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Martha's Vineyard Commission

Land Use Planning Committee

Notes of the Meeting of December 15, 2014

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

Commissioners Present: Linda Sibley; John Breckenridge; Joan Malkin; and Christina Brown.

MVC Staff Present: Paul Foley; Mark London.

The LUPC reviewed two projects on December 15, 2014, the MVCS New Youth Building (DRI 223-M) and Mal Jones Energy Absorbing Barge (DRI 649). These notes only include DRI 223-M.

Documents referred to during the meeting:

- LUPC Agenda of December 15, 2014
- DRI 223-M Staff Report, Plans, and Slide Show
- DRI 649 Staff Report, Plans, and Slide Show

1. DRI 223-M – M.V. Community Services IWYC Building – Pre-Public Hearing Review

Present: Nell Coogan; Woody Mitchell; and Bill Potter.

Applicant: Martha's Vineyard Community Services

Proposal: To construct a new 2,400 sf building on the M.V. Community Services campus to house the Island Wide Youth Collaborative (IWYC).

Location: 111 Edgartown-Vineyard Haven Road, Oak Bluffs. MVCS is located on a 3-acre leasehold within Map 50 Lot 29 (3 of 25.2 acres). The YMCA also leases 5 acres from the High School on adjoining leasehold within the same 25 acre property.

Purpose: To review the project and decide whether or not to make a recommendation to the full Commission to concur or not to concur that this is a proposal that requires a public hearing review as a Development of Regional Impact.

Staff Report:

Paul Foley gave a brief overview and showed a PowerPoint slide show:

- The development of the three existing buildings of the Martha's Vineyard Community Services campus was approved by the MVC in November 1986 (DRI 223) as proposed. The three buildings were intended for a youth center/daycare; an administration building; and visiting nurses/island counseling center.
- The Island Wide Youth Collaborative (IWYC) was formed in 2013 and members include M.V. Public Schools; MVCS; YMCA of MV; the Youth Task Force; and the M.V. Hospital. The goal of the IWYC is to serve the mental health and substance abuse needs of youth.
- The proposed new one-story, 2,400 sf building on the MVCS campus to house the IWYC is intended to provide space for a new mental health and substance abuse care continuum.
- Floor plans show six (6) offices; a kitchen; family room, waiting room, 2 bathrooms; and a 500 sf conference room. The site plan indicates the creation of 22 new parking spaces cut out of treed areas abutting existing driveways. Access would be off of Village Road near Edg-V.H. Rd.

- The proposal would be connected to the sewer.
- The building would be a modular building.

Discussion:

- Woody Mitchell of Squash Meadow Modular Homes said that they had revised the site plan after talking with staff. They pulled the parking out of the 50 foot buffer along Edgartown-Vineyard Haven Road.
- Nell Coogan said that the other three buildings are a required standard for their use and were not able to fit the additional use intended for this building.
- Bill Potter of Squash Meadow Modular Homes added that there are 72 existing parking spaces on the MVCS campus. They are showing 22 new spots though 7 of those are actually relocated.
- Joan Malkin asked how many parking spaces are actually needed and how many are required by zoning.
- Bill Potter said that in the zoning there are 5 criteria for parking but that those criteria are in the business district section. This proposal is in a residential zone which he feels means those parking standards do not apply.
- Joan Malkin asked if the facility would mostly be used after school.
- Nell Coogan said she thinks the building will actually only require about five parking spots. There will be 4-5 staff, two of whom are case managers that are generally out and about during the day. Most activity will be after school. It would be available during school hours if a guidance counselor needs it.
- Joan Malkin noted that the intended use now may not be so much but in time they might expand the use of the facility which might result in increased traffic and a need for more parking.
- Bill Potter said that with the present use and supply of parking spots they do not think that they will need that many spots.
- Linda Sibley asked where the number of 22 for parking spots came from.
- Bill Potter said that in the Oak Bluffs Zoning it requires 1 parking spot for every 150 sf of office but that he feels that only applies if you are in the commercial district.
- Linda Sibley noted that the MVC cannot allow something that is not allowed by zoning but that with parking we sometimes ask that the required amount of parking be shown on the plan but that you do not necessarily develop them unless they are needed. Sometimes people retain an area for overflow parking that remains grass and is used on the few occasions it might be needed.
- John Breckenridge said that with a 500 sf meeting room they could accommodate up to 60 people which could translate to a need for 60 parking spaces.
- Mark London said it seemed that most of the time there would probably not be overlap but that at some times there might be.
- Nell Coogan said that this is a collaborative effort so any plans or functions will be done in conjunction with the YMCA and High School. That is a big piece that will always come into play.
- LUPC said they wanted more specifics on the amount of parking required, the hours of operation, and maximum capacity before making a recommendation and continued LUPC to January 5, 2015.