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Martha's Vineyard Commission

Land Use Planning Committee

Draft Minutes of the Meeting of August 13, 2007

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

Commissioners Present: Susan Shea, John Breckenridge; Christina Brown; Ned Orleans; Peter Cabana; Chris Murphy, and Mimi Davisson

MVC Staff Present: Paul Foley, Bill Wilcox, Christine Flynn

1. YMCA (DRI 600) Post- Hearing Review

Present for the Applicant: Judy Crawford

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

Proposal: To construct a 35,000 square foot recreational facility with a pool, teen center, family programs, and eventually a gymnasium. The site occupies 5 acres within a larger 25.2 acre property owned the High School also occupied by MV Community Services and the Skate Park. The YMCA will be leasing the land from the High School in exchange for pool time for a High School Swim Team.

Direction

- To open the meeting Chairman Christina Brown asked if the LUPC thought this is an approvable project with conditions.
- The LUPC responded yes.

Wastewater

- Commissioner Breckenridge feels we should separate storm water conditions from wastewater conditions.
- A commissioner noted that we put the question of the water supply to bed. According to Mr. Perrotta this project will not impact the public water supply.
- Commissioner Davisson said she is satisfied with the answers to her questions in regards to the water supply and this project but thinks there are questions that the voters of Oak Bluffs should pursue.
- Commissioner Breckenridge noted that this watershed will only be receiving a 3% benefit (in the form of a reduction in the nitrogen loading). The applicant has submitted cross sections of the proposed stormwater bio-retention system. The one element that is still in the air has to do with the bio-retention design. Storm water goes into the fore bay before entering the bio-retention basin. If the storm water flows straight through the fore bay to the bio-retention area, sediment will be a problem. He thinks it needs to be offset so that the straight flow does not become clogged. The question is whether it is worth \$4,600 of the Y's money to go through peer review of Horsley-Witten. He was satisfied that the condition to have the plan come back to the LUPC is enough for now but at that time if we are not satisfied with the final design we may ask to have it reviewed at Horsley-Witten.
- A commissioner noted that there is a difference between this project and the Hospital. At the hospital all of the storm water goes into wetlands and was designed for storm surge. This one does not go into wetlands or have to deal with storm surge. The root zone of the trees and shrubs will

accommodate much of the excess water. They told us that this proposal would accommodate 100% of the storm water.

- Bill Wilcox added that if you run sheet flow into a naturally vegetated area so that it is not concentrated you can get pretty good nitrogen removal. The bio-retention at the northwest corner of the parking lot would be designed with an overflow by pass to discharge into the vegetation around it. The other one under consideration near the ice arena and skate park may overflow into the road.
- Commissioner Murphy asked where the water goes when the rainwater collection tank is full and wondered whether a perforated hose running into the woods wouldn't suffice.
- x percent of storm water is funneled toward vegetated areas.
- A commissioner suggested that perhaps a final design of retention basins should return to the MVC.
- Commissioner Breckenridge was not satisfied with only seeing cross sections because they do not clearly show the details. He also wants to have an operation and maintenance plan.
- Bill Wilcox noted that the basins are going to be designed and stamped by an engineer at some point in the process.
- Commissioner Murphy added that the Y has already offered to submit for the review and approval of the LUPC a final storm water design for the retention basins
- Commissioner Davisson said she thinks we should not accept the offer regarding donations of dollars to the High School for the connection to the wastewater system. We should not care about the money. They should pay a share of the cost "as agreed to by the YMCA and the school". All agreed to take out the dollar amounts.
- Commissioner Davisson also noted that the Staff Report says in the wastewater and storm water section that the soil on the site is a prime agricultural farm soil and that while the site is what it is the fact is worth noting in our Decision.
- Bill Wilcox added that we could take the Hospital maintenance plan and show the Y specifically what we are looking for.

MVC Decision Compliance and Condition Review

- Commissioner Davisson said she would like to suggest that we condition that a post build audit, say two to three years after building completion, should be done to see how closely to the intention the project was built and what the actual benefits were.
- A commissioner asked by who and how much it would cost.
- Commissioner Davisson suggested leaving it vague but that maybe it should be a combination of the MVC Staff and YMCA Staff.
- It should answer such questions as what did we do, was it implemented, did it have the intended result. It could include costs.
- Commissioner Orleans suggested that maybe we should include a statement of an audit in every Decision. A commissioner thought perhaps projects of a certain size should be reviewed.
- Commissioner Murphy said he is 100 percent in favor of the idea. The question is who pays. We should have a policy decision that says applicants should be aware that they will pay in several years for a review of their project.
- Commissioner Davisson said she was thinking that one MVC Staff and One applicant should look at it and spend no more than one week on it.
- A commissioner said the word audit may raise some concern.
- All agreed that a Certificate of Compliance which has a legally binding time schedule should be included in this and probably all decisions.

- This review would be different in that it would be carried out well after the project is up and running. Commissioner Davisson volunteered to try her hand at writing a draft wording for this.

Habitat

- There was a discussion of whether the Conservation Restriction should be done before the Building Permit or Certificate of Occupancy is issued. Most agreed that the deadline should be the Certificate of Occupancy.

Open Space

- A commissioner asked if the 45% Open Space includes the area for parking? The answer was no. A Commissioner suggested that what they meant might be "vegetated open space".

Landscaping

- A commissioner said she would like to add "reduce heat in the pavement" in the condition that says what the landscaping plan shall include.
- The plants should be primarily native plant materials. We have a general policy that says around a building you can have some ornamentals that are not necessarily native but outside of that it should be strictly native.

Affordable Housing

- Commissioner Davisson noted that they offered to subsidize memberships to people eligible or in affordable housing. In the Staff Report of August 9 it says that our guidelines suggest that the affordable housing mitigation would be \$71,000. She thought it would be nice to see a token, say \$10,000, up front. The membership donation is nice but it does not go toward solving the problem.
- Commissioner Murphy said he thinks they should commit to some employee housing.
- Commissioner Orleans noted that the \$80,000 is for people who cannot afford full membership fees and that is money that the YMCA will not collect.
- Commissioner Davisson said another possibility is to put a lien on the future. When they want to expand they have to make an explicit offer of affordable housing.
- Chairman Brown reminded the other commissioners that we can not change an offer. We have never made a condition telling an applicant that they have to create affordable housing. Usually it is discussed in the hearings and the applicant makes an offer that is in line with our concerns. Perhaps we should say that the YMCA will supply staff housing in phase two.
- Judy Crawford, representing the applicants, said that the offer is as written.

Transportation

- Commissioner Davisson had asked if they would change their offer to add "high visibility" to the crosswalks. The other thing that Angie Grant asked was that the bus stop should be closer to the building. Can we impose that as a condition?
- Chairman Brown said yes we can if we feel it is important.

Energy

- Commissioner Cabana noted that if they find that geothermal is the system to use then they will not need to use solar hot water panels for heating water.