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Martha's Vineyard Commission

Land Use Planning Committee

Notes of the Meeting of April 6, 2009

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

Commissioners Present: Linda Sibley (Chair); Christina Brown; John Breckenridge; Ned Orleans; Chris Murphy, Holly Stephenson

MVC Staff Present: Paul Foley; Mark London;

1. 1986 Evelyn Way(DRI 618) Continued Pre-Public Hearing Review

Applicant: 1986 Evelyn Way Realty Trust; Ken and Chris Fosdick.

Project Location: Evelyn Way and Marie Street, Tisbury, MA Map 21-B Lot 2 (acres)

Proposal: To build a 6,240 sf footprint (104' X 60') metal building with one office, three shop bays, and a staff apartment above the office. The siding would be clapboard. The intended tenant is Allied Waste who would like to consolidate their operations.

Present for the Applicant: Ken Fosdick and Doug Hoehn

Applicant Presentation:

- Ken and his son Chris will build the building and will be the landlords for Allied Waste.
- This is an allowed use in B-2.
- The date on the site plan is old because the architect had an old site plan. The line work is all new. We will fix that by the time of the hearing. What is labeled as Marie Street is now Lyle Street.
- The first unit will be office space. The company has its own requirements for what is needed on their sites. They are storing empty clean containers on their site.
- They requested a plan that allows them to consolidate their operations.
- The upstairs is intended for staff housing. They currently rent a house elsewhere.
- The front two walls are meant to have a siding other than metal. It could be some kind of clapboard. It could be wood, vinyl, or a composite. This is intended to soften the building. The Applicant will use what ever material is appropriate.
- The 7 parking spots on the north side are for the office help and apartment above. There are some spots for customers coming to the office but that is rare.
- The long spaces are for trucks to park in and storage. Currently the Connector Road before the town does not include this spur of the road. Eventually it will pass by this parcel.

Questions:

- Henry Stephenson of the Tisbury Planning Board said that there are a few problems with connecting the Connector Road to Evelyn Way that they still have to work out. They need to get an intersection that works just right.
- Doug Hoehn said that they have not met with the Planning Board or Fred LaPiana yet to discuss this project. We will meet with them and incorporate their suggestions. They have pointed out a curb cut that may need some adjustment.
- Henry Stephenson said that the design of the Connector Road itself has some issues that need to be resolved. He added that he would like to understand how their parking plan works better.

- Ken Fosdick said that as far as he knows Allied Waste do not use the 20' containers. The parking is set up this way for ease of access to the shop.
- Commissioner Breckenridge asked if there will ever be a scenario where tandem trucks would be in use. That could create a problem when they make turns.
- Mark London added that the MVC denied a gas station near this site and one of the questions was the turning radius of trucks down the road.
- Henry Stephenson said that the Connector Road going forward should take all of those intersections into account.
- Commissioner Breckenridge asked if there is any fencing being proposed around the staging and parking areas.
- Ken Fosdick said that they need to leave some visibility along the corner of Olga and Marie to ensure that the sightlines are safe for traffic.
- Commissioner Sibley asked if the Tisbury Planning Board has review over site lines and such.
- Doug Hoehn said yes they do for projects with more than 20 parking spaces.
- Commissioner Murphy asked the Applicant to show me where the water goes.
- Ken Fosdick said that the water continues off to the east where it gets lower. He added that they do not intend to pave the whole lot. They will use something that absorbs water. He understands that the water needs to be contained on the site. There will be a drainage plan.
- Commissioner Murphy asked if there will be washing of trucks on site. Ken said he assumes there will be.
- Commissioner Murphy asked how the waste water from the washing will be treated or handled. He also asked if anybody else would be using this lot.
- Ken Fosdick said that they are in negotiations for the first three units. The fourth unit is drawn on the plan but may not be built at this time. However, it is possible that the last bay could be occupied by someone else, such as an electrician.
- Commissioner Brown suggested that they might also create a list of what will not be allowed in the units.
- Commissioner Sibley said that was relevant because one of the duties of LUPC is to determine whether or not the project requires a traffic study. We need to know what will be in there in order to estimate the impacts.
- Mark London said that in terms of relation to the connector road, we should assume that sooner or later this will be on a major road of Martha's Vineyard. They may want to plant some trees now so that when the road is connected the trees will have grown a bit.
- Ken Fosdick said that they intend to have buffering in that area.
- Commissioner Brown reminded them to be sure to tell us at the hearing the total amount of activity that Allied Waste is doing on that road now.
- Commissioner Breckenridge asked if Allied Waste is currently just doing the residential pickup.
- Ken Fosdick said that they have represented to him that they only do pickup and that they do not have the right to take it to the boat.
- Mark London said that Mike Mauro did a draft traffic scope but we thought it would be helpful to talk about it at LUPC first. We could either have Doug do the study with help from Mike or we could ask Charlie Crevo to do a small study. He added that the fact that they are moving from another site on the same street is not considered because someone else will move into the old site.
- Commissioner Brown said that we will want to know the specifics of what Allied Waste is doing on that site and their other three sites. This should help us to understand the true trip generation of this site.

