



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 March 8, 2010**

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

Commissioners Present: Linda Sibley; Fred Hancock; and Ned Orleans.

MVC Staff Present: Paul Foley; Mark London; Bill Wilcox; and Mike Mauro.

#### **1. DRI 600-M YMCA of MV – Modification Review**

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**Applicant:** YMCA of Martha's Vineyard; Judy Crawford; Fred Fournier (Landscape); Peg Regan.

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

**Proposal:** To modify the site plan by adding a walking bridge over the swale between their parking lot and the ice arena; a handicapped accessible playground (50' by 60') in the back; an outdoor basketball court on the future site of the gymnasium; and a covered pavilion (16' by 40') and shed (10' by 12') for the camp. They also want to modify condition 4.3 (no town water for landscape use) and install temporary irrigation to get the foundation plantings established. They had said when they were here that they would be collecting rainwater to use for irrigating plants but apparently that got cut during the process. The proposed modification would also modify Condition 7.1 which states that at least 45% of the property would be retained as open space.

#### **Summary:**

- **Ned Orleans made a Motion to recommend to the full Commission that this is a significant change to DRI 600 and requires a public hearing. The Motion was duly seconded by Fred Hancock and passed unanimously.**
- Judy Crawford said they will look into alternative surfaces for the basketball and see if they can help with mitigating sound.
- **Fred Hancock made a Motion that if the MVC decides this is a significant change there is no need for a traffic study. Ned Orleans duly seconded the Motion which passed unanimously.**

#### **Staff Report:**

- Paul Foley said that a mitigation plan to make up for the areas that were cut that was not supposed to be cut has not been approved by the NHESP yet (The site is located in Priority Habitat 1750).
- Some of the key issues are:
  - Has the YMCA pursued the conservation restriction required in Condition 8.3?
  - Is there any additional streetscape landscaping that should be done to mitigate the additional impervious surfaces created by the proposed modifications?
  - Is there anyway to mitigate the noise from the proposed basketball court?

#### **Presentation:**

- Judy Crawford went over the five items one by one.
- The footbridge is so that rather than make people walk all the way around the swale they could take the bridge to the Arena. They were concerned that if there were not a bridge kids would go

through the swale anyway and that would be dangerous. It would be a low flat wooden bridge about 5 feet wide with a 6-inch high rail on either side. Jim Dunn of the Oak Bluffs Building Department said that they would not need handrails if they were not more than 30" above the swale. They would be supported by sona tubes that go into the swale.

- The handicapped accessible playground will be the first and only A.D.A. accessible playground on the island. They have submitted a grant that means that it has to be available to everyone whether or not they are members of the YMCA including such groups as Camp Jabberwocky and Special Education classes or any special needs groups.
- Peg Regan of the high school added that the playground was designed by a woman with a child in a wheelchair. We want something that is available to the school system. Some of the toys like the rocking boat and the sand boxes have ramps that make them accessible to everyone. There are sensory toys. There are sand tables and sand boxes that are accessible. Eventually they would like a mister for cooling relief because a lot of handicapped people have difficulty getting to the beach. They will have shade and some swings that are designed for the handicapped.
- Judy reiterated that the footbridge and playground will be for everyone not just YMCA members.
- Fred Fournier of Landscape said that the playground will have three surfaces. One is a partly rubberized soft surface, one part will be sand, and another part will be woodchips. It will be about two thirds pervious.
- Judy Crawford said that they would like to put down an asphalt area where the gym is going to be to bide time until they can afford to build the gymnasium and be able to offer that space for use to the community.
- Ned Orleans asked if there are any other surfaces that could be used to soften the sound.
- Peg Regan said that she has heard that at the University of Dayton they put down a softer surface that helped soften the sound a bit.
- Fred Fournier said that they have installed those before and they help a little but not much.
- Paul Foley suggested a sitting wall far enough away from the court to be safe that would both soften the sound and provide seating.
- Fred Fournier said that the problem is the slope drops off very quickly there and you would want to have that quite a ways away so that people don't run into it while playing.
- Fred Hancock asked if the basketball court was the same size as the gym.
- Fred Fournier said it is a bit smaller. They had the gym laid out at 60' by 110'.
- Linda Sibley asked if there was no room for viewing.
- Fred Fournier said that in phase two the gym will have a viewing area on the second floor looking over it.
- Linda suggested that there might be someone on the island with expertise with sound mitigation that they could talk to. Walls are the most effective baffle for sound if they undulate. It might be relatively inexpensive to have a low undulating wall but then you also have the people making noise. Then again Community Services is air conditioned so that noise may not affect them that much. She noted that this also only for a presumably temporary court.
- Peg Regan said it would be interesting to go down with a ball and see what the sound is like.
- Fred Fournier pointed out that Community Services also have a playground.
- Judy Crawford said they will look into alternative surfaces and see if they can help. She added that they hope to build the gym sooner rather than later.
- The shed is to hold equipment. They will put in a 10' by 12' slab with the shed on top. Then we would have two slabs with tents for the summer camp. So that when we have a heavy mist everybody doesn't have to come inside.

