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## **Martha's Vineyard Commission**

### **Land Use Planning Committee**

# **Notes of the Meeting of January 14, 2013**

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

Commissioners Present: Fred Hancock (Acting LUPC Chair); Linda Sibley; Ned Orleans; and Christina Brown.

MVC Staff Present: Paul Foley; Mark London; Bill Veno; Sheri Caseau.

Audience: Ken Barwick (Tisbury Building Inspector)

Documents referred to during the meeting:

- LUPC Agenda of January 14, 2013
- DRI 411-M Applicant Narrative
- DRI 411-M Plans
- DRI 411-M Barnes Evelyn Way Staff Report 2012-12-10
- Power Point Slide Show of the site and area.

### **1. DRI 411-M Barnes Evelyn Way Expansion – Pre-Public Hearing Review**

**Applicant:** Clarence A. "Trip" Barnes III; John Folino (Agent).

**Location:** 33/41 Evelyn Way, Tisbury Map 22-A Lot 26 (0.258 acres) and Map 22-B Lot 1 (0.806 acres). Total 1.06 acres.

**Proposal:** To construct a 2,310 sf (32' high) metal warehouse addition on a one-acre property with an existing 5,600 sf metal warehouse (2 Sections) and a dwelling..

**Purpose:** To review the project, schedule a site visit, and discuss when the project will be prepared for a public hearing.

#### **Presentation:**

- Paul Foley briefly described the project and presented a slide show with the plans and photos.
  - The proposal is to construct a 2,310 sf metal warehouse addition on a one-acre property with an existing 5,600 sf metal warehouse (2 Sections) and a dwelling.
  - The one-story warehouse would be 32 feet tall for stacked indoor storage. There would be two new truck loading docks and three large loading doors.
  - The existing metal warehouse building is in two sections
    - One 40' X 80' section (3,200 sf) houses the moving company in the back.
    - The front section is 40' X 60' (2,400 sf) houses ABC Disposal Co. in the front.
    - The front section is perpendicular to the street and the back section is parallel.
  - The deck on the existing dwelling would be removed. No one lives in the dwelling which may become an office.
  - The purpose of the addition is to consolidate the operations of the Barnes Moving Company, long term indoor storage, and possible office.
  - Two paper roads run through the property. The proposed building lies half in the "Eleanor" Street way. Olga Road, a dirt road, runs along the rear of the property.

- History: An existing one-story ranch house with three bedrooms was built in 1947. The 5,600 sf metal warehouse building was built in 1992 for Tashmoo Boats and Baynes Electric and came to the MVC as DRI 354. The project was approved with Conditions. The Conditions were that the Applicant would submit final drainage, landscaping, and lighting plans to the LUPC; maintain a list of all hazardous materials stored on site; and donate \$5,000 to the DCRHA. The property returned in 1995 (DRI 411) for a change of tenants and was remanded to the town as insignificant.

### **Presentation:**

- John Folino explained that Trip Barnes has been renting from him out at the airport. The Airport Administrator is forcing Barnes out of Folino's building so they are looking to expand upon this property to consolidate the operations of Barnes Moving business.
- Currently Barnes Moving has two locations along Evelyn Way. The main office is on State Road on the corner of Evelyn Way. They also have an existing 3,200 sf storage building on the property on which this project is proposed.
- The proposed building would be 32 feet high with two new loading docks and three new drive in overhead doors such that forklifts will be able to load furniture to multiple level stacks. This will allow trucks to drive into the building and load and unload during inclement weather. They have the ability to do side loading.

### **Discussion:**

- Ned Orleans asked what the difference in the height of the proposed building was compared to the existing building.
- The existing building is 18 feet high at its highest point and the proposed building is 32' 10" high.
- There was a discussion of the future possibility of connecting the paper road, Eleanor Way, from Evelyn Way to High Point Lane behind the existing State Road businesses as a secondary egress that would allow people to travel between these businesses without re-entering State Road.
- In response to a question Trip Barnes said the color of the building would probably be beige.

### **Nitrogen Loading**

- Sheri Caseau discussed the preliminary sewage flow numbers submitted by the Applicant's engineer.
  - The site is in the Tashmoo Watershed. The status of the watershed is impaired. The Tashmoo Watershed Budget is 5.6 kg/acre/yr
  - For this size lot the maximum allowable load is 5.94 kg/acre/yr.
  - The existing total nitrogen load is estimated to be 8.27 kilograms per year based on engineer's estimates wastewater flow.
- Sheri asked if the project was eligible for "Smart Growth" credits.
- Mark London asked if there were going to be any bathrooms. If they aren't going to add any bathrooms then presumably there will not be additional nitrogen.
- Trip Barnes said that this will just be for storage and will not have employees working at this location full time similar to his other storage building on site. If employees need to go to the bathroom they just go across the street to the main office.
- Linda Sibley said there are two ways to look at wastewater: active use versus warehouse storage.
- Christina Brown asked what was generating the 8.27 kilograms of nitrogen noted in the staff report.
- Sheri Caseau said that that was based on the existing house on site and the employees of ABC disposal in the other industrial building as well as a projection based on the new square footage.

- Sheri asked the applicant how they planned on dealing with storm water and what the paving materials would be. John Folino responded that they will direct roof runoff to dry wells and the paving will be gravel.
- Fred Hancock noted that the Wastewater Section of the Staff Report should be revised to reflect no additional bathrooms.

**Other Issues**

- There was some discussion of vehicular trips. The applicant maintains that this consolidation should reduce the number of trips since they will be on one street and will not have to make any transfers to the airport storage site.
- Ken Barwick, the Tisbury Building Inspector, noted that a building of this size will have to meet the Energy Stretch Code.
- The only new lighting would be that required at egress points.
- There is no plan for any landscaping.
- Trip Barnes said that he has built three building for the Dukes County regional Housing Authority. He supplies free housing to his employees which varies from 11 to 15.
- The project was deemed ready for a public hearing and a site visit was scheduled for February 7, 2013 at 8:30 am.

The meeting was adjourned at 6:30 pm.