January 24, 2020

Mr. Adam Turner, Director
Martha’s Vineyard Commission
PO Box 1447
Oak Bluffs, MA 02557

Re: Martha’s Vineyard Regional High School – Athletic Field Improvements
    (Amended DRI # 352)

Dear Mr. Turner;

On behalf of the Martha’s Vineyard Regional Public Schools, we are pleased to provide the attached Amended Development of Regional Impact (DRI) application and design plans for the renovation of the athletic facilities at Martha’s Vineyard Regional High School. The original DRI #352, was granted on May 7, 1992 for the renovation and expansion of the existing MVRHS buildings.

The property is located within the Residence Three (R-3) Zoning District. The proposed improvements include the following:

1. New eight lane 400m running track
2. One (1) multi-purpose synthetic turf field
3. One (1) natural grass athletic field renovation
4. New LED Sports Lighting,
5. 1000 Seat Grandstand & Pressbox
6. Fieldhouse Building with locker rooms, bathrooms, trainer’s room, concessions, weight room, classroom and storage.
7. Track & Field Equipment Storage Shed
8. Walkways, fences and associated site improvements.

All proposed improvements will meet the requirement of the American’s with Disabilities Act (ADA) and the Massachusetts Architectural Access Board (MAAB). The intent of this application is to present a thoughtful and ecologically based development plan for the improvements noted above.

Description of Existing Conditions:
The property is presently developed as the only High School located on Martha’s Vineyard, containing 47.4 acres (+/-) with reasonably flat topography typical of the rural New England landscape. The frontage along Edgartown Vineyard Haven Road is approximately 1500’.

In the Fall of 2019 Epsilon Associates was engaged to review the subject property to determine if any local, State or Federal jurisdictional wetland resources area exist on or near the property.
Epsilon concluded that there were no wetland resource areas, vernal pools, riverfront areas or lands subject to NHESP located on, or near, the subject property. You will find a copy of Epsilon’s October 10, 2019 memorandum attached for your records.

Huntress Associates, Inc. engaged Geotechnical Services, Inc. (GSI) to review the subsurface conditions within the proposed limit of work. The GSI report documents the existing subsurface conditions as containing sand deposits with varying amounts of gravel and medium to coarse sand. The test pits ranged from 6’ to 8.4’ below grade and no presence of ground water was encountered or observed within the soil horizons. A copy of GSI’s report has been included as part of the project Stormwater Report prepared by Marchionda & Associates LP, and attached as part of this submission.

ATHLETIC FIELD SURFACE RECOMMENDATIONS

Given the history of discussion related to installing synthetic turf on Martha’s Vineyard we have researched all of the most current and sustainable trends in the synthetic turf industry. Below is an outline of our goals and objectives in the review of available products to be considered at MVRHS.

Goal: To develop a sustainable synthetic turf specification which addresses concerns related to human health, player safety, heat, water quality and recycling at the end of life.

Objective #1: Specify a turf product that eliminates the polyurethane coating and heavy backing from the synthetic turf carpet.

HAI recommend that MVRHS consider a woven synthetic turf carpet. The woven products eliminate the use of polyurethanes in the backing and simplifies the recycling efforts at the end of the field’s useful life.

Objective #2: Identify an alternative infill that is sustainable harvested, containing no heavy metals, PAH, VOC or other chemically based ingredients.

HAI recommends that MVRHS consider a product called BrockFill, Manufactured by Brock USA. This innovative infill product is manufactured from sustainably harvested Loblolly Pine trees from Georgia. The product is 100% organic, recyclable at the end of its useful life, and eliminates the need to use crumb rubber as an infill. The installed cost is also comparable to crumb rubber.

Objective #3: Identify a resilient shock pad which meets the above criteria, reduces the reliance on infill, and improves player safety and shock attenuation.
HAI Recommends that MVRHS consider the YSR resilient turf underlayment manufactured by Brock USA. The YSR pad is made of recyclable polypropylene, is cradle-to-cradle certified and has a 25-year warranty. The use of a resilient underlayment has been shown to reduce the risk of injuries from head to field contact by as much as 50%.

