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Martha's Vineyard Commission

Land Use Planning Committee

Notes of the Meeting of June 11, 2007

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

Commissioners Present: Christina Brown, John Breckenridge, Chris Murphy, Kathy Newman, Paul Strauss, Susan Shea

MVC Staff Present: Paul Foley, Bill Wilcox

1. Daily Grind (DRI) Post P.H. Review

Present for the Applicant: Sam Dunn

Project Location: Tisbury Marketplace, Beach Road, Tisbury Map 9-B Lot 19.18 and 19.19

Proposal: To expand the Daily Grind with an addition in the back and increasing service from a bakery, coffee bar, and sandwich deli to a restaurant that also serves dinner at night.

Applicant Presentation

- Sam Dunn explained that he is the contract owner of the building pending all of the approvals to do what he wants to do with it. It's going to be a real restaurant with wait service and real dishes. Lunch will be both sit down and pick-up.
- He is thinking of putting a barrel vault inside the new addition.
- At the Sewer Board he got an increase to 1,200 gallons per day (gpd).
- The Board of Health gave permission to have full service for 44 seats and dishwashing. In connection with that he wants to renovate the building and add on 500 square feet.
- He is going to re-orient and landscape the parking in front of the building.
- The kitchen will stay in the same place but be re-oriented.
- In the back there is a potpourri of roofs that he wants to take off and replace with a gable roof.
- The back section is now one step above the front. There will continue to be a step inside between the front and the back.
- He will not be allowed to serve meals out on the patio.
- Right now there is a sea of asphalt in front that he wants to make more of a lush green setting.

Commissioner Questions

- There was some discussion about whether there would be a loading zone. The plan was that they would just come in the front door. Commissioners suggested that they should have a designated place to unload trucks. They suggested an area for delivery in the morning that morphs into parking later in the day.
- Mr. Dunn said that they are not going to be buying food from Cysco in big trucks. The fish is going to come from across the Market Place. We plan to feature local food in summer.
- Mr. Dunn said he is thinking of re-orienting the parking in front. He is thinking of extending the parking straight because no one parks in the two spaces that are facing in the opposite direction.
- When he re-orientes the parking he will resolve the loading issue.
- A commissioner wanted to know about the property next door with all of the jeeps. Mr. Dunn sold that to someone years ago and they seem to have an arrangement with a jeep rental.

- A commissioner asked what the retail food items would be. Mr. Dunn said he was thinking of turning it into something like a living room with wireless and maybe they would have some specialty items out there.
- A commissioner asked Mr. Dunn to describe the type of activity that will take place in comparison to what is there now. He said he hopes it will do much better. He expects their main time will be in the evening when the previous operations were not open.
- A commissioner noted that the MVC has to remember that if the liquor license goes through that might draw more people. This prompted a commissioner to ask if they intend to have a bring your own beverage policy. If the warrant passes they will seek to have beer and wine.

Local Permitting Process

- Local Boards that will look at this project include the Planning Board, the Conservation Commission, the Building Inspector, the Board of Health, and the Sewer Board.
- The project will require a Building Permit from the Building Inspector.
- A Special Permit from the Planning Board for food service in the Waterfront/Commercial District that will require a Public Hearing and Site Plan Review
- A Notice of Intent (NOI) must be filed with the Conservation Commission for being in the flood zone and within 100 feet from the Lagoon. NOI requires a Public Hearing.
- They have already received approval from the Sewer Advisory Board for 1200 gallons per day.
- The project has already received approval from the Board of Health for water usage and seats.
- The Tisbury Market Place was built when Tisbury was not in the MVC.
- This area of Vineyard Haven has a special zoning district that is split into two. They are staying outside of the 100-foot buffer so that they can do a restaurant.
- Mr. Dunn's son is going to be the chef. He said they are going to do this right. It's going to be American food - steaks and seafood.

Parking

- The Market is a free for all. They will be doing the majority of their business at night when most of the places in Tisbury Market Place are closed.
- In the waterfront management zone there is no parking requirement.
- The Pizza sometimes stays open till 9 or 10. The Fish Market is open till 8 or 9 sometimes.
- MVC Traffic Planner Jim Miller said that traffic at the Market Place goes from roughly 500 trips a day to about 845 trips. The LUPC previously waived the need for a traffic study.

Lighting

- They will install low-key lighting. He would have a lit sign so that people can find the restaurant.
- Commissioners asked Mr. Dunn to address the lighting around the whole site. Mr. Dunn said that he does not have direct control over that but he thinks it is time we did something about that. After working with an LUPC Sub-Committee on the lighting at the Woodland Complex (DRI 39) he thinks they ended up with a better result. The intensity of the light at Woodland before was too much. The best thing that came out of their appearance here with Woodland was the lighting and the traffic pattern. We may have some landscape lighting and it would be indirect, low-level lighting.
- A commissioner asked specifically about the high florescent lights. Mr. Dunn said that he would do his best to get rid of them; he thinks they are going to hurt the ambience of the restaurant.

Motion

- **Kathy Newman made a motion: 1) to recommend to the full commission that this is not a substantial change requiring a public hearing, and 2) to approve the modification, based on the assurance that there will be a loading zone. This was duly seconded by John Breckenridge. The motion passed unanimously.**