimated to be 142 trip ends, with a peak hour of 17.
- Mr. Ferry feels that 17 cars in there at a time would be the theoretical maximum but does not think that would actually happen.

Conclusion:

- Commissioners asked that at the Public Hearing the applicant be prepared to discuss easements, screening of the neighbors, offers to mitigate affordable housing needs, and drainage.