

Martha's Vineyard Commission
Hearing DRI 678

Oak Bluffs New Town Hall

September 28, 2017




OAK BLUFFS

TOWN OFFICES

ADMINISTRATION
FINANCE OFFICES
LICENSING AND PERMITS
PLANNING AND DEVELOPMENT

LOWER LEVEL

TOWN CLERK
MEETING ROOMS

PARKING IS AVAILABLE AT
THE BACK OF THE BUILDING









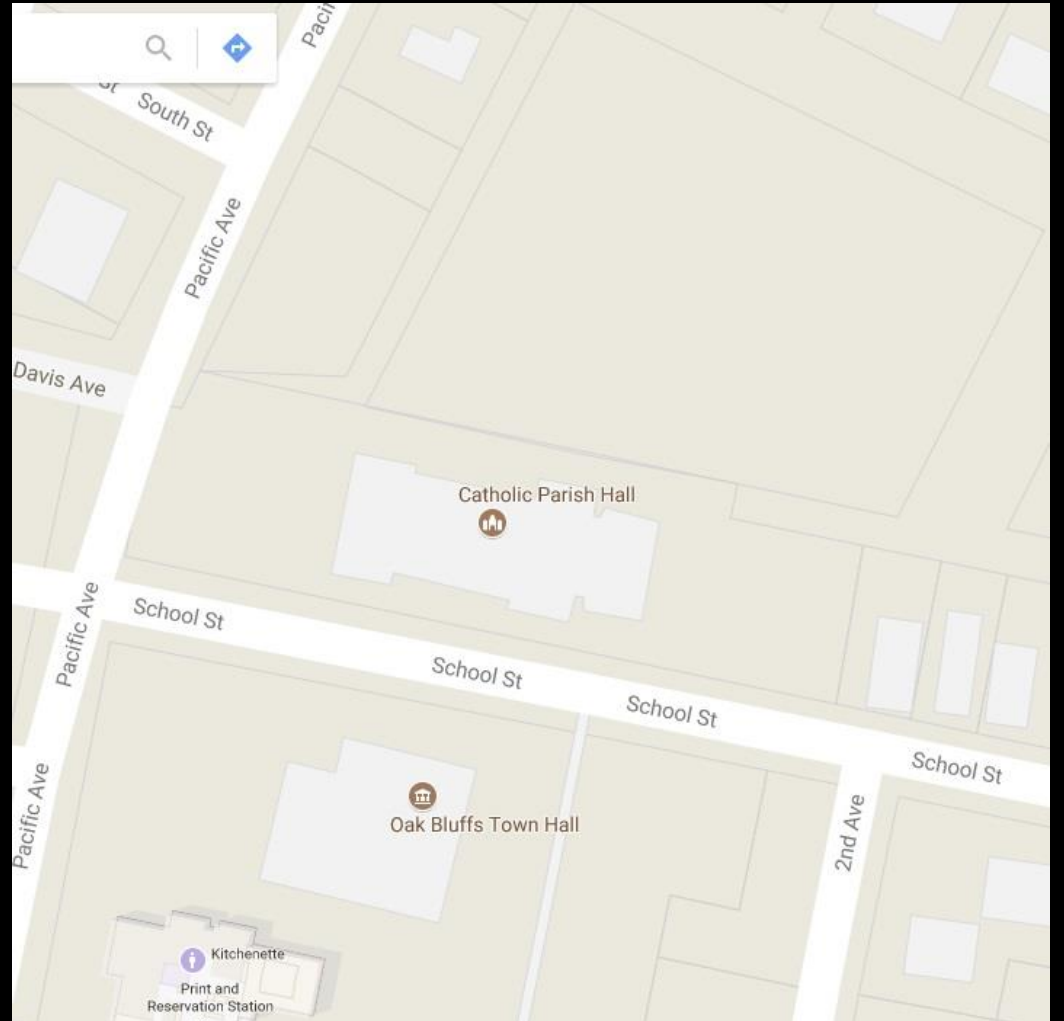
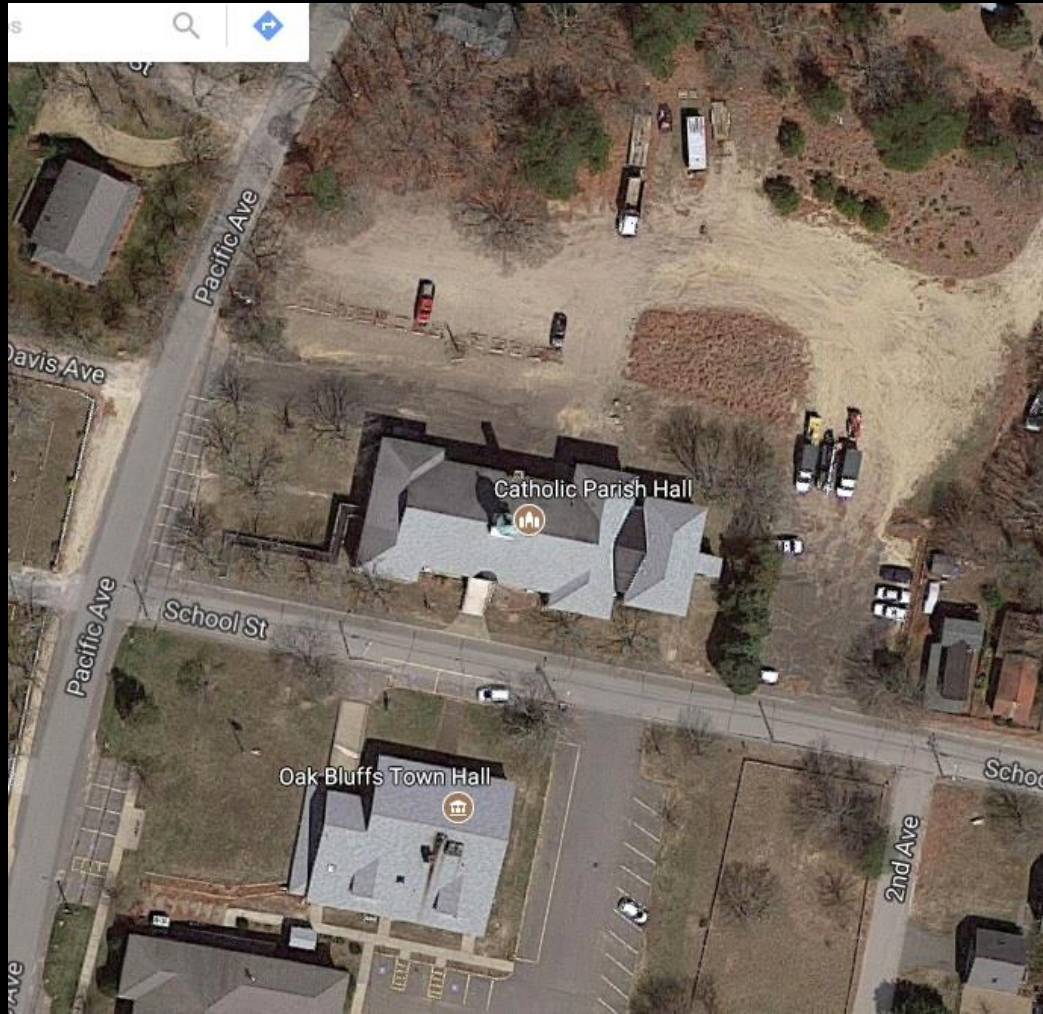


