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Martha's Vineyard Commission Land Use Planning Committee

Minutes of the Meeting of June 27, 2011

Held in the Stone Building, New York Avenue, Oak Bluffs. 5:30 p.m.

Commissioners Present: Doug Sederholm (Chairman), Christina Brown; Peter Cabana, Kathy Newman, Ned Orleans; Linda Sibley; John Breckenridge; Fred Hancock, Chris Murphy, Camille Rose; and.

MVC Staff Present: Mark London, Bill Veno, Mike Mauro, and Sheri Caseau

The meeting was called to order at 5:30 p.m.

1. DRI-464-M – LAGOON RIDGE SUBDIVISION – PRE-APPLICATION REVIEW AND TRAFFIC SCOPE

Present: Oraibi Voumard and Davio Danielson, Owners

Documents Referred to at the Meeting

- Staff Report, June 24, 2011
- Lagoon Ridge Preliminary Plan – Presented June 7, 2011
- Letter from Applicant to Wastewater Commission, June 24, 2011
- Letter from Applicant and Application Form, June 25, 2011

This is a pre-application review, to identify issues to be addressed and to adopt the scope of the traffic study.

Applicant's Presentation

- Both owners are reluctant to develop these properties. They have been working on this proposal for about three years, and have met the Planning Board three times.
- They feel the Flexible Development Bylaw would allow them to do a sensitive development in line with their goals and the Island Plan.
- They would be allowed 44 units as of right. The Flexible Development Bylaw would allow 16 additional units, which they feel could help make energy-efficient housing that is affordable to year-round people.
- For wastewater, they are hoping that the Town sewers the area along Barnes Road. They would consider paying for the piping. They are only 4200 feet from the treatment facility and could use similar technology to that used to service the High School. Their understanding is that, with the new leaching field that is supposed to go in this fall, the facility would have the capacity to handle this. If this doesn't work out with the Town, they are also looking at other alternatives such as composting toilets or denitrification systems. With clustered housing, they could also look at clustered treatment. There are some treatment methods, such as constructed wetlands, that work more effectively with more houses, so it might make sense for them to connect additional units.

- They are looking at small house footprints, using Co-Housing as a model. They are looking at units most of which would have a total floor area of 1500 square feet. They would require a low energy profile. They might sell for \$300,000 to \$400,000 for the land and house. This depends on density; if the number of units is reduced, the cost would go up. There would be a few larger houses on large lots. They could allow co-housing groups to come in and put together their own projects, setting their own price.
- They are aiming at an average of 3 to 4 bedrooms per home. They are thinking mostly about 2 and 3 bedroom units, but there might be a few larger units. Based on Title 5, they think they would be allowed more than 600 bedrooms.
- They are aiming to keep all development on the Barnes Road side of the ancient way that runs through the property, and maintain a 200' buffer.
- They are exploring whether the different housing types – elderly, affordable – should be mixed or segregated. They are looking at multi-unit housing; the bylaw allows up to 5 units per building.
- The Land Bank and conservation groups have not ranked this property high in terms of preservation.

Commissioner Questions

- When they come in with their full proposal, The general intentions about the number of sizes of the homes, numbers of bedrooms, year-round use, and affordability should be firmed up in the proposal
- It would be useful to get clarification from the town about the impacts on the wastewater treatment facility. There would be a concern that using the town's limited treatment and leaching capacity to deal with new development, takes away capacity for dealing with existing neighborhoods.
- Since the Lagoon Pond is in such a critical situation, the MVC will be concerned about protecting the pond and may limit the number of units or require a high level of wastewater treatment that surpass the requirements of Title 5 or Oak Bluffs bylaws.
- What is the need in relation to the current economy and housing market?
- The final application should clarify the environmental and open space qualities of the property, and address whether the clustering is in the best location for the land.

Traffic Scope

- There was a discussion as to whether the traffic study should be done based on the Form B application or wait for the Form C. The applicant might want to wait until the proposal is more firmed up before starting the study; if the plan changes after the study is done, they would have to revise it.
- Mike said the preliminary estimate is 585 daily trips based on the ITE manual for single-family homes.

John Breckenridge moved and it was duly seconded that the draft traffic scope be approved. Voice vote. In favor: 9. Opposed: 0. Abstentions: 1. The motion carried.

2. DRI-485-M6 – TISBURY MARKET PLACE – MODIFICAITON REVIEW (CONCURRENCE)

Present: Sam Dunn, Owner

Documents Referred to at the Meeting

- Plan of the approved proposal
- Plan of the proposed modification

Applicant's Presentation

The applicant explained the proposal.

- The proposal is to move the building back 18 feet, and to relocate the several parking spaces presently close to the Pond to the rear of the building. There are 12 parking spaces removed and 16 added, for a net increase of 4 spaces.
- The owners' association has agreed to all the proposals about traffic and parking with the exception of the reversal of flow and the pedestrian walk through the former septic system that are still under discussion. The association now approves the project.

Recommendations

Linda Sibley moved and it is duly seconded that LUPC recommend to the full Commission that the regional impact are not sufficient to require a public hearing. Voice vote. In favor: 10. Opposed: 0. Abstentions: 0. The motion passed.

Linda Sibley moved and it is duly seconded that LUPC recommend to the full Commission that it approve the proposed modification. Voice vote. In favor: 10. Opposed: 0. Abstentions: 0. The motion passed.

Doug Sederholm recused himself from the rest of the meeting.

Cinema

- Sam Dunn is in preliminary discussions with the Martha's Vineyard Film Society about the possibility of building a 200-seat art house cinema in the corner of the Market Place next to the pizza restaurant. It could also be used for other types of performance events.
- In the summer, it would only be open in the evening, after 7 p.m., so it should not pose any parking problems. There wouldn't be any restrictions off-season. He will incorporate a direct entrance to the rear parking, which is the main parking area he intends to use.

The meeting was adjourned at 7:00 p.m.