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Martha's Vineyard Commission Land Use Planning Committee

Notes of the Meeting of October 24, 2011

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

MVC Commissioners Present: Chris Murphy; Fred Hancock; John Breckenridge; Brian Smith; and Linda Sibley (Acting Chair).

MVC Staff Present: Paul Foley; Bill Veno; Mike Mauro; and Sheri Caseau.

Audience: Ken Barwick (Tisbury Building Inspector)

NOTE: The LUPC reviewed two projects on October 24, 2011: the Tisbury Marketplace Theater (DRI 485-M7) and the Vineyard House Modification (DRI 582-M). These notes only include the Vineyard House.

Documents referred to during the meeting

- LUPC Agenda of October 24, 2011
- DRI 485-M5 Tisbury Marketplace Theater Staff Report 2011-10-19
- DRI 582 Vineyard House Conditions from the DRI 582 Decision
- DRI 582-M Vineyard House proposed modified Site Plan

1. Vineyard House (DRI 582-M2) Modification Review

Applicant: Vineyard House Inc., Brian Mackey (Treasurer); John Early (Building Committee); Mark Jenkins (President of the Board)

Project Location: Short Hill Road off of Holmes Hole Road. A subdivision of Map 22 Lot 6 (4.43 acres) Tisbury, MA

Proposal: The Vineyard House would like to modify the MVC DRI 582 Decision of 2005 to scale the project back from 40 beds to 24 beds.

Purpose: To review the project and decide whether or not to make a recommendation to the full Commission as to whether this is a significant change to the approved DRI requiring a public hearing review as a Development of Regional Impact.

Introduction:

Paul Foley gave the staff report:

- The Vineyard House would like to modify the MVC DRI 582 Decision of 2005 to scale the project back from 40 beds to 24 beds.
- The Vineyard House has granted a 10-foot easement to the Town for the Connector Road and would thus like to move the buildings further from the proposed road for screening purposes.
- The MVC DRI 582 approval was for three buildings (13,000 sf) with 40 beds on a 4.43 acre piece of land. This proposal is for five smaller buildings (three would be connected) with 11,000 sf and 24 beds.
- They presently have three separate houses but would like to move in order to have one site with a larger capacity and lower maintenance.

- The Vineyard House has agreed to abide by all of the Conditions contained in the DRI 582 Decision relative to Energy, Wastewater, Lighting, Landscaping, and Parking. Some of these will need some tweaking to conform to the new plan.
- He noted that the nitrogen loading limit for the Tashmoo watershed has changed since the original approval from 12.9 kilograms per acre per year to 5.6. On the other hand they did not get the 50% reduction credit under the MVC Water Policy that they would now get since they are an affordable housing non-profit.

Discussion:

- Linda Sibley asked if the MVC really wanted to involve ourselves with the nitrogen loading details at this time since we have already approved the Vineyard House for a development and here they are scaling that already approved plan down.
- Sheri Caseau, MVC Water Resource Planner, said the new plan has less s.f. and less parking.
- John Breckenridge was concerned that the perspective sketch seems to show more grassy areas.
- Sheri said that they had said they would plant some grasses to facilitate nitrogen uptake.
- Paul Foley pulled out a clearing plan that was submitted with the original DRI that showed a bit less than half of the main property (not including the two acres of land bought from Goodale for nitrogen loading credits) being cleared for development and about a quarter that was called the "grassy area" and was going to be brush cut and thinned of 25%-50% of the trees. The remaining quarter of the property would be brush cut and about 10% of the trees would be removed.
- Linda Sibley asked John Breckenridge if he was concerned that there would be more cutting than previously approved.
- Brian Mackey said that was not their intent. They no longer plan to cut and cull any of the trees outside of the development area.
- Fred Hancock asked if they should submit a landscape plan.
- Brian Mackey said that they had submitted language describing the screening they plan on doing.
- Mark Jenkins pointed out that the town will be taking down trees in the easement that the Vineyard House granted them for the Connector Road which is why they plan on moving the buildings back and planting the screening described in the letter Brian Mackey mentioned.
- John Breckenridge asked that the applicants work with staff to develop some language that would ensure the preservation of as many trees as possible and sufficient screening.
- It was also discussed that they should minimize as much as possible the amount of land cleared for bringing in the modular units.
- Mark Jenkins added that the town has offered to pay for the vegetative screening in exchange for the ten foot easement.
- John Early said they have no interest in clearing and maintaining any more trees that they have to.
- Fred Hancock asked that they add the ten-foot buffer to the plan.
- Chris Murphy asked Ken Barwick if there were any issues he saw with this proposal.
- Ken Barwick, the Tisbury Building and Zoning Officer, said that the Planning Board could hold two hearings if they wanted to that would cover all aspects of the site.
- ***Chris Murphy made a Motion to recommend to the full Commission that this modification is not significant enough to require a public hearing review as a DRI as long as the landscape clearing and parking conditions contained in the DRI 582 Decision are modified to conform to the new plan. John Breckenridge seconded the Motion which passed unanimously.***

Adjourned 7:00 p.m.