Fire in Sept 1949

8/2017



Oak Bluffs School built in 1965





March 1995



Same view looking south



February 2004 before Library



April 2005



July 2007



March 2012



October 2016

chE

chE



LOCUS MAP
SCALE: 1:25,000

The certifications shown hereon are intended to meet Registry of Deeds requirements and are not a certification to title or ownership of the property shown. Owners of adjoining properties are according to current town assessors' records.

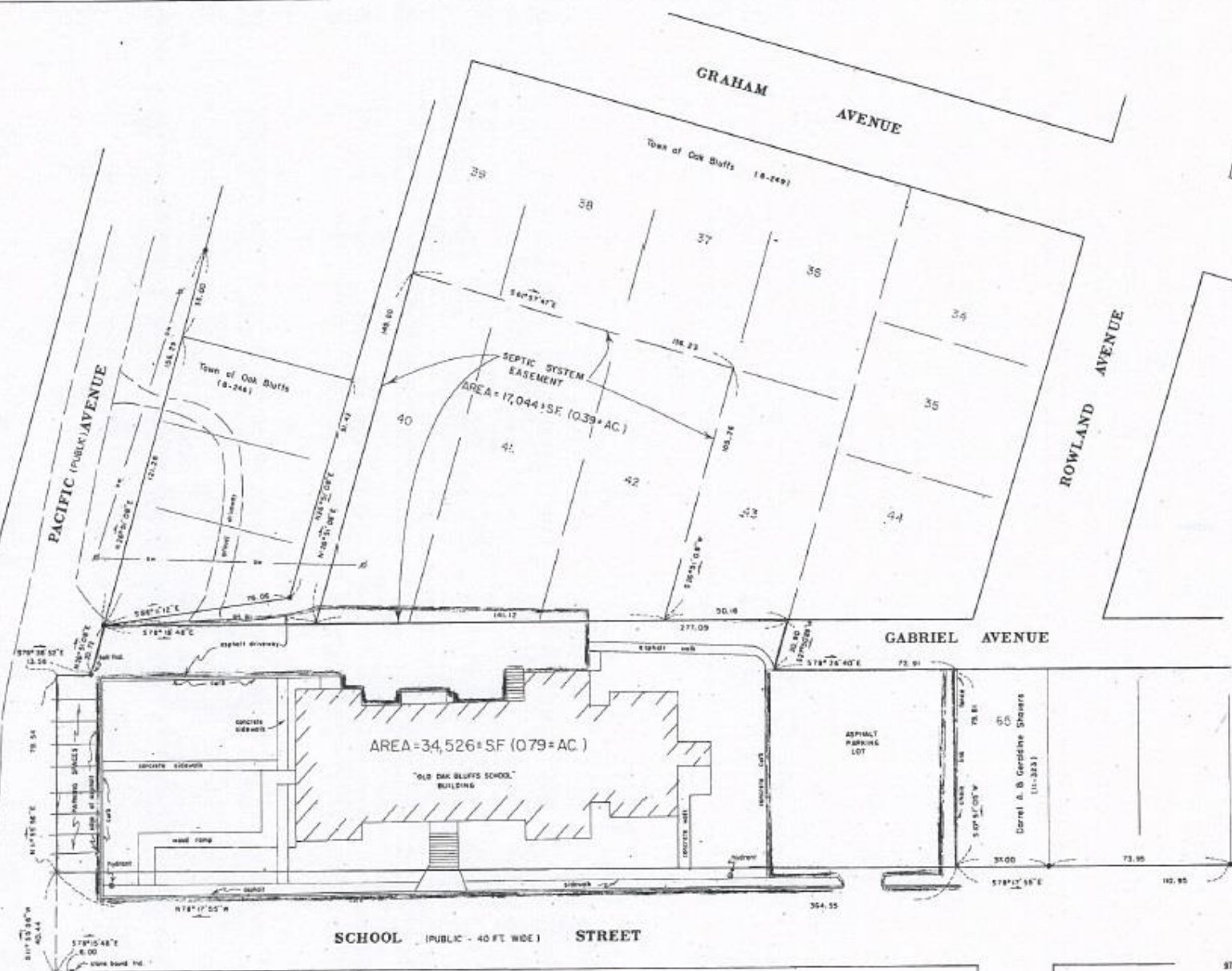
I certify that the property lines shown on this plan are the lines existing existing ownerships, and the lines of the streets and ways shown are those of public or private streets or ways already in existence, and that no new lines for the division of existing ownerships or for new ways are shown.

This survey and plan were prepared in accordance with the Procedural and Technical Standards for the Practice of Land Surveying in the Commonwealth of Massachusetts.

I certify that the preparation of this plan conforms with the rules and regulations of the Registrars of Deeds effective Jan. 1, 1976 and as amended.

Douglas R. Harkin
Professional Land Surveyor

Date: *December 16, 1997*



PLAN OF LAND
IN
OAK BLUFFS, MASS.

