



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

Notes of the Meeting of April 12, 2010

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

Commissioners Present: Linda Sibley, John Breckenridge; Christina Brown; Ned Orleans.
MVC Staff Present: Paul Foley; Mike Mauro; Chris Flynn

1. DRI 618-M Big Sky Tents Rental – Pre-Public Hearing Review

Applicant: Reid Silva; Jim Eddy

Paul Foley presented a brief Staff Report and slide show of the site.

- The proposal is to build a 9,600 sf (80' by 120' footprint) building on Dr. Fisher Way in the West Tisbury Light-Industrial District to house a tent and party rental business.
- There would be no washing of dishes on the site. The applicant has a location at the Airport Business Park for washing dishes.
- The Applicant has three trucks in his fleet and is looking for one more.
- This is a primarily seasonal business from May through the Christmas Holidays and a few occasional events outside of those times.
- The siding of the three sides of the building facing the public would be a mixture of clapboard and shingle and other effects to make it look like an agricultural building.
- The building would be about 28' high at the top of the ridge
- The key issues are:
 - The property is in the Light-Industrial District but is also on an ancient way and abuts a residential neighborhood to the east. (Note: The Light-Industrial District borders were expanded in 2000).
 - How will Dr. Fisher Road be impacted? Maintained?

Presentation:

- Reid Silva of Vineyard Land Surveyors represented the Applicant. They applied to the ZBA for a Special Permit for a building over 3,000 square feet. They had two meetings at which the neighbors were there. The neighbors said they wanted the activity away from Pine Hill Road so they have flipped the building to that side. Most of the neighbors were amenable, concerns were mostly about aesthetics.
- John Breckenridge asked about use. He noted that the Staff Notes say there will be no washing of plates at this location.
- Jim Eddy answered that he would be storing tents, tables and chairs here. There would be no dishes; they would store those where they wash them.
- John Breckenridge asked why they need 18 parking spaces.
- Reid Silva said they figured 15 for employees and 3-4 spaces for trucks.

- Christina Brown how it works with washing dishes elsewhere. Are there different crews?
- Jim Eddy answered that they have different crews for dishes and linens.
- Reid Silva said the site is in the Tisbury Great Pond watershed. They had looked at another site last year but the wastewater was going to be an issue. It would be overly expensive to have re-usable water systems.
- John Breckenridge asked about washing tents.
- Jim Eddy responded that they usually wash the tents on site.

Traffic:

- Linda Sibley asked how much traffic this would create.
- Mike Mauro estimated the proposal would generate 25 daily trips.
- Jim Eddy said that they primarily deliver tents from the site. He has four trucks right now.
- Mike Mauro said that he pretty much looked at the worst case scenario. He looked at Williams parking and saw that there were reports that Dr. Fisher Road is used by school children and horse back riders.
- Reid Silva said that there was an issue with road maintenance. Missy Manter does not want asphalt hardener. She wants clean hardener. The issue is who owns the road. There is nothing from stopping a neighbor putting in gravel to fill potholes. When he last spoke with Missy it was hard to pin down who controls the road. He said he would offer not to use gravel hardener.
- Linda Sibley asked why they don't form a road association.
- Reid Silva said he doesn't think people want one. Some people want it smooth and some want it bumpy.
- ***John Breckenridge made a Motion to approve the traffic scope as presented to be prepared by the applicant in conjunction with staff. Christina Brown duly seconded the Motion.***
- Linda Sibley asked if there is anything that will bind Bizarro to using the proposed joint access.
- Reid Silva said that this came up at the ZBA. As part of a Form A he has his legal frontage. We cannot stop him from using that. At the staff applicant we talked about where that access might be located. For today it might work but what if in ten years Monte has five more trucks. We want both businesses to operate without a problem. We cannot take away their use of their road.
- John Breckenridge clarified that Jim Eddy would own the property and he would be granting a permanent easement to Bizarro.
- Reid Silva answered yes but at the same time he does not want to say that Bizarro is committed to permanently use this joint access.
- Christina Brown suggested that they might want to make a comment about what alternatives they looked at and why they are putting building and parking where they are. The other question is what kind of vegetation they are proposing. The condition of the road is our concern in that we would like to know how the DR. Fisher Road will be impacted, especially to school kids and horseback.
- Linda Sibley asked if they were willing to offer that they would not put gravel on the road.

- Reid Silva said that Monte Bizarro was not at the meetings, they have not talked to him. Dan Larkosh has talked to him and said he was willing to do it.
- Linda Sibley said that if they offer the easement she would think the MVC would say great. But they should imagine what could happen there that you would not want because if you offer it you may be stuck with it.
- Jim Eddy suggested that maybe we should limit it as an easement, say that it only runs with Bizarro.
- Christina Brown said that the analysis of accidents in the Traffic Scope should also be for Stage Coach and State Road.
- Linda Sibley said that should be added to the motion regarding traffic.
- Linda Sibley asked how big the trucks are.
- Jim Eddy said that his trucks are roughly 24 feet long with a 14-16 foot long box.
- Christina Brown asked if there is a usual time of day that they operate.
- The Motion approving the traffic scope passed unanimously.

Landscaping:

- John Breckenridge said that the Staff Notes say the Applicant proposes to plant a 15 foot vegetative buffer between both roads and the building.
- Reid Silva said that they cannot go into the Dr. Fisher road side
- Paul Foley noted that they might as well leave as much of the existing vegetation as possible on the corner if they want to preserve what they can of the rural feel.
- Christina Brown suggested that they should be prepared to come to the Public Hearing and say what type of tree species are going in.
- Reid Silva said that it would mostly be oak and pine.
- Linda Sibley said that if the notion is to maintain the rural feeling then more white pines would be appropriate. If you look at what they did at the Kingdom Hall, they retained the oaks and added some pines so that it looks like what was there to begin with.
- Christina Brown added that would be especially helpful on the south and rear of the building.
- Reid Silva noted that some of that is where the septic system will go and the drip irrigation. They can't do trees in there but we can do bushes. He added that the parking surface will be an asphalt rap.

General Questions:

- In response to a question about noise Jim Eddy said that his trucks don't beep. He talked to Dan Larkosh who thinks that the building will block noise coming from the Keene Pit. He added that drivers don't need a commercial license to drive these trucks. They are gas so they are not noisy diesel trucks. They trucks will not be using Pine Hill Road.
- John Breckenridge questioned whether the hours of operation would really be 7:30 am to 6 pm. He suggested that they could have trucks coming back at 1:00 am
- Jim Eddy responded that they do their pickups in the morning. They will not coming be coming in to this location at 1:00 am. There are rare instances that they might have to come back at night. The dishes will be handled at another location.
- Christine Flynn asked about incorporating a residential component.

- Reid Silva said that they have not looked into that yet.
- Paul Foley noted that a residential component would impact the nitrogen loading.
- Jim Eddy said that he has 15 employees on the tent crew.
- Christine Flynn asked if he could foresee increasing the number of workers based on the new building.
- Jim Eddy said that he would someday like to have more employees theoretically but it would not have anything to do with this proposal.
- Christina Brown asked if Jim has seen fewer weddings with the economy. He said yes.
- Reid Silva said they we will come back with a more specific landscape plan. We will explain the number of parking spots and the size of the building. We will try to fit the building in as best we can. We still need to discuss the affordable housing aspect.
- Linda Sibley asked when the building would be clad in wood.
- Reid Silva answered probably as it went up.