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Martha's Vineyard Commission

Land Use Planning Committee

Notes of the Meeting of May 11, 2009

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

Commissioners Present: Linda Sibley (Chair); Christina Brown; Ned Orleans; Chris Murphy; and Peter Cabana

MVC Staff Present: Paul Foley; Mark London; Bill Wilcox,

1. YMCA of MV (DRI 600) Construction Plans Review

Applicant: John Clese, Chuck Hughes, Ken MacLean, Stephanie Mashek, Mark Baumhofer, and Michael Dutton.

Purpose: The MVC Decision for the YMCA of MV (DRI 600) required that the final Stormwater Management Plan, Operations and Maintenance Plan for the Stormwater, the final Landscaping Plan, and the final Architectural Details be reviewed and approved by LUPC before construction could begin.

Stormwater Plan and Operation and Maintenance Plan:

- Bill Wilcox said that there are two types of stormwater treatment here. One where they go through a vegetated swale or bio-retention area for treatment and infiltration and excess flow goes to an infiltration system. The other is a standard catch basin with a downstream defender treatment for silt removal and some hydrocarbon removal. Their Operation and Maintenance Plan tells how they will go about maintaining the components.
- Commissioner Sibley asked Bill if the plan was satisfactory.
- Bill replied that it is not detailed but he thinks it is adequate.
- Commissioner Murphy said it seems that the issue is that the water could end up in the parking lot behind the Arena.
- Stephanie Mashek (architect) explained on the drainage plan how the water drains on the site and where the detention and bio-retention basins are.
- Bill Wilcox said he also looked at the plant materials proposed for the bio-swale and retention basin. They appear to be 90% native plant materials. He found almost all of them in Keith and Spongberg (a list of Martha's Vineyard native plants). The two bio-retention basins are designed for a two-year storm.
- There are two items within the Stormwater Management condition that say that the forebay inflow should not be designed directly opposite the outflow to the bio-retention basin to prevent erosion and the other was that the outflow spillways from both the forebays and the bio-retention outlets should be stabilized with erosion control matting or other suitable material.

Wastewater:

- Commissioner Murphy asked whether the YMCA had to be connected to the wastewater treatment facility before construction and where they were with connecting to the facility.
- Bill Wilcox said he had talked to Joe Alosso. The plan was to treat the effluent and ship it back to the high school leaching area. He asked Joe if the YMCA was still on track and he said they are.

They have an application in to the U.S.D.A. for a loan and a grant. Approval is expected by next week.

- Commissioner Brown asked how the joint wastewater plan is going between the town and YMCA.
- Mark Baumhofer said they have been working closely with the town and the high school. They expect the grant next week and hope to have the system installed in June 2010.
- Mark London asked when they expect to open the YMCA.
- Mark Baumhofer replied not until the wastewater gets hooked up.
- Commissioner Brown asked if the plant may take some of the sewage from Ocean Park and send it to the High School.
- Michael Dutton said that since the YMCA went through the process there have been issues with Ocean Park. They now have funding to do effluent beds at the Leonardo property. The capacity is 257,000 gallons a day which is about what we are now disposing at Ocean Park. They will then have more capacity. The idea is to take the pressure off of Ocean Park. This should be the last summer of issues with Ocean Park. It will still be open but more will go to Leonardo. Chances are we will end up not pumping effluent back to the high school. The effluent would just go to the Leonardo Property.
- Right now on the busiest day the Ocean Park effluent beds were built for a capacity of 350,000 gallons a day but it can't take that. Some of the beds have failed, some work. DEP has told the Town to find an alternative. For the same amount of money to send 20,000 gallons a day back to the High School the Town can build new effluent beds with a capacity of 250,000 gallons a day at the Leonardo property.
- Mark London suggested that since the YMCA is in front of the Commission now it might be worthwhile to revise this condition now.
- Michael Dutton said that the DEP granted the approval based on the effluent beds being built at Leonardo with capacity for 225,000 gallons a day. They wanted to make sure that the YMCA could tie in so they wrote it in that if, when the High School tied in, there were no room at the Leonardo property we would tie the YMCA into the High School. As a practical matter the YMCA will likely never use the High School effluent beds.
- Paul Foley read the Conditions on Wastewater in the DRI 600 Decision. The Condition says "This currently involves pumping the wastewater to the Oak Bluffs Wastewater Treatment Facility and pumping the treated wastewater back to a leaching field on the High School property" and does not specify when the connection must take place.
- Commissioner Sibley suggested that we could just add the words "or where ever the Town deems appropriate for treating the effluent".
- Commissioner Brown said she just wants to be sure that the YMCA and the High School are paying for this together.
- The representatives of the YMCA said yes they would pay their share.
- It was suggested that we should wait a few weeks to make sure it all goes through.
- Mark London asked what's going on top of the leaching field.
- Michael Dutton said that some people want baseball fields. It remains to be seen.
- Commissioner Cabana asked what the total capacity of the plant is.
- Michael Dutton said that it is governed by the leaching field. He said he'll have to ask Joe Alosso what that total is now. They have had to shut down one set of beds at Ocean Park completely and change their dosing.