PREPARED FOR
THE TOWN OF OAK BLUFFS

SCALE: 1" = 50' DECEMBER 16, 1997

SCHOFIELD, BARRON & HOSKIN, INC.
CIVIL ENGINEERS & LAND SURVEYORS
87 STATE ROAD, P.O. BOX 301, VINEYARD HAVEN, MA 02568

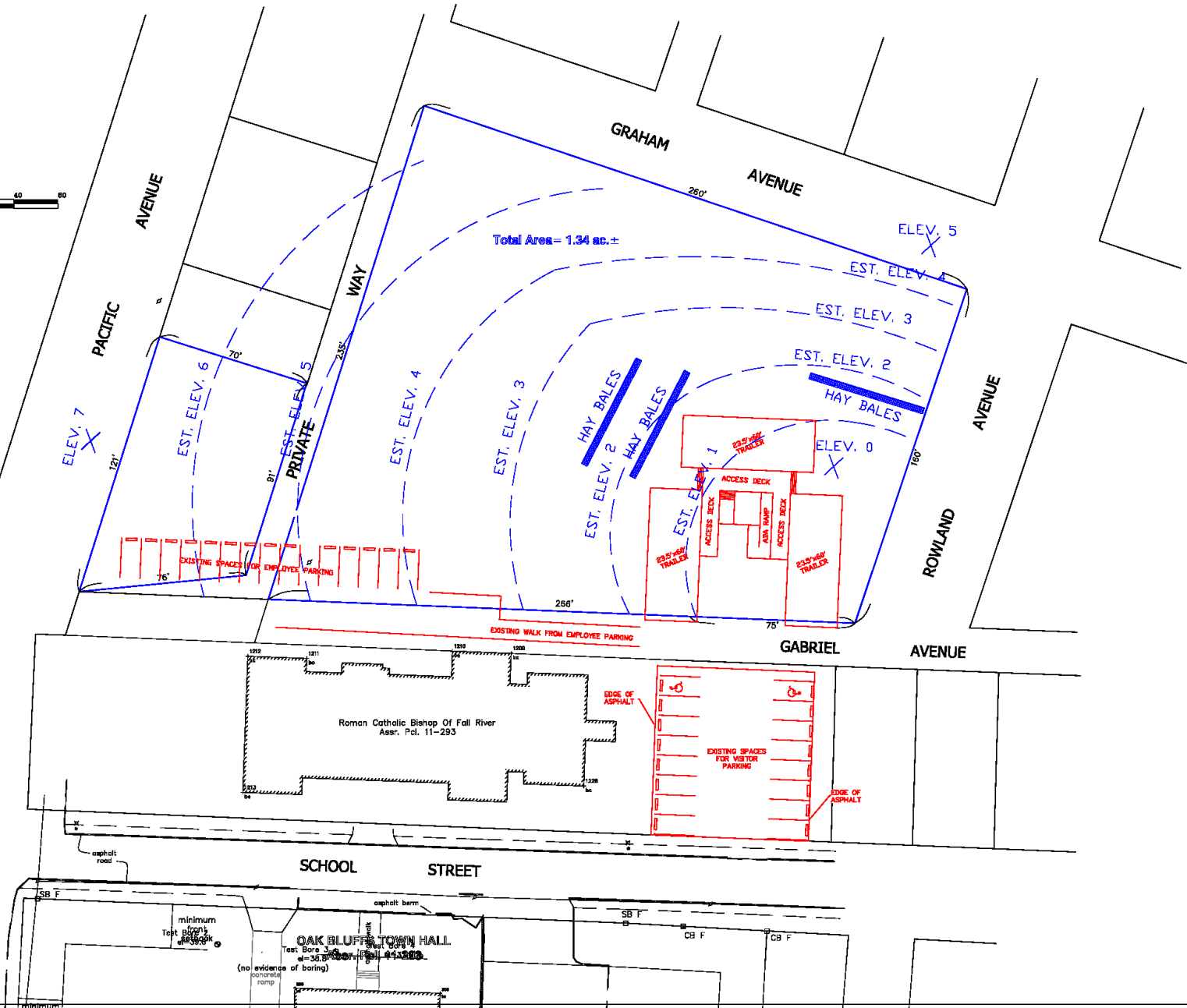
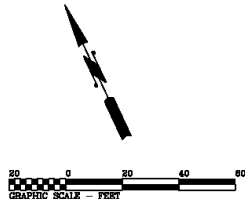


RRK
RECEIVED-ENTERED
12:20 PM 12-25-97
COUNTY OF DUKES COUNTY
REGISTRY OF DEEDS
DIANNE S. POWERS
2500

LEGEND
- - - - - denotes Oak Bluffs Assessor Parcel (B-246), etc.
● denotes drill hole in concrete found, unless noted.
--- denotes utility pole/overhead wires

SECOND AVENUE

342



REV 0/048

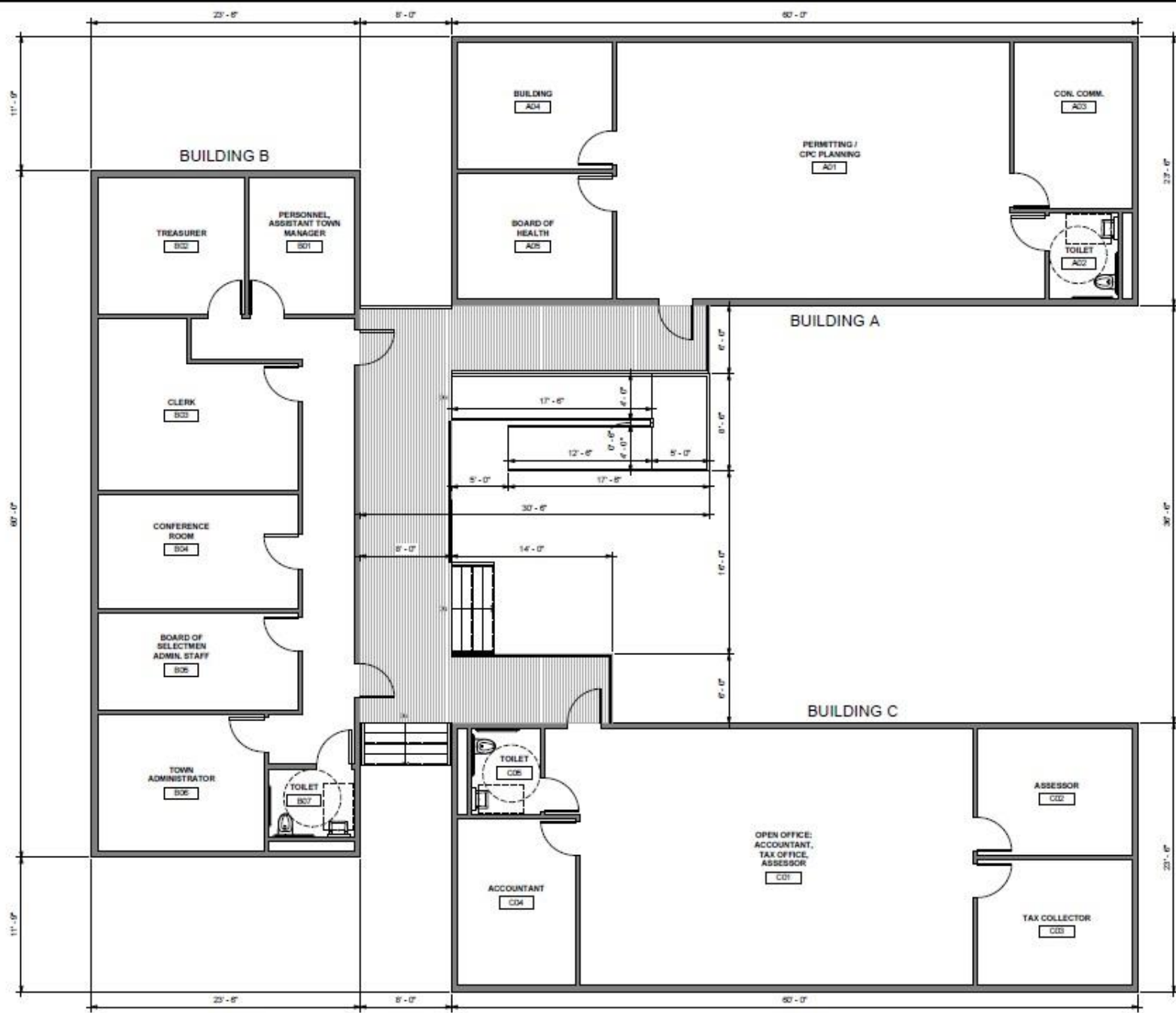
JOHN LOLLEY, PE
 STRUCTURAL, CIVIL, COASTAL ENGINEERING & PERMITTING
 PO BOX 1809 VINEYARD HAVEN, MASSACHUSETTS 02568
 TEL: 508-693-5133
 lollojpe@earthlink.net

