



BOX 1447, OAK BLUFFS, MASSACHUSETTS, 02557, 508-693-3453,
FAX 508-693-7894 INFO@MVCOMMISSION.ORG WWW.MVCOMMISSION.ORG

Martha's Vineyard Commission

Land Use Planning Committee

Draft Notes of the Meeting of July 21, 2008

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

Commissioners Present: Richard Toole; John Breckenridge; Susan Shea; Ned Orleans; and Christina Brown.

MVC Staff Present: Mark London, Paul Foley; Christine Flynn

1. Fortune World (DRI 617) Pre-P.H. Review

Applicant: Fortune World LLC, Danny Chan (Owner), Peter Breese (Breese Architects), Jessica Cook

Project Location: 6 Sea View Avenue Extension, Oak Bluffs, Map 9 Lot 41.1 (4,985 sf, 0.11 acres)

Proposal: To demolish an existing 1-story 2-bedroom multi-use building and replace it with a new 2-story 2-bedroom multi-use building. The existing building has a footprint of 1,300 sf and the new building would have a 1,400 sf footprint and 2,800 gsf.

Applicant Presentation:

- Peter Breese (Breese Architects) said they have developed some plans based on Danny's needs. The design is in keeping with the neighborhood
- They presented plans, elevations, and perspectives.
- Some elevations show a stone façade. They had a fire so were thinking a stone structure would be more fire resistant and less maintenance. There are other buildings on the island with stone façades.
- They are meeting with the Cottage City Historic District this coming Wednesday.

Commissioner Questions:

- The question of what type of retail would be in the first floor was raised.
- Mark London said that in this location something that is more pedestrian oriented would be preferable. We need a way to know if we need to do a traffic study because we should have a rough number of the estimated trip generation.
- Commissioner Breckenridge said that he understood that there is a deed restriction that this can not be a restaurant.
- Danny Chan replied that the previous owner owned the Lookout Tavern as well as the Surfside parking area. He said that at this point he does not intend to do a restaurant. He is thinking of something like a convenience store or a novelty store.
- Plans show an easement that runs to Pasque Way Avenue behind the Lookout.
- Danny Chan said that right now there is a fence that does not run along the actual property line. Part of his property is currently used for parking by the Surfside. But he has a legal right to it.
- Commissioner Breckenridge said that then they could potentially enter their property through this easement solely.
- Danny Chan replied that a lot of times people park along the fence. He has had problems before getting access through the easement to his property.
- Commissioners said that the legal rights of the easement should be explained at the public hearing.

- Commissioner Toole asked if the two parking spots are for the residents.
- Danny Chan replied that maybe one would be for the tenants upstairs and one for the retail downstairs. Raising the question what if the tenants have more than one car. In that case they will have to find their own parking somewhere else.
- Mark London said that we have to determine when the Convenience store was still there.
- Danny Chan said 2001.
- Commissioner Brown said that for the Public Hearing they will want to see the façade and side views, adding that she doesn't think it looks like the other buildings in the North Bluff.
- Mark London said particularly the other four buildings along this side of Sea View Avenue Extension.
- Commissioner Brown reiterated that they should explain why it doesn't look exactly like the other buildings in the area.
- It does not appear that the proposal will affect views of the water.
- Pete Cabana noted that there is nothing on energy or sustainability.
- Jessica Cook (Breese Architects) said they will use low maintenance materials.
- The MVC generally expect new proposals to beat the Mass Code by 20%.
- Energy Star and LEED (Leadership in Energy and Environmental Design) are things you should consider, as well as installing panels or conduits for the future.
- We would like to know what the lighting will be, especially the retail space.
- There is no indication what the trim will look like or what materials.
- How will the residential use be utilized? Will it be for employees or long-term rentals? Also, as part of the affordable housing policy we stipulate that if you replace a residential unit you have to replace it with an affordable unit. You may want to designate one of them as an affordable unit.
- Jessica Cook said that half of the bldg was retail and half residential.
- Mark London said that if there had not been a fire and they were replacing it our policy says that the new unit must be an affordable unit. If they are not grand-fathered for the residential then they are not grand-fathered for the retail.
- Commissioner Brown asked if the OB Zoning Department said whether this is a grand fathered use.
- Jessica Cook said she would check with the building inspector. This is the Business District.
- Peter Breese said that if there is a list of high-traffic generating uses then they could commit to not having anything on that list.
- It was noted that if, later, they did locate something on the list then it would come back to the MVC.
- A commissioner asked if it would be a year-round business.
- Danny Chan replied that was not likely. He will probably rent it out.
- Commissioner Brown suggested they make a list of what you may or may not do.
- ***Ned Orleans made a motion that there does not have to be a traffic study as long as the use of the retail is not on the list of high traffic generating uses and if the retail ever is on the high-traffic generating list then it has to come back to the MVC for review. This was seconded by Susan Shea and the LUPC voted to pass the motion.***