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## Martha's Vineyard Commission Land Use Planning Committee

### Notes of the Meeting of March 28, 2011

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

*Commissioners Present:* Doug Sederholm; Christina Brown; Fred Hancock, Ned Orleans; Linda Sibley; John Breckenridge; James Joyce; Pete Cabana; and Kathy Newman;

*MVC Staff Present:* Mark London; Paul Foley; Mike Mauro.

*Note:* The LUPC reviewed two projects on March 28, 2011: Wavelengths Modification (DRI 623-M) Modification Review; and Vineyard Home Center Move (DRI 339-M4) Concurrence Review.

#### Documents referred to during the meeting

- DRI 623-M Wavelengths Staff Report
- Doug Hoehn handed out a site plan showing the proposal overlaid on the previously approved buildings.
- DRI 339-M4 Vineyard Home Center Move Staff Report

#### **1. Wavelengths Modification (DRI 623-M) Modification Review**

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**Applicant:** Jayne Steide and Melissa Montession; Chuck Sullivan (architect); Doug Hoehn (engineer); Colin Jones (Project Manager).

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

**Proposal:** To remove an existing one-story building at 223 Upper Main Street and replace it with a three-story 5,309 sf mixed-use building.

#### **Applicant Presentation:**

- Doug Hoehn presented the modified site plan showing the outline of the previously approved plan and the footprint of the proposed modified plan. The neighboring properties would not consent to connecting vehicular access to their properties so Edgartown zoning only allows for a 50% Floor Area Ratio (F.A.R.) which the previous plan did not meet.
- The new plan eliminates the previously MVC approved 3-unit residential building in the back and expands the mixed-use building in the front by a bit.
- This improves the vehicular circulation as well as meets the Edgartown zoning for 50% F.A.R.
- The Planning Board verbally approved the modification for a Special Permit but could not make an official decision before referring the project to the MVC.
- Doug presented an overlay showing the previous and current proposals and a calculation of the square footage.

#### **Discussion:**

- Doug Sederholm clarified the change as being instead of two buildings with a total square footage of 10,000 square feet, they now want one building with around 5,300 square feet.

- Chuck Sullivan noted that the remaining building in front had originally been 4,198 square feet and was now going to be 5,309 square feet. That's about 1,100 sf bigger. Both had decks and a basement that were not calculated into the square footage figures.
- The Commercial units are now smaller but have increased from 3 to 5.
- The new building is a little longer, the tower has been eliminated, and the gable is more prominent and has a small covered porch facing the road. There is an entry in the back as well for the parking lot from which all the commercial units can be accessed.
- Christina Brown asked if they would make the same offers as are in the original decision.
- Chuck Sullivan said they would, but would like to recalculate the affordable housing mitigation given that the total square footage is considerably less now.
- Christina Brown asked if they gave any thought to widening the driveway.
- Chuck Sullivan answered no. Doug Hoehn added that subdivisions in Edgartown are only required to have 16 foot wide driveways. Chuck Sullivan said that they had calculated the number of parking spaces required based on the more conservative one space per 350 square feet.
- Kathy Newman asked if the MVC had restricted the types of commercial units in the original DRI 623. We had not, though we did describe the commercial units as office/shop.
- Chuck Sullivan said that if they were wanted to have something that offered food then they would have to go to the Town for a Special Permit. Doug Hoehn added that would be unlikely because they would only get a couple of parking spots.

***John Breckenridge made a Motion to recommend to the full Commission that this modification is not a significant enough change from DRI 623 to warrant a public hearing review as a DRI as long as it is subject to all of the Conditions of the original DRI 623 Decision with the exception that the will meet the MVC Affordable Housing Policy monetary mitigation guidelines based on the new total square footage. Ned Orleans duly seconded the Motion. The Motion passed unanimously (9-0).***

***John Breckenridge made a Motion to recommend to the full Commission to approve this modification. Ned Orleans duly seconded the Motion. The Motion passed unanimously (9-0).***

## **2. Vineyard Home Center Move (DRI 339-M4) Concurrence Review**

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**Applicant:** Adam Wansiewicz, Vineyard Home Center

**Project Location:** 426 State Road Map Lot (acres)

**Proposal:** To move the Vineyard Home Center operation out of 454 State Road and wholly into their property two doors down at 426 State Road.

### **Applicant Presentation:**

- The proposal is to move the Vineyard Home Center operation out of 426 State Road, which they rent and have been told they must vacate in a month, and move the whole operation into their property which they own two doors down at 454 State Road which they own.
- Adam Wansiewicz said they are in an unfortunate situation. They were in negotiations with their landlord to purchase the property they have operated out of for 17 years but the negotiations have broken down and the landlord has given them until April 31, 2011 to move out. There will be challenges; it is not the best situation.

- Doug Hoehn said that no Building Permit is required. They have applied for a Special Permit for outdoor display. Ken Barwick is sending them as a Change of Intensity of Use which is a Concurrence Review.
- Adam Wansiewicz said that the building at 454 State Road currently houses their Design Center which has an office, retail area in front, showroom and warehouse in back. No new construction is planned at this time. He added that they are going to have to be very efficient with their operation. Since he did not own 426 State Road he could not make changes that he thought were necessary.
- Doug Sederholm said he suspected that at some point they are going to want to change the building at 454 State Road. Adam Wansiewicz responded not at this point. Doug Hoehn pointed out that the property is an old DRI that would mean any change to the building would come back to the MVC.
- Linda Sibley asked if they were going to reduce the scale of the business. They responded yes, they anticipated less retail hardware sales, and more focus on supplying to contractors and designers.
- Linda Sibley asked about signage. Adam Wansiewicz said that luckily most of their business is repeat customers. They do not advertise. About 85% percent of their customers are contractors on a wholesale basis.
- Linda Sibley asked what the obligations to the NSTAR easement are. Doug Hoehn responded that there can be no permanent structures in there. He clarified that it is Adam's property but NSTAR has an easement.
- Mark London noted that when the MVC looks at a proposal of a use moving down the same street we have to consider the impact of the changes to the subject property, in that the property that is being vacated will be occupied again and may continue to have the same traffic generation as it does today.
- Mark London asked about the treatment of the first 20-feet along the road. Can anything be done to buffer the view of the lumberyard to the rear? Adam said that there is a stockade fence between his lot and NAPA. He said that there is a mature tree and garden along the road that they put in.
- Doug Hoehn noted that this retail is not like Ace Hardware. He noted that the existing business has operated for 17 years with only 8 parking spaces. The new location has at least 19 parking spaces.
- Adam Wansiewicz noted that when the contractor's come to pick up their orders they go to a specific location where their order has been loaded. His peak hour for traffic is between 7:00 a.m. and 8:00 a.m. and sometimes just after lunch.
- Doug Sederholm noted that those are not the same peak hours experienced on State Road generally.
- ***Christina Brown made a Motion to recommend to the full Commission that this is not a significant enough change in intensity of use to require a public hearing as a DRI, and to approve the proposed modification. Ned Orleans duly seconded the Motion. The Motion passed unanimously (9-0).***

Adjourned 6:45 p.m.