Landscaping and Planting Plan:

- Commissioner Sibley read of the plant list and said that it looks fine.
- Commissioner Brown said we need some reassurance that the mitigation plan for the areas that were over cut during clearing will be acceptable to the State NHESP.
- John Clese said that the NHESP need a final plan from us. The NHESP gave them a plant list and they could not find all of them commercially. They are working with them and will submit that to them soon. They just have to finalize that with them.
- Bill Wilcox said that there are a few plants on the bio-retention list that he could not find on the native plants list but that doesn't mean they aren't native.
- Commissioner Murphy said that it seems like a good plan. The only caveat is that if something doesn't work you will keep trying to make sure that it continues to work. If something doesn't work you will fix it.

Final Architectural Plans:

- Ken MacLean (architect) said that there is a low building in front that shields the larger buildings at back. The building in front is white cedar shingles and meant to feel almost residential.
- The roof will be asphalt shingles. There are a wide variety of them now that we will work with them to make them fit in with the rest.
- The front windows are wood clad. They haven't made a color presentation yet but the windows will probably be white. The bigger volumes in back will be cement board panels that look like clapboard (hardy-plank). These are trimmed with natural cedar boards. They will be a cedar like color.
- The roof in back will be white to reflect the sun but will not be visible.
- The windows in back will be off white. We need to work with the manufacturer when they are chosen to pick the exact ones.
- Mark London noted that the plans have two alternatives, one with mullions and one without.
- Ken MacLean said they asked the manufacturer to price out dividing some of the windows to make them look more residential. It will cost about \$5,000 more and they still have to bring this to the YMCA Building Committee. He is going to try to talk them into that to make it look less institutional.
- **Christina Brown made a Motion to approve these final plans. This was duly seconded by Peter Cabana.**
- Mark Baumhofer said that the Cape Light Compact has a design development program and it looks like they are going to give the YMCA a nice size grant. The grant would pay up to \$75,000 a year for equipment during construction. They expect the design development in two weeks.
- Commissioner Cabana said that one of the other things that have been formed is a Cape and Island Co-operative. There are going to be incentive programs that are available on the Cape now that will eventually be available here.
- Mark London asked if the building was designed to accept solar panels
- Mark Baumhofer said that they have applied for shovel ready projects. They put in for \$900,000 for green projects in the green initiative under the shovel ready program through Dukes County and if we get that we would go with geo-thermal.
- Commissioner Brown reminded everybody that the Secretary of Transportation is speaking on Thursday in Edgartown and looking at local initiatives.
- **LUPC voted unanimously in favor of approving the plans necessary before construction.**

Adjourned 6:45