**Objective #4: Draft a specification that requires end-of-life recycling, including chain of custody certification for all products.**

The MVRHS track and field project is proposing a state-of-the-art synthetic turf system. The selected products include cradle to cradle certification, recycled content and sustainably harvested infill products. Most importantly, MVRHS is committed to a specification that addresses the full life cycle of the turf and infill products. This effort includes chain of custody documentation to ensure the turf never ends up abandoned, or in a landfill. Only manufacturers who are committed to recycling at the end of useful life will be allowed to bid on the project. Finally, we remain committed to third party independent testing to ensure the products we purchase for Martha’s Vineyard Regional High School are environmentally safe and free of heavy metals, PAH, VOC, and PFAS/PFOS or other known contaminants.

Attached you will find the complete *MVRHS Athletic Field Master Plan* report prepared by Huntress Sports, dated February 4, 2019. Additional information regarding existing and proposed field use, preliminary project costs and associated plans and details can be found within that report.

This project proposes to provide track and field improvements for the current and future users of the high school and community based program that presently use the high school campus. As a result, the traffic impact to adjacent properties and the surrounding neighborhood will be minimal, and a waiver to the requirement to submit a traffic impact analysis is hereby requested. Similarly, as the present and proposed use of the site is for athletic events, no additional noise beyond that which is already associated with the current facility is anticipated.

The proposed track and field also includes a new sports lighting installation. The existing football field has a four (4) pole sports light system that was installed in 1996. The new sports light system also includes four poles and will be utilizing LED technology, reducing the electrical demand by up to 40% of the current use. Further, the new system includes significant improvements to control spill and glare. An updated photometric study of the new sports lighting system has been prepared and is attached as part of this application.

The proposed timeline for construction of all site improvements is approximately six (6) months, and the timeline for the construction of the field house is approximately twelve (12) month. The overall construction schedule is anticipated to be no more than eighteen (18) months in total and is dependent upon securing all required permits and the impact of winter conditions.
The renovations proposed under this site plan are intended to enhance the educational use of Martha’s Vineyard Regional School District athletics fields by providing students safe, modern, and expanded school athletics facilities. The applicant respectfully requests that the Martha’s Vineyard Commission consider this application in light of the educational benefits that will be afforded to these students, as well as the exemptions and requirements applicable to the educational use of property under Massachusetts law, including without limitation M.G.L. c.40A, §3.

This project will also require review and approval from the Oak Bluff’s Planning Board under their Site Plan review guidelines. We have met with representatives of the Oak Bluff’s Planning Board and look forward to completing our review of the project with them upon completion of the MVC hearing process.

Thank you for your time and consideration. Please feel free to call with any further questions or concerns.

Sincerely;
Huntress Associates, Inc.

Christian C. Huntress
President

Att: 1. Epsilon Associates memorandum – Dated 10/10/19
   2. Photometric Site Plan – Dated 12/19/19
   3. Colored Rendering – Huntress Sports
   4. MVRHS Stormwater Report – Dated 01/22/20
   5. MVRHS Athletic Field Master Plan – Dated 02/4/19

Cc: Matthew D’Andrea – MVRPS Superintendent
    Joseph Sullivan – Daedalus Projects, Inc.
# DRI Application Form

Please consult the MVC website or contact the Martha's Vineyard Commission's Development of Regional Impact (DRI) Coordinator for documents that explain the DRI process and how to fill out this application form.

## 1. Project Name

Martha’s Vineyard Regional High School - Athletic Field Improvements

## 2. Project Location

Martha’s Vineyard Regional High School  
100 Eedgartown - Vineyard Haven Road - Oak Bluffs, Massachusetts 02557

## 3. Project Summary

This project proposes to construct a new 400m eight lane running track, one (1) multi-purpose synthetic turf field, 1000 grandstand w/ pressbox, sports lighting, fieldhouse, walkways and associated site improvements. The scope also includes the complete renovation of one (1) existing natural grass field. All improvements will be compliant with ADA and MAAB requirements.

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<td>Total area of proposed buildings:</td>
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<td>Estimated cost of construction:</td>
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## 4. Applicant

**Applicant**

Name: Matthew D’Andrea, Superintendent  
E-mail: mdandrea@mvyps.org  
Address: Office of the Superintendent - 4 Pine Street - Vineyard Haven, MA 02568  
Telephone: 508.693.2007  
Fax: 508.693.3190

**Co-Applicant**

Name:  
Address:  
Telephone:  
Fax: 

**Contact Person**

(If different from applicant)

Name: Christian C. Huntress  
E-mail: chris@huntressassociates.com  
Address: Huntress Sports - 17 Tewksbury Street - Andover, MA 01810  
Telephone: 978.470.8882  
Fax: 978.470.8890