- Fred Fournier added that they we plan on spacing these slabs apart and have woodchips between them to absorb the runoff.
- Linda Sibley asked why the playground is so close to the parking.
- Judy Crawford said that so it is easily accessible. Also, there is a lovely view from the pool to the woodlands so they were trying to keep that open view to the woods form the pool.
- Peg Regan added that they can designate that as A.D.A. parking.

### **NHESP and Landscaping:**

- Linda Sibley asked if they could help the LUPC understand the process by which the landscape contractor missed the no cut area. Is there anything that they think we could have been done to make sure that the cutting did not go beyond where it was supposed to?
- Judy Crawford said that there were two sets of flags out there. They should have run a pink tape between them but they did not.
- Fred Fournier said that he is on the Facility Committee with Mark Baumhofer and he thinks what happened is that we had SBH stake the limit of work. Our interpretation was that what could be cut was to the limit of work rather than the tree line marked on the plans.
- Ned Orleans said that we need to have the difference between the limit of work and the no cut areas marked on plans in the future
- Fred Fournier said that the limit of work that NHESP gave us would not have worked anyway. It would have been like building on a postage stamp. They are going to reclaim and replant in those zones that they cut that are not part of the expansion plans. They want them to plant with scrub oak, pitch pine, and huckleberry which are hard to find commercially. He said that they are giving them counter proposals. He is hoping that the NHESP biologist can physically come down before the MVC meeting and tell them what they need to do.
- Linda Sibley said that there may be people who would be able to transplant those species that are native but hard to find commercially. She suggested maybe they could wait until someone is having them dug up for a septic system or something to install them.
- Paul Foley said it would be helpful if they could send him landscaping plan digitally. He added that it would be helpful to have the NHESP approve their mitigation plan before the full Commission reviews the modifications.
- Judy Crawford said that the fifth thing that they want to do is put in irrigation temporarily until the plants are established.

### **MOTION:**

- Linda Sibley said that the real question is whether we recommended to the full commission that these changes are substantial or not. She noted that the original plans, which we did approve, did show additional expansion.
- Fred Hancock said that his only qualm is that we would be saying that the outdoor play activity and noise was not approved before.
- Judy Crawford said that they had talked about having the outdoor summer camp and outdoor playground and basketball court during the original hearing. They just had not placed them yet.
- Linda asked if they have communication with Community Services. They do.
- Peg Regan said she agrees that the playground is for young kids not teenagers. They are a little concerned with what happened to the skate park. They don't want the basketball court to be a place to hang out. It will be supervised.
- Fred Fournier added that the playground will be gated and fenced.

- Linda Sibley said but the basketball court will not be and asked if it would be lit. Fred said no.
- Peg Regan said that they learned from the skate park that they do not want that to become a hangout and a nuisance.
- Ned Orleans said he is usually the guy who wants us to cut to the chase and not have a public hearing but in this case he thinks that we need to have a public hearing. This looks good but relative to the basketball court and summer camp there are going to be people out there who may want to express themselves in a public hearing.
- **Ned Orleans made a Motion to recommend to the full Commission that this is a significant change to DRI 600 and requires a public hearing. The Motion was duly seconded by Fred Hancock and passed unanimously.**
- Fred Hancock added that the bridge across the swale is no problem.
- Linda Sibley said she agreed and thinks a public hearing is best for all so that people don't think that somehow this slipped through. She added that the better the visual aids are the easier it will be. It would be ideal if they had some input from the people at Community Services. They might also want to consider the noise impact on Woodside Village.
- Judy Crawford said that they have stayed in touch with them.
- Ned Orleans said that it would be great if they come in and applauded this. This is at least the second most public building we have seen, after the hospital.

#### **Traffic:**

- Paul Foley pointed out that if this is voted by the full Commission to need a public hearing they will need to have the LUPC approve a traffic scope.
- **Fred Hancock made a Motion that if the MVC decides this is a significant change there is no need for a traffic study. Ned Orleans duly seconded the Motion which passed unanimously.**
- Fred Hancock suggested that at the full Commission they talk about lighting and securing the property.
- Fred Fournier said that they had an open house on Saturday and you could hear the hockey game.
- Judy Crawford added that there is a lot of noise out there.
- Fred Fournier said that they are hoping to have a couple of donors come along and build the gym which would make the outdoor basketball court unnecessary.
- Paul Foley asked what their timing for these changes was.
- Fred Fournier said that from a landscaping point of view they would prefer that the areas were prepared before they do the planting.