



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 August 18, 2008

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

*Commissioners Present: Richard Toole; Chris Murphy; Christina Brown; John Breckenridge; Susan Shea.*  
*MVC Staff Present: Paul Foley; Mark London; Jane Talbot*

### 1. Igreja Evangelica (DRI 619) Modification Review

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**Applicant:** Igreja Evangelica Assemblia De Deus; Jaime Weisman and Darran Reubens (Architects and Agents), Pastor Darcy.

**Project Location:** 60 Pacific Avenue, Oak Bluffs Map 11 Lot 272 (29,400 sf, 0.67 acres)

**Proposal:** To renovate an existing one-story 4,669 sf industrial building into a church.

#### Applicant Presentation:

- Jaime Weisman (Architect) said they bought a building with an industrial past that they would like to convert to a church.
- The design will fit within the existing building.
- They have enough parking with room to spare.
- This is a situation with an abandoned site. This proposal will be an improvement to the neighborhood.
- This is a small congregation without a lot of financial resources. So they want to stage the construction in phases.
- The first stage will be to improve the edge or face of the site by landscaping and screening the site.
- This would be done at the same time as preparing the interior of the sanctuary.
- The second phase would be creating a church activity center in the rear of the building and build out the loading dock. The first thing they are going to do is improve the sea of asphalt.
- Jaime went over the plans and elevations. The Church will be in the front building. The offices and crèche and activities would be in the back building. Community space would be accessed from the parking on the north, not the sanctuary.
- They have included storage, a restroom in the crèche. There is logic to the series of spaces.
- The outdoors would be improved. The garage doors become a church door. There are few windows in order to respect the sound issue. They are going to have small deck prisms to let in light.
- The present loading dock faces due south which gives them an opportunity to have big windows and passive solar in there. The roof faces south and will be prepared for future solar panels.
- The existing site is one big open curb cut. The house across Sea View is imperiled by the current situation.
- They are going to have a ten foot buffer between the parking and the property line as well as a 4' high fence. There will be 5' of planting on either side of the proposed fence.
- The parking on the north side maintains the gravel. The parking on the south side maintains the hardscape, though not as much because they are adding a lawn to the back.

- They are looking into whether the library and town offices may be available for overflow parking since they have opposite hours.
- They have approached the sewer committee and told them what they are doing.
- They are very close to the library which is on the sewer system. They have a meeting on August 20 to discuss whether they can be hooked up to the sewer.
- They will have a lighting plan.

### **Commissioner Questions:**

- Commissioner Murphy noted that the Staff notes say the square footage is 4,669 sf. He asked if that includes the existing overhangs over the docks that are being filled in.
- Paul Foley said that the 4,669 sf is the living space of the building and does not include the overhangs. The gross square feet will be added to the staff report.
- Commissioner Murphy asked if the town could use this lot as an overflow parking area when the church is not in session. It would be nice if the overflow situation worked both ways.
- Jaime Weisman asked his client who agreed that yes they would be willing to make a mutual agreement with the town for overflow parking.
- Commissioner Breckenridge said that when we discussed Bradley Square they talked about a satellite parking area. If you are expanding the parking towards the town hall you are adding abutters that would be impacted.
- Jaime Weisman said they have 2 spaces and the Town requires less. There was a question of whether parking is allowed on Pacific Avenue.
- Commissioner Breckenridge commented that there are impacts for a neighborhood any time you expand.
- Jaime Weisman notified the commission that they will be organizing the church members to meet with their neighbors. Commissioners added that they should talk to other officials in town as well such as going to a Selectmen's meeting.
- Commissioner Murphy noted that they referred to the building as an abandoned industrial building. It is in fact an illegal building that the neighbors have been fighting for years. It would seem to me you should contact the neighbors that fought this structure and its previous operation tooth and nail.
- Jaime Weisman asked why it was illegal. Commissioner Murphy explained that there had been a long battle and a judge ruled in the neighborhoods favor. More information is required on this.
- Mark London asked them to clarify the exterior building materials. Think about whether you want trees and shrubs. Jaime Weisman said it will be shingled with white trim.
- Commissioner Brown asked that they should be more specific about the phases of the project and show us the surrounding buildings and how it does or does not fit in with neighboring buildings.
- Mark London said that there is a difference between the side facade and what you perceive. This will be perceived as a one story as opposed to the Muckerheide which reads as a three story.
- Commissioner Brown asked how they will light the inside with such small windows. She asked if there weren't more modern ways to keep the sound down and let the light in.
- Commissioner Shea asked how the air would be circulated. Jaime Weisman said that it will be mechanically circulated with an HVAC system. The mechanicals will be over the offices in the rear building.
- There would be 4 unisex bathrooms. One handicapped. They will have low flow toilets.
- Bill Wilcox, MVC Water Resource Planner, asked if a 21E (Environmental Study) had been done. The Applicant said two had been done. They should submit copies.

- Commissioner Murphy asked staff to provide a comparison of all the churches we have looked at recently.
- The fence would be four foot high wooden fence with plantings on either side. A commissioner asked if it would be easy for a child to get through. Jaime assured that it would be child proof.
- A written list of offers for the first hearing would be helpful.

### **Traffic Scope:**

- Staff handed out a proposed Traffic Scope that included the following:
  - A brief description of the proposed development
  - A general description of the location, zoning, access to the site and maps wherever necessary should be included in the report.
  - A trip generation summary from the proposed land use, which should include the total daily traffic generated by the site and traffic generated during the peak hours.
  - A summary of traffic counts on the neighboring street network should be compiled.
  - A summary of traffic counts at other churches should be compiled.
  - As the overall impact of traffic generated from the site should be minimal, MVC staff recommends against including a detailed modeling Level of Service (LOS) analysis of traffic in the area.
  - An analysis of the accidents should be done for the most recent 3 years.
  - An analysis of the sight distances at the access points.
  - An analysis of the site design including landscaping, screening, sidewalks, etc...
  - A parking study should include the analysis of the required parking spaces under town zoning or ITE Parking Generation guidelines and the proposed parking spaces.
  - Suggested areas for mitigation may include supplying free VTA passes to church members or providing on-site bicycle racks.
  - The study should also include the analysis of the impact of major events at the church like marriages from the transportation standpoint.
- Chairman Toole asked Commissioners if they felt that the proposed scope was enough
- Commissioner Brown said we don't need to look at ITE parking guides.
- Deleting that the LUPC approved the proposed scope of study for the traffic.
- They will look into the potential for shared parking which is a natural because their times of operation do not coincide.

### **Final Thoughts:**

- Chairman Toole reminded them that one of the big things for them to do before the hearing is to meet the town and abutters. They should meet with the Selectman regarding sharing parking and hooking up to the wastewater treatment facility and other town facilities and campus planning, as well as meet with the neighbors. They need their traffic study done. He also commented that this is a fairly good use but one issue he has is that this is one more property off the tax rolls of the town.
- Jaime Weisman clarified that the intention is that the services will stop at 9 pm and that the site will be vacated by 10 pm. They will seek an agreement on shared parking.
- Bill Wilcox added that if they can hook up to the sewer it will make everything a lot easier. They may have some issues with a septic system on that watershed.
- There are 79 members of the church currently
- Commissioner Breckenridge said they should discuss amplified music.