ADDRESS: **OAK BLUFFS TOWN HALL**
 JOB NAME: **TEMPORARY TRAILER PLAN**

DESIGNED BY: **LUKE SIEDERHOLM, EIT**
 CHECKED BY: **JOHN LOLLEY, PE**
 DATE: **10 AUG 2017**
 SCALE: **1" = 20'-0"**
 JOB NUMBER: **14023**

C1.2

07/15/2017 2:30:05 PM



DATE	AUGUST 15, 2017
REVISIONS	
 KEENAN + KENNY ARCHITECTS, LTD. <small>184 SOUTH HANOVER STREET SUITE 200 BOSTON, MASSACHUSETTS 02110 TEL: 617-552-2200 FAX: 617-552-2201 WWW.KENNYARCHITECTS.COM</small>	
TOWN OF OAK BLUFFS NEW TOWN HALL TEMPORARY FACILITIES <small>OAK BLUFFS, MASSACHUSETTS</small>	
REF. TITLE	TEMPORARY FACILITY TRAILER LAYOUT
PROJECT NO.	08TH TEMP.
SCALE	1/4" = 1'-0"
A1.0	





Pacific Ave

School St

School St

School St

Pacific Ave

Oak Bluffs Public Library

Pacific Ave

Pacific Ave

New Town Hall overlaid over present structure

56 School Street

Architect
JK
 Joseph & Kathryn Architects, LLC
 240 Oak Street
 Northampton, Massachusetts 01060
 Tel: 413-253-2222
 Fax: 413-253-2222
 www.jka.com

Structural Engineers
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 Northampton, MA 01060
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 Fax: 413-253-2700
 www.jka.com

Mechanical, Electrical, Plumbing and Fire Protection Engineers
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 Fax: 413-253-2222
 www.greenandco.com

Landscape Architect
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 Fax: 413-253-2222
 www.tyeclark.com

Owner's Project Manager
 Carolina Perkins, Inc.
 100 North Main Street
 Northampton, Massachusetts 01060
 Tel: 413-253-2222
 Fax: 413-253-2222
 www.carolinaperkins.com

revisions

No.	Date	Description

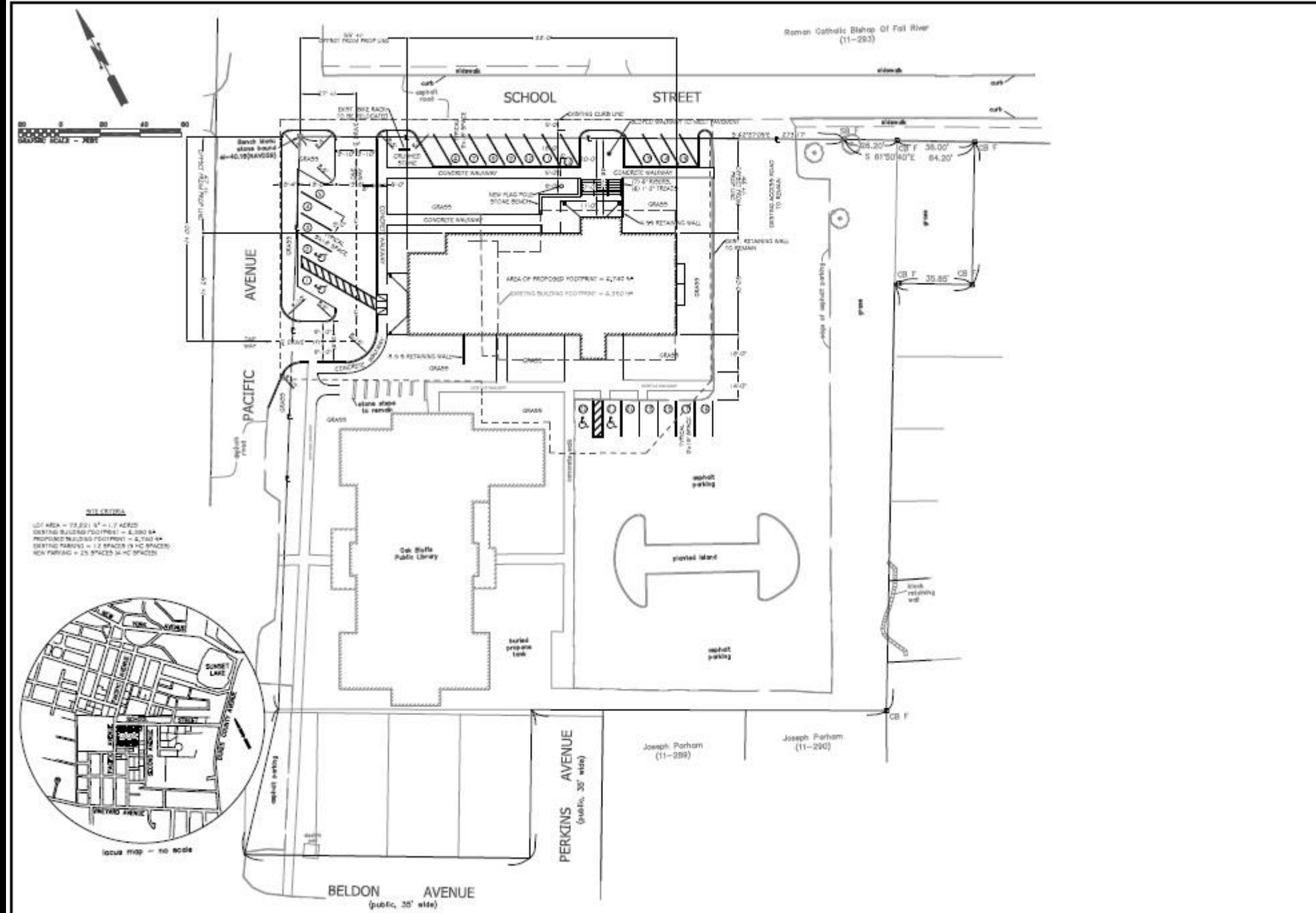
NOT FOR CONSTRUCTION

DATE: 28 SEPT 2017
 BY: JL PE

SITE LAYOUT PLAN

SCALE: 1" = 20'-0"

