



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 Minutes of the Meeting of January 24, 2011

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

Commissioners Present: Doug Sederholm (Chairman of LUPC); Christina Brown; Ned Orleans; Chris Murphy; Brian Smith; Fred Hancock; and Pete Cabana.

MVC Staff Present: Mark London; Paul Foley; Bill Veno; and Mike Mauro.

1. Edgartown Meat & Fish (DRI 629) Concurrence Review

Applicant: John Ready, Edgartown Meat & Fish Market; Sean Murphy (Lawyer/Agent)

Project Location: 240 Edgartown-Vineyard Haven Rd, Edgartown Map 21 Lot 10.2 (Unit 2)

Proposal: To convert the former Hollywood Video Store to a meat, fish & grocery market

Present for the Applicant: Sean Murphy

Documents:

The LUPC had the following documents before them:

- MVC Staff Report 2011-01-21
- The Applicant's Narrative of the Project (2010-10-21).
- The Referral Letter from the Edgartown Planning Board.
- A PowerPoint presentation of the site.

Staff Report:

- Paul Foley gave a staff report
 - The proposed project is a change in use to convert an existing building from a retail video store (6,060 total square feet) to a retail food market store with deli, baked goods, and coffee (4,850 total square feet).
 - The remaining 1,210 square feet in Unit 3 would be leased to a separate retail operation.
 - The Meat and Fish Market would include high-end meats, seafood, produce, beer & wine, bagels, gourmet sandwiches, and coffee.
 - The hours of operation would be 6:00 am to 8:00 pm daily on a year-round basis.
 - There is also a basement for storage.
 - Staff needs to look at the vehicular trip generation a bit more because the ITE Trip Generation Book does not have an exact corollary for this use and depending on which category you use some estimates would have this generating a significantly higher number of trips than the applicants estimates.
- Doug Sederholm said he assumed the water usage would increase with this use and asked Bill Wilcox to clarify.
- Bill Wilcox said he had talked to Joe Alosso of the town of Edgartown and he said they are connected to the sewer now and will need a grease trap. He added that the water usage is likely to go up but since they are tied in to the sewer there is no issue with water use or nitrogen loading.

- Chris Murphy asked what the original trip generation estimates were for the entire commercial complex when it first was approved. He thought it would be useful to look at the overall trip generation of the complex in addition to the comparison of this use with the previous use in this particular space.

Presentation:

- Sean Murphy said that the video store occupied the full 6,060 square feet. The Edgartown Meat & Fish Market doesn't need that much space but that is what is available. They will be occupying 4,850 sf and the remaining commercial unit will be leased to a separate retail outfit.
- He added that the reason the Applicant have chosen this site is because they hope to capture some of the existing traffic generated by the Post Office, bank, and the hardware store.
- He suggested that the ITE use category to use should be "Super Market" rather than "Convenience Store".
- The store would be a high-end deli with local produce, meats and fish. They would roast their own coffee and make their own bagels. The dumpsters will be screened.
- They have to have a public hearing before the Planning Board for a Special Permit and the abutters will be notified.
- Doug Sederholm continued the LUPC to next week so that staff could review the trip generation estimates and water usage.

2. Barnes Gas (DRI 629) Pre-Public Hearing Review Continued

Applicant: Clarence A. Barnes III and family;

Project Location: 392 State Road, Tisbury Map 22-A Lot 12 (13,503 square feet or 0.3 acre).

Proposal: To locate a gas/diesel filling station at 392 State Road in Tisbury.

Present for the Applicant: Clarence "Trip" Barnes III; Michael Barnes; and Rubin Cronig.

Documents:

The LUPC had the following documents before them:

- MVC Staff Report 2010-12-30 with revised site plan.
- LUPC Notes 2010-01-03
- The Applicant's brought a revised narrative, DRI Application materials and check.
- A PowerPoint presentation of the site.