**Preparer**

(If different from applicant)

Name: (See contact person)  
E-mail:  
Address:  
Telephone:  
Fax: 

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DRI Application Form - **DRAFT** - 1/21/2004
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7. APPLICATION FEE

Application Fee is enclosed

8. ATTACHMENTS

- List of Abutters: Attached
- Deed(s) for all involved parcels: Attached
- Written Authorization(s) from owners of all involved parcels, if other than the Applicant: Submitted under separate cover
- Locus Map: See attached plans
- Plan(s) of Existing Conditions: See attached plans
- Plan(s) of Proposed Development: See attached plans
- Description of Proposed Development and Summary of Impacts: Refer to project documents
- Traffic and Access Impact Report or LUPC waiver dated: Waiver requested
- Other technical report or document (specify): Stormwater Report
- Other technical report or document (specify): 
- Other technical report or document (specify): 

9. APPLICANT'S CERTIFICATION OF ACCURACY

I hereby certify that all the information in this application form and attachments is true and accurate to the best of my knowledge. I agree to notify the Martha's Vineyard Commission of any substantial changes in the information provided in this application, in writing, as soon as it is practicable. I understand that the failure to provide the required information and fee may result in a procedural denial of my project.

Signature of Applicant or Legal Representative: ____________________________ Date: ____________

Signature of Co-Applicant or Legal Representative: ____________________________ Date: ____________

Signature of Owner (If different from Applicant): ____________________________ Date: ____________

10. MVC CERTIFICATION OF APPLICATION COMPLETENESS

I hereby certify that this application is complete according to the requirements of the Martha's Vineyard Commission and that a Public Hearing may be scheduled.

Signature of DRI Coordinator: ____________________________ Date: ____________

Signature of Executive Director: ____________________________ Date: ____________
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<td>SALT LAKE CITY, UT 84150-3620</td>
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<td>DEBRA J</td>
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<td>Johnson Richard W</td>
<td>Johnson Debra L</td>
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<td>BEFORD MARILYN J</td>
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WHITMON DAVID J
CHRISTINE V
P O BOX 815
OAK BLUFFS, MA 02557

WOODWARD GEOFFREY R
KAREN E TIE
63 WILLIMANTIC RD
CHAPLIN, CT 06235

WITTE PATRICIA A
P O BOX 4781
VINEYARD HAVEN, MA 02568

FRANCOEUR DOROTHY
COOKE PATRICIA
243 W 21ST STREET
NEW YORK, NY 10011

MCNEELY JAMES J
ESTABROOK JENNIFER L
28 DOLLY LN
VINEYARD HAVEN, MA 02568

PRESCOTT CRAIG
PRESCOTT MARSHA T
PO BOX 2055
OAK BLUFFS, MA 02557

MEYST JAMES L
Laurie W
PO BOX 2623
VINEYARD HAVEN, MA 02568

WENDT RUSSELL J
19 RYANS WY
VINEYARD HAVEN, MA 02568

I CERTIFY THAT THE ABOVE NAMES WERE TAKEN FROM THE MOST RECENT TAX LIST
BOARD OF ASSESSORS
The attached list, dated 1/10/2020, is a list of persons who are abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within 300 feet of the property line of the petitioner, all as they appear on the most recent applicable tax list (M.G.L. Chap. 40A Sec.11).

Petitioner: HUNTRESS SPORTS Parcel # 23-1.1
Hi Cindy, and thanks for taking my call a few minutes ago. The address for the MVRHS is 100 Edgartown Vineyard Haven Road, and I would like to request a certified abutters list for use with the Oak Bluffs Planning Board and MVC.

I will mail a check for $10 made out to the Town of Edgartown today...thanks again.

Please let me know if you have any questions.

Chris

Christian C. Huntress, RLA
President

HUNTRESS Sports
17 Tewksbury Street
Andover, MA 01810
c: 978.759.6290
p. 978.470.8882
f. 978.470.8890

www.huntressassociates.com
www.sportsfieldaerials.com
MEMORANDUM

Date: October 10, 2019

To: Mr. Chris Huntress, RPLA, Huntress Associates, Inc.

From: Jack Vaccaro, Senior Consultant, Epsilon Associates, Inc.

Subject: Martha’s Vineyard Regional High School Sport Facility Project, Field Reconnaissance Summary.