C1.0



Roman Catholic Bishop Of Fall River
(11-293)

SCHOOL STREET

PACIFIC AVENUE

PERKINS AVENUE
(public, 30' wide)

BELDON AVENUE
(public, 30' wide)

Joseph Parham
(11-294)

Joseph Parham
(11-290)

Col. Buffs
Public Library

printed word

buried
propose tank

asphalt
parking

asphalt
parking

block
retaining wall

asphalt
parking

asphalt
parking

asphalt
parking

asphalt
parking

asphalt
parking

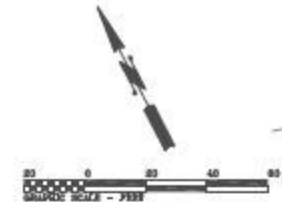
asphalt
parking

asphalt
parking

asphalt
parking

asphalt
parking

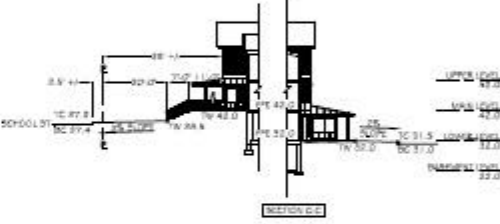
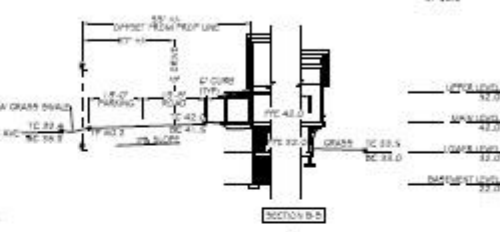
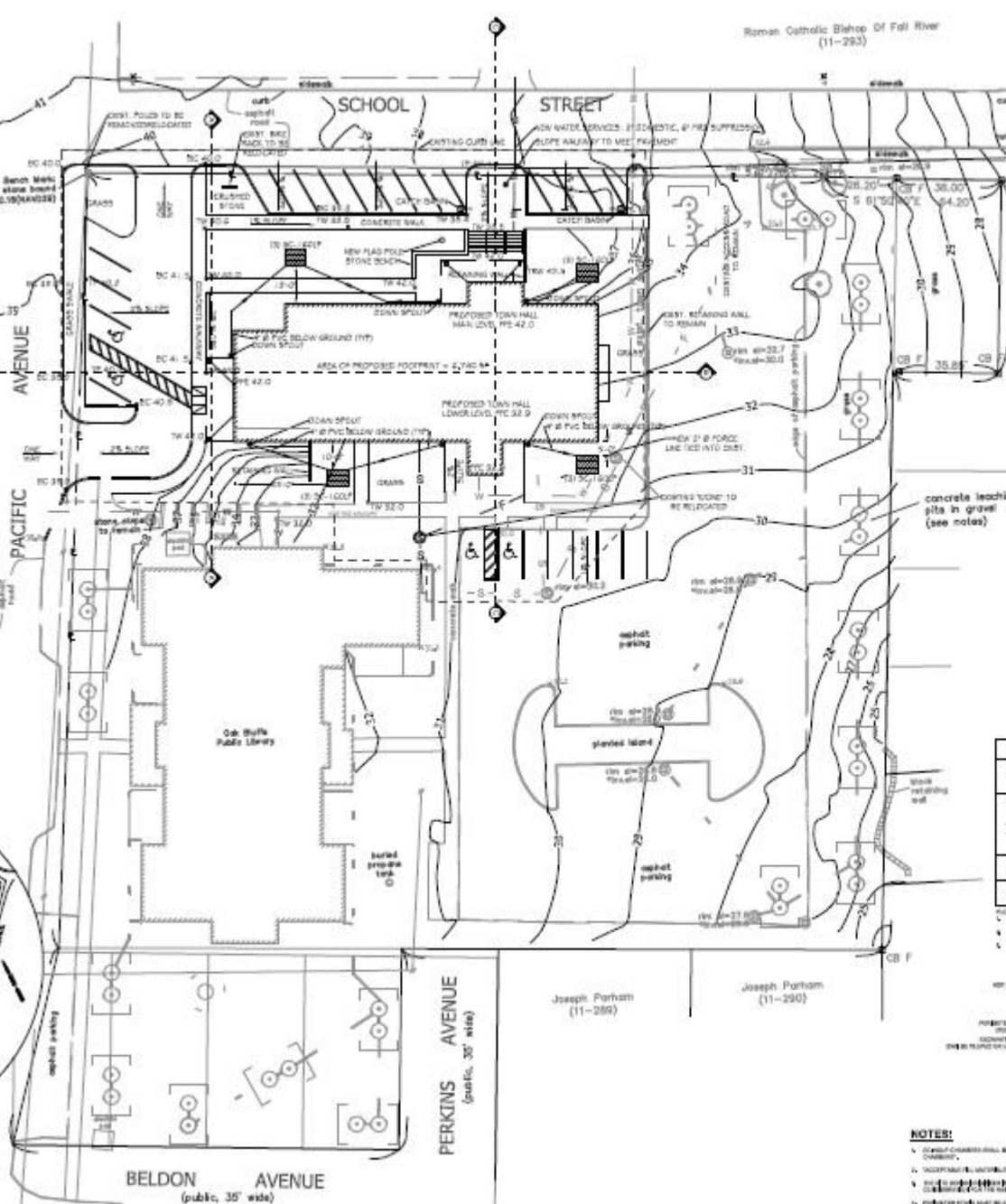
asphalt
parking



LOT AREA

LOT AREA = 79,231 sq ft = 1.7 ACRES
 EXISTING BUILDING FOOTPRINT = 4,292 sq ft
 PROPOSED BUILDING FOOTPRINT = 4,740 sq ft
 EXISTING PAVING = 2 SPACES @ 14'x24' SPACES
 NEW PAVING = 25 SPACES @ 14'x24' SPACES

LOCAL MAP - NO SCALE

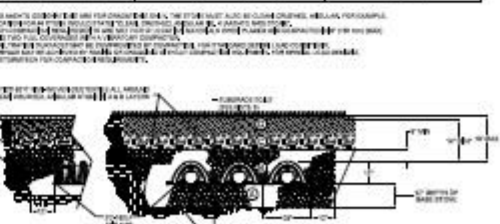


ACCEPTABLE FILL MATERIALS; STORMTECH SCHWELP CHAMBER SYSTEMS

MATERIAL / SYSTEM	DESCRIPTION	CONSTRUCTION / DRAINAGE REQUIREMENT
1. 12\"		
2. 12\"		
3. 12\"		
4. 12\"		
5. 12\"		
6. 12\"		
7. 12\"		

CONTRACTOR NOTES:

1. ALL CHAMBER SYSTEMS SHALL BE CONSTRUCTED PER THE STORMTECH SCHWELP CHAMBER SYSTEMS MANUAL.
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7. ALL CHAMBER SYSTEMS SHALL BE CONSTRUCTED PER THE STORMTECH SCHWELP CHAMBER SYSTEMS MANUAL.