Presentation:

- Doug Sederholm said that there were two issues the LUPC was to take up today:
 - Determining whether the DRI Application is complete and the project is ready to be scheduled for a public hearing and
 - Approving the scope of the traffic study.
- Brian Smith noted that there had been other traffic studies in the area and asked what else we need to know.
- Mike Mauro said that there has been no study of this particular proposal on this site. Every traffic study is different. They can use the other studies as background, but we need a professional engineer to study the particularities of this proposal and site.
- Trip Barnes said he had contacted the large engineering firm VHB and they said they could do this for \$3,000. He noted that he built Cronig's, the SSA lot; and Evelyn Way without a traffic study. It seems to him that a gas station in this location would decrease traffic at Five Corners. This will not be a

destination; people grab gas as they need it. The previous gas station proposals did not have the Park and Ride up the street at full capacity or the mini-golf. He talked to Noonan (Gas Company) and they said he had plenty of room on the site for his purposes.

- Doug Sederholm reminded the Applicant that the other gas station proposals all had professional traffic studies.
- Trip Barnes reiterated that he thinks his business would take trips away from Five Corners. He added that Tisbury needs another gas station.
- Pete Cabana said he thought it was important that this is not going to be a typical gas station because they are talking about electric and alternative fueling, such as electric and hydrogen.
- Mark London said that his understanding is that the latest plan does not include hydrogen, although the plans have been changing. We need to know what the exact proposal is.
- Rubin Cronig said that the proposal is for one island with three two-sided pumps resulting in six hoses under a single canopy with both gas and diesel. There would also be at least two electric charging stations in the parking spaces close to the building.
- Fred Hancock asked if the traffic scope gave any consideration to the potential for decreasing trips at Five Corners.
- Mark London said that in order to discuss this issue at the public hearing, we should ask the consultant to look at how many trips would be reduced from Five Corners total traffic.
- Ned Orleans said we should also look at the Look Street Intersection, and Chris Murphy said we should also look at the proposed Connector Road intersection with Edgartown-Vineyard Haven Road.
- Mark London noted that in the court case following the Commission's denial of the Tisbury Fuel Services application, they argued that there was a reasonable expectation that there would be a connector road soon which would resolve the traffic problem. That was eight years ago. The Town has been moving ahead with designing the connector roads but a recent grant application was turned down. He suggested that the most sensible approach would be to require that traffic study plan for the possibility of connector roads, but not count on them to make the project to work. The estimate was that Tisbury Fuel Services would generate more than 1,000 trips a day with 8 fueling stations. The current proposal also has 8 fueling stations. This is a substantial increase in traffic for an area which already has traffic issues, and it is reasonable to ask that it be professionally studied.
- Jim Joyce asked what the cost of the traffic study was and added that it seems we have looked at this area before and wondered if we care about the cost to the applicant.
- It was pointed out that this is at least a million dollar project and that the cost of a professional study is relatively small in relation to the total cost.
- Rubin Cronig said he thought the cost would be more like \$8,000.
- Trip Barnes said the number of trips will also depend upon how good a businessman he is. He is thinking of having perks, such as free hot dogs with a fill up. He reiterated that the site is next to a 500 car Park and Ride, a gravel pit, and is in the business district. He feels the area has been studied to death.
- Ned Orleans said that the MVC needs data collected often and up to date, especially in this area. Those other studies are not current and are not site specific.
- Jim Joyce said he thinks the only special trips to this destination will be those coming for the electric charge.
- ***Chris Murphy made a Motion to approve the scope of the transportation study as prepared by staff with the modifications added during the LUPC; namely looking at the intersections at Five Corners, Look Street, and the proposed intersection of the Connector Road and Edgartown-Vineyard Haven road. The Motion was duly***

seconded by Ned Orleans. The Motion passed unanimously with two abstentions (JJ and BS).

- Trip Barnes went over the documents he brought that are required for the DRI Application. He submitted a check for the DRI Fee and the DRI Application. He said he had engineered drawings for the retaining wall that was recently built. He explained that his lighting plan is to simply put another light on the pole that illuminates the mini-golf. As for affordable housing, he just built three units in West Tisbury and gave them to the Dukes County Regional Housing Authority.
- Chris Murphy asked if the affordable units would be in perpetuity.
- Trip Barnes said yes and that he built it all out of his pocket.
- There was a discussion of the MVC's requirement for an accurate plan of the existing conditions including property lines, roads, and vegetation, as well as abutters' properties.
- Chris Murphy noted that in the staff report under 1.8 the second bullet says that Mr. Barnes is "looking for a preliminary approval for his concept before more detailed engineered plans are developed". He asked Mr. Barnes if that was still where he was.
- Mr. Barnes answered no, he now wants to proceed with a full application.

Adjourned 7:05 p.m.