- Mark London said that staff could set up some traffic counters on Evelyn Way.
- **Chris Murphy made a motion that LUPC approve the traffic study based upon the draft outline. Ned Orleans seconded the motion.**
- **Commissioner Brown said she would like to add the phrase “and the most recent counts of trip generation from Allied Waste” as an Amendment to the Motion.** She would also like to see estimates of the traffic from their four sites.
- Commissioner Breckenridge asked if we know how many trucks (residential pickups) they have and whether they have any plans to expand.
- Ken Fosdick said that they have 12 trucks. He doesn't know if they have plans to expand. Their other sites are office spaces so they generate very few trips.
- **Chairman Sibley asked if LUPC was in favor of the amendment to the Motion. The LUPC was unanimous in adding the amendment.**
- Mark London suggested that maybe Doug and Mike could sit down and do it. His wonders whether that will be adequate for the MVC to assess the impact on this road in the future.
- Ken Fosdick said that as he understands it all of the traffic goes out Evelyn Way. Once the Connector Road is done the traffic may go out other ways as well.
- Mark London said that with the gas station we looked carefully at the trucks.
- Chairman Sibley said we do our best with what we know and if we get to a point where we are not satisfied we ask for more information.
- Doug Hoehn asked if there is an available date closer to the public hearing that they could come back to LUPC if the traffic study does not seem satisfactory.
- Henry Stephenson said that the Tisbury Planning Board is looking at this area as a mixed use area. The more houses and the more business the better. The whole plan for the Connector Road was to take some traffic off of Edgartown Road and break it up into its component pieces. The other thing we learned from the study we did is that people will figure out their best options. In principle we are expecting more traffic and people in that area.
- Commissioner Holly Stephenson asked if the MVC has done a study of the impact of the Connector Road.
- Henry Stephenson said that the MVC did an origin-destination study. They also made some recommendations.
- Commissioner Holly Stephenson said that there is a lot going on in there. The traffic study should look at the study done for the Connector Road or even update it.
- Mark London said that the initial study had estimates and projections over time of the traffic.
- Henry Stephenson said that the debate over the gas station was that it was coming down High Point Lane and there was no other outlet. You have more choices now.
- Paul Foley added that the gas station may have been approved if the Connector Road had been in place at the time.
- Commissioner Holly Stephenson said she just wants to make sure we are looking at this in the context of the Connector Road.
- Chairman Sibley said that we can't make this applicant do the Connector Road study. The Connector Road assumes more traffic.
- Commissioner Holly Stephenson replied that they are not responsible for it but it is short sighted to not look at the impact. Hopefully, going forward, we are looking at a study for the whole area. We may have more residential development in this area as well as ball fields. We should go ahead with a more comprehensive study of the area.

- Chairman Sibley asked if we want this applicant to give us a study based on the Connector Road and without the Connector Road.
- The town is voting on the funding of the Connector Road tomorrow though it doesn't include this branch of the road.
- Commissioner Murphy said that if they do the study based on the existing, without the Connector Road, then it is basically doing the worst case scenario. The Connector Road would only improve the situation. Commissioner Orleans agreed.
- Chairman Sibley said that the motion before us is for a traffic study without the Connector Road.
- Henry Stephenson said that he thinks there should be some look at what will change with the Connector Road. Maybe not the whole study but it should be considered.
- Mark London said he doesn't think we can assume that it will all be better. With the Connector Road some trucks may come in that would not have before. In terms of the geometry and trip generation they should do it with the Connector Road in mind.
- One of the issues is the geometry. Make sure it works in the current condition and with the Connector Road. Secondly, we have projections of what the traffic on this road was going to be. We can look at this if we want to get into a Level of Service (LOS) study on State and Evelyn Way. We have that information and someone should make a judgment on it.
- Chairman Sibley said that if the Connector Road is put in it will be a regional concern. We need to vote on the motion. The applicant should know that if they leave too much information up in the air there could be more questions raised.
- Commissioner Orleans said he understands what Holly is saying but we need to have some studies done by the town. He has been involved in talking about this road for many years. He would bet that if you take any five people and asked them what this road is going to look like you would get five different answers.
- Henry Stephenson said that the issue to be resolved has more to do with the geometry of the curb cuts and access. He would love to see enough room for trees and buffering. They have a computer generated volume study. They want to study the possibility of changing the zoning and uses.
- Chairman Sibley said that right now it seems like an appropriate place for an industrial waste land. But when the Connector Road is built this will be part of a regional network. When we had Cornerstone in here we told them we wanted a screen with the Connector Road in mind.
- Ken Fosdick said that there are existing trees on the lot that they have no intent of taking down. It was an empty lot before he bought it.
- Chairman Sibley added that we will need a detailed landscaping plan and a lighting plan.
- Commissioner Orleans asked if they are planning on bringing someone from Allied to the public hearing. They were not. Commissioner Orleans said he thought it would be helpful.
- Noise and lighting are both going to be important issue to look at. Those trucks backing up will make a lot of noise. Ned also mentioned energy.
- Commissioner Breckenridge said that because this area is going to be mixed use we get back to the issue of washing trucks. The dumpsters are breeding grounds for vermin.
- Doug Hoehn said that they are aware of that and will address that
- There is also the issue of hydrocarbons washing off the trucks during maintenance.
- Commissioner Breckenridge said that's the beauty of bio-retention swales that they are probably going to offer.
- **LUPC voted for the traffic study as amended.**

Adjourned 6:45