Architect
JK
 100 South Main Street
 Fall River, MA 02740
 508-671-1111
 www.jkarchitect.com

Structural Engineers
 J. Kenneth Lee
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Mechanical, Electrical, Plumbing and Fire Protection Engineers
 J. Kenneth Lee
 100 South Main Street
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 508-671-1111
 www.jkarchitect.com

Landscape Architect
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 Fall River, MA 02740
 508-671-1111
 www.jkarchitect.com

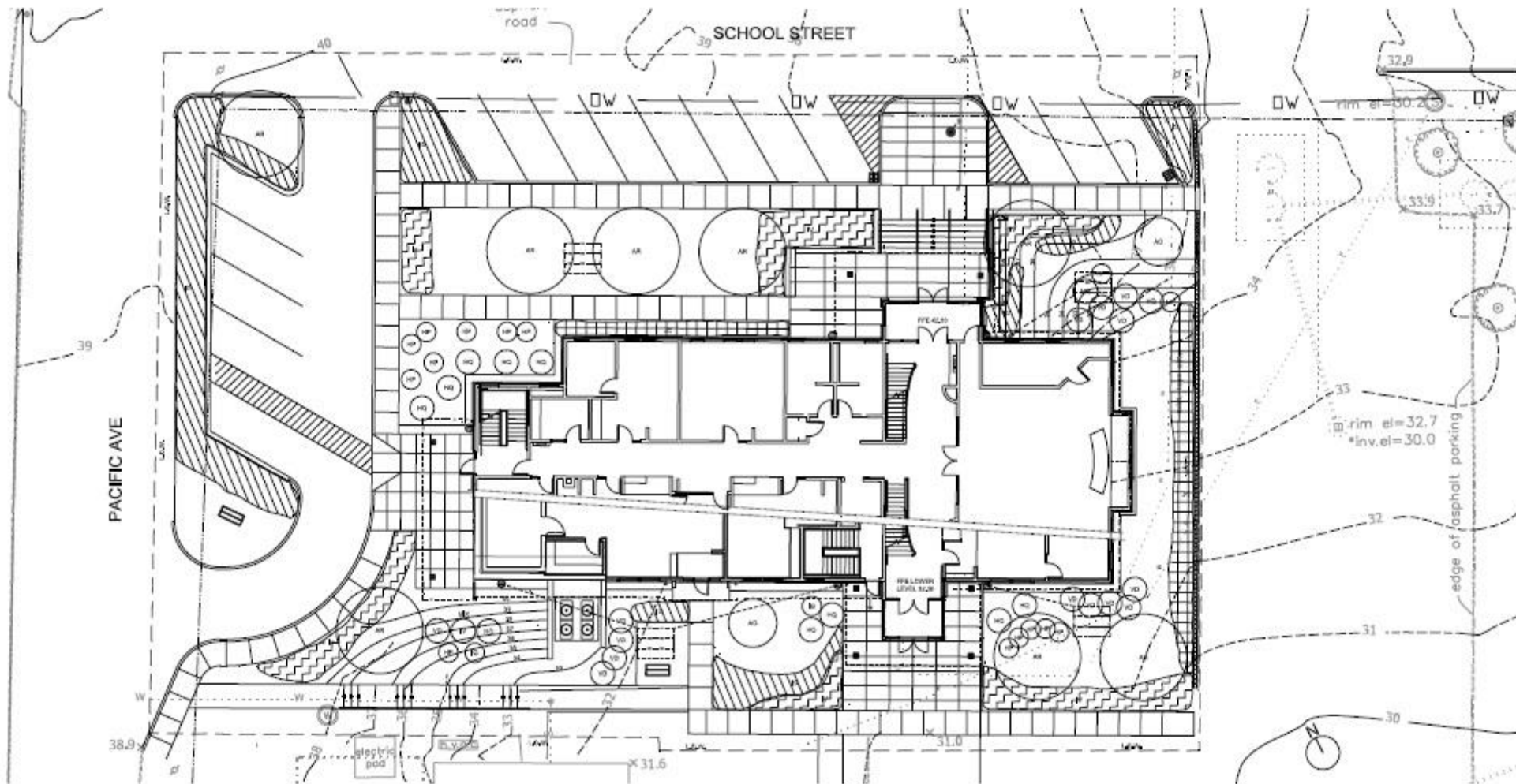
Owner's Project Manager
 J. Kenneth Lee
 100 South Main Street
 Fall River, MA 02740
 508-671-1111
 www.jkarchitect.com

