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Martha's Vineyard Commission

Land Use Planning Committee

Notes of the Meeting of September 13, 2010

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

Commissioners Present: Linda Sibley; Chris Murphy, Christina Brown; Ned Orleans; Fred Hancock; John Breckenridge, Kathy Newman.

MVC Staff Present: Paul Foley

Audience: Bob Starks, Mike McCourt, and Bob Cavallo from the Edgartown Planning Board; Peter Brannen (MV Gazette)

1. DRI 623 Wavelengths – Continued Hearing Review

Applicants: Jayne Steide, Melissa Montession, and Colin Jones; Chuck Sullivan (architect); Doug Hoehn (engineer)

Project Location: 223 Upper Main Street, Edgartown Map 20-A Lot 95 (0.29 acres)

Proposal: To remove an existing one-story building on Upper Main Street and replace it with a three-story 5,106 sf (1,672 sf footprint) mixed-use building and build a new three-story 6,104 sf (2,024 sf footprint) building with four 2-bedroom residential units in the back of the property.

Presentation:

- Chuck Sullivan said that since they were last before the Commission in May they went to the Edgartown Planning Board and were asked to talk to the abutters.
- Chuck Sullivan and Doug Hoehn contacted the neighbors Tom Malone (to the south) and Jim Carter of the Clarion (to the north).
- Tom Malone was open to the idea but he is not sure what he wants to do in the future with that property so he didn't want to commit to anything other than he said he would be willing to allow an emergency crash gate on his property for fire fighting access.
- Chuck said that he thinks Jim Carter is willing to open an access through to the back of the Clarion lot. That would decrease the number of parking spots on site from 10 to 9 but would allow but would connect two parking lots.
- Colin Jones added that Tom Malone uses Wavelengths parking on occasion for events.
- They hope this eliminates concerns with parking and access.

Commissioner Questions:

- Christina Brown asked if Tom Malone had said he would grant the emergency access.
- Chuck Sullivan said that there is nothing in writing yet.
- Bob Sparks of the Edgartown Planning Board asked what Mr. Carter had said.
- Chuck Sullivan said that Mr. Carter had agreed to allow a cut through but that they have not worked out the details yet. Wavelengths has allowed the neighbor in the back, Mr. Willoughby, through their lot and they were going to expand upon that access to the Clarion but they were told by the Building Inspector that you could not access a commercial lot through a residential lot.

- Bob Sparks said that Mr. Carter was at the Planning Board two days before and said that he agreed to move the trailers where the access would be but said he could not guarantee that people would not park there which would block the access.
- Colin Jones pointed out that there are two trailers there now so the parking must not be that needed. He added that they will talk to Mr. Carter again and clarify what they talked about.
- Mike McCourt of the Planning Board said that Mr. Carter told them he could not guarantee the access.
- Christina Brown said that if they get the agreement she would like to see measurements on the plan so that the police and fire can tell if they can get through alright.
- Chuck Sullivan said they would do that.
- Mike McCourt said that the agreement would have to be in the form of an easement not simply a handshake.
- John Breckenridge asked if they could make the traffic flow one way.
- Chuck Sullivan pointed out that if it is one-way it doesn't do Mr. Carter any good. Right now the front driveway is 17 feet wide and there is enough room for two cars to pass.
- A discussion of the width between the parking garages on the ground floor of the apartment building and the parallel parking spots. The distance is about 17 to 19 feet which is less than optimal for backing out of the garages.
- Chris Murphy said that there was talk about a dormant easement.
- Bob Sparks said that the Clarion and the Stop& Shop have an unwritten agreement.
- Linda Sibley said she understood that it is the hope of the Planning Board to have a connection behind these uses to facilitate travel without having to go back out onto Upper Main Street.
- Bob Sparks said that 10 years ago it was thought to be desirable the thought being that it might alleviate traffic on Upper Main Street.
- Fred Hancock asked if it wouldn't make more sense to pull the back building forward so that the connection to the Malone property, if ever reached, would be a direct connection.
- Linda Sibley thought that it would be more efficient to build one large building.
- Chuck Sullivan answered that it would not work that way. The commercial aspect needs to have it's parking directly behind it. When they talked to Mr. Malone they discussed moving the commercial building over a bit and making it smaller so that he could eventually build larger in the front in exchange for some more width in the back. But Mr. Malone is not ready to commit to anything at this point. No one knows what is going to happen with those lots. It's not like Ohio where everything is square and you can put a road down the middle.
- Fred Hancock noted that someday Mr. Malone will need access to his back building which is run be a foundation for the dance studio.
- Chuck Sullivan repeated that he was told by the Building Inspector that you cannot access a commercial lot through a residential lot.
- Christina Brown asked if there were an emergency access on Malone's lot what the emergency services would do if there were cars parked in the way.
- Chuck Sullivan pointed out that the lot is usually empty and that there is also a big lawn next to it.
- Fred Hancock wanted to see revised elevations that show where the doors on the first floor are.
- Chris Murphy said he is looking for guidance from the Edgartown Planning Board hoping that they will tell the MVC what they want.
- Christina Brown agreed and noted that the key issues for her are safety and access.

Adjourned at 7:00 pm