REVISIONS

NO.	DATE	REVISION

NOT FOR CONSTRUCTION

DATE: 24 SEPT 2017
 DRAWN BY: J.L. FE
 CHECKED BY: J.L. FE
 TITLE: TOPO & DRAINAGE PLAN
 SCALE: 1" = 20'-0"
C1.1



PLANT LIST

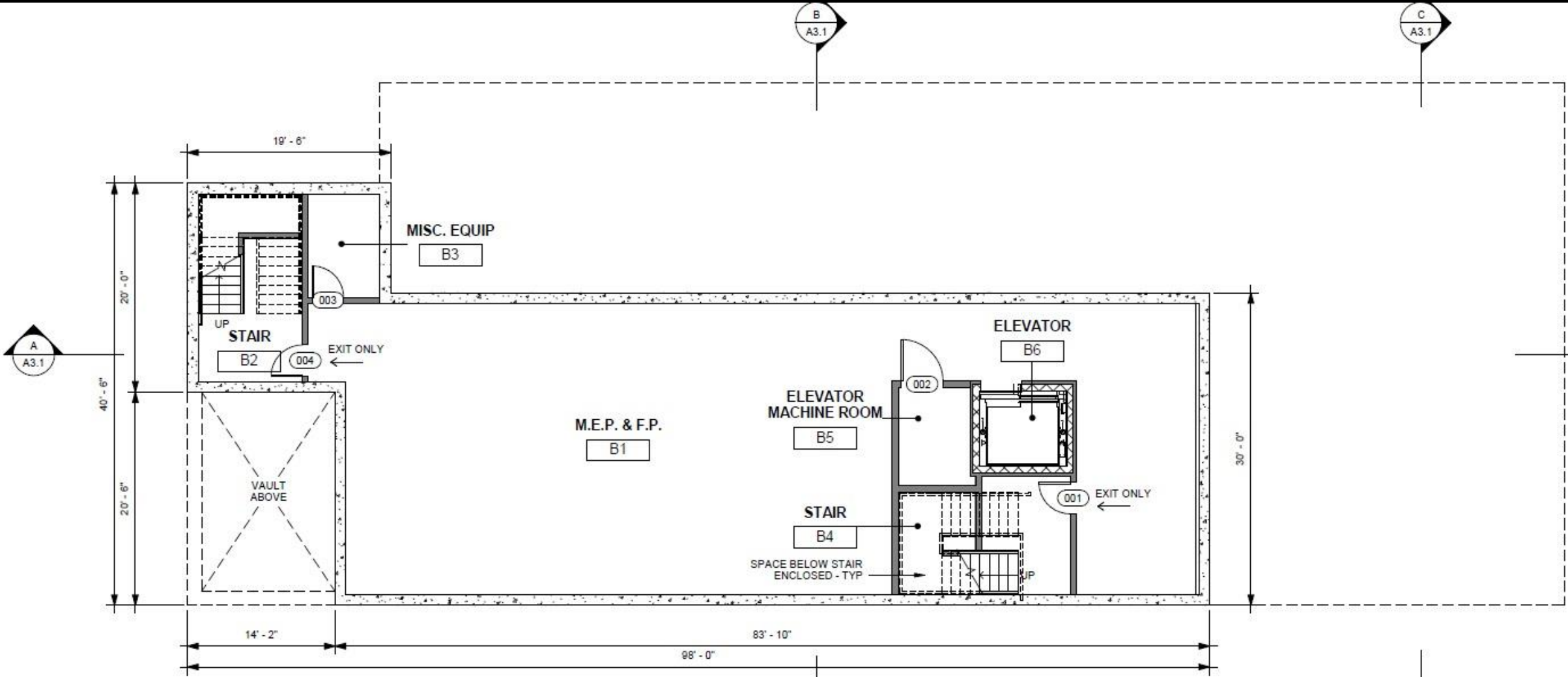
Code	Quantity	Botanical Names	Common Name	Size	Comments
AR	8	Trees <i>Acer rubrum</i> 'Fraxinea'	Red Maple	2.5-3" cal.	B/S
AG	2	Shrubs <i>Amelanchier x grandifolia</i>	Autumn Brilliance Shadbolt	5-6' ht.	B/S
HP	15	<i>Hydrangea paniculata</i> 'Pinky Winky'	Pink Gee Hydrangea	3 gal.	36"cc
HQ	12	<i>Hydrangea quercifolia</i> 'Snowflake'	Oak Leaf Hydrangea	3 gal.	48"cc
JR	182	<i>Ilex glabra</i> 'Compact'	Compact Honeysuckle Holly	5 gal.	36"cc
IV	129	<i>Ilex verticillata</i> 'Red Sprite'	Wineberry Holly	3 gal.	36"cc
JC	60	<i>Juniperus conferta</i> 'Blue Pacific'	Shore Juniper	3 gal.	36"cc
VD	14	<i>Wormum dentatum</i> 'Autumn Jazz'	Arrowswood Wormum	3 gal.	48"cc

NOTE: All low areas to be seeded with Vineyard Conservation Mix

OAK BLUFFS NEW TOWN HALL
PLANTING PLAN

04/25/17

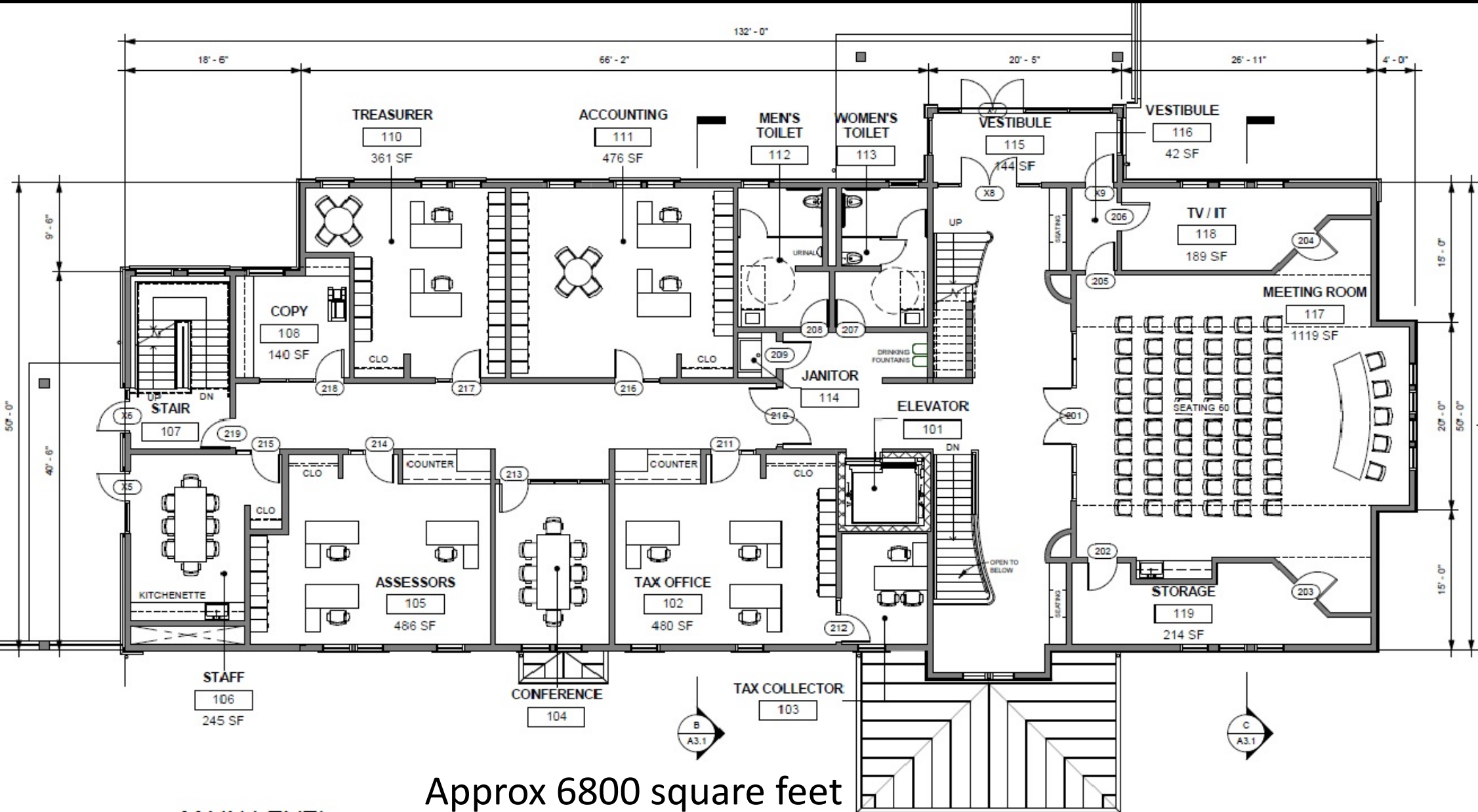
BASEMENT



A BASEMENT LEVEL
1/8" = 1'-0"

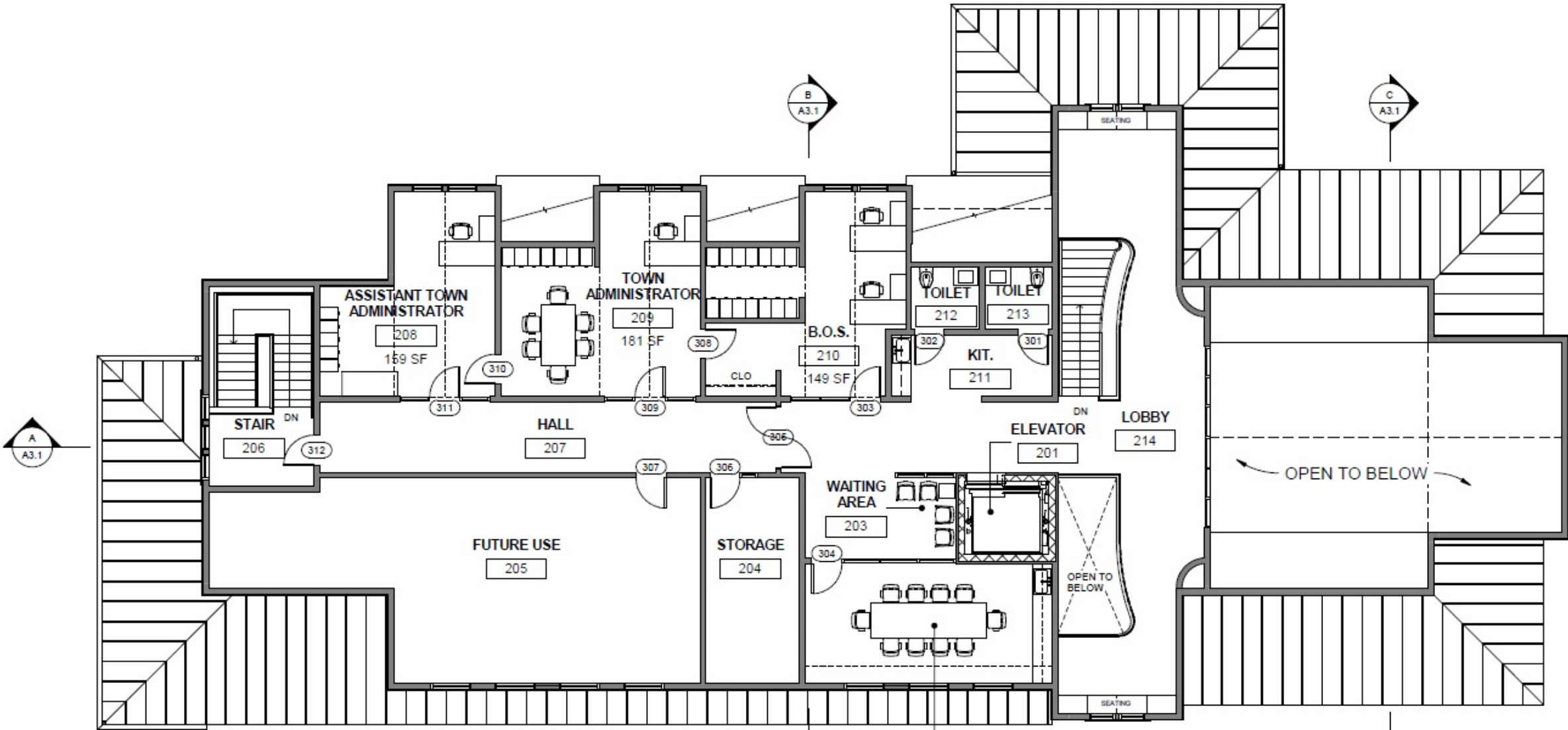
Approx. 2800 square feet

MAIN LEVEL



Approx 6800 square feet

UPPER LEVEL



Approx 4840 square feet

B UPPER LEVEL
1/8" = 1'-0"

Facing Town Hall from School Street
and walking to the left around the building



Northeast Perspective



East Elevation

RIGHT



Southeast Perspective



View from the South



Southwest Perspective



West Elevation
From Pacific Avenue

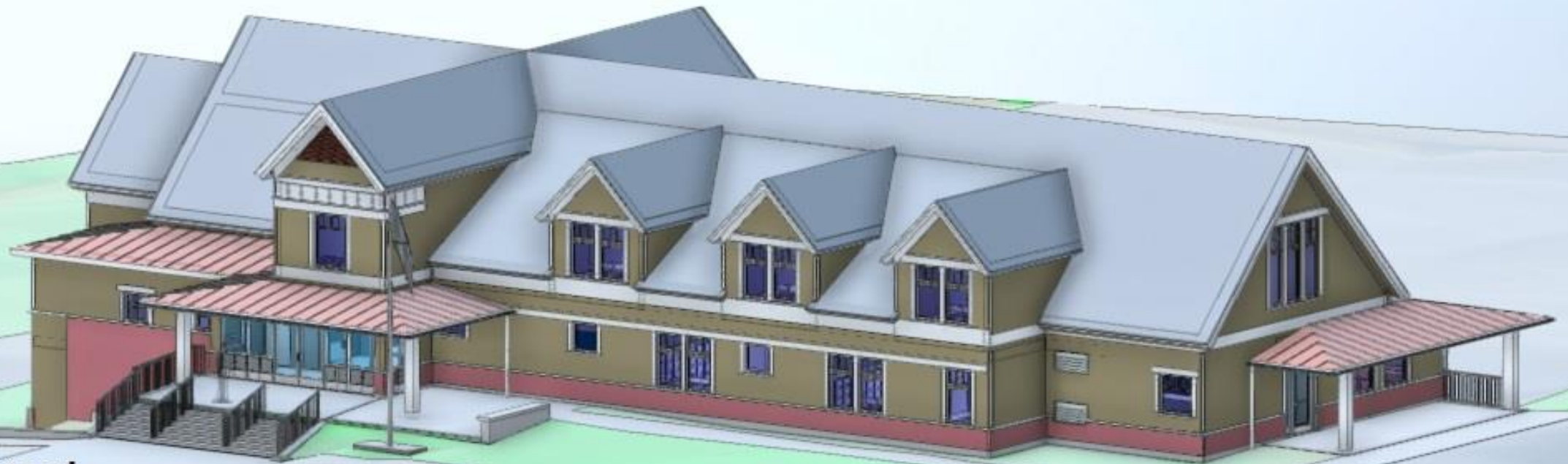


Northwest Perspective



Opening in April 2019

View from Northwest



School Street

Pacific Ave

Google Maps 2020



Thank you for your attention



I'd be happy to answer your questions

\$9,880,753 in 2017