On September 27, 2019, Epsilon Associates, Inc. (“Epsilon”) conducted a site reconnaissance of the Martha’s Vineyard Regional High School property. The purpose of the site visit was to determine if local, state or Federal-jurisdictional wetland resource areas exist on or near the estimated limits of work associated with a proposed sports facility project at the High School.

According to MassGIS data, there are no wetland resource areas, including floodplain, vernal pools or riverfront area, located within or near Epsilon’s study area. Epsilon’s field reconnaissance confirmed same. Additional detail is provided below and on the enclosed MassGIS maps.

Track and Field Area (behind High School)

The wooded areas immediately adjacent to the track are dominated by pitch pine with sweet fern and black huckleberry present in the understory. Other woody plants observed include black cherry (saplings) and quaking aspen (tree). Moving further back from the track, the plant community transitions abruptly to a white oak-white pine forest with black huckleberry dominant in the shrub layer mixing with a few bracken ferns. The wooded area north of the track and closest to the high school is a dense monoculture of pitch pine saplings.

No wetlands were observed in wooded areas adjacent to the track facility.

Athletic Campus.

An area of mature forest is located at the southeast corner of the athletic campus. The plant community within this wooded area is similar to the pine oak forest in the areas furthest from the track described above, but with less pine and more scrub oak present in the understory. Most of the predominant vegetation consisted of black huckleberry and white oak with lesser amounts of bracken fern and scrub oak.
Six parallel transects were walked within this forested area to visually confirm that there are no wetlands or vernal pools present in this area of the site.

Note that a portion of the study area in this location is within Priority Habitat mapped by the Natural Heritage and Endangered Species Program (“NHESP”). See attached map.

Other Observations

A wide firebreak has been cleared along Fire Road directly south of the High School parcel. Within the mowed area several species that are commonly associated with sandplain grassland including scrub oak saplings, sweet fern, Pennsylvania sedge, little bluestem and other upland grasses were observed. No wetland resource areas were identified in this location.

JV/MH
## Lighting System

### Pole/Fixture Summary

<table>
<thead>
<tr>
<th>Pole ID</th>
<th>Pole Height</th>
<th>Mtg Height</th>
<th>Fixture Qty</th>
<th>Luminaire Type</th>
<th>Load</th>
<th>Circuit</th>
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<tbody>
<tr>
<td>F1-F2</td>
<td>90'</td>
<td>90'</td>
<td>9</td>
<td>TLC-LED-1500</td>
<td>12.87 kW</td>
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<td>F3-F4</td>
<td>90'</td>
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<td>TLC-LED-1500</td>
<td>18.36 kW</td>
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<td>2.86 kW</td>
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<td>F3-F4</td>
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### Circuit Summary

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<th>Fixture Qty</th>
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<td>A</td>
<td>FB/SO</td>
<td>58.94 kW</td>
<td>46</td>
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<td>B</td>
<td>Track</td>
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### Fixture Type Summary

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<th>L90</th>
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### Light Level Summary

#### Calculation Grid Summary

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Martha’s Vineyard McCarthy Field
Oak Bluffs, MA

ENGINEERED DESIGN
By: Tanner Lanphier • File #179299B • 19-Dec-19

ILLUMINATION SUMMARY
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GRID SUMMARY

Name: Football
Size: 360’ x 200’
Spacing: 30.0’ x 30.0’
Height: 3.0’ above grade

EQUIPMENT LIST FOR AREAS SHOWN

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<th>TPL</th>
<th>Location</th>
<th>Grade</th>
<th>Elevation</th>
<th>Mounting Height</th>
<th>Lamp Type</th>
<th>QTY/Pole</th>
<th>LED/Luminaire</th>
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<td>TLC-BT-575</td>
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Pole location(s) – dimensions are relative to (0,0) reference point(s)

SCALE IN FEET 1: 40

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

Scan Average: 53.21
Maximum: 60
Minimum: 44
Avg / Min: 1.20
Max / Min: 1.34
UG (adjacent pts): 3.28
CRI: 0.45

GUARANTEED PERFORMANCE:

The ILLUMINATION described above is guaranteed per your Musco Warranty and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the “Musco Control System Summary” for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

Reported per TM-21-11. See luminaire datasheet for details.

Guaranteed Performance:

The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the “Musco Control System Summary” for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.
**EQUIPMENT LIST FOR AREAS SHOWN**

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<th>MOUNTING</th>
<th>HEIGHT</th>
<th>LUMINAIRE</th>
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**TOTALS**

- **QTY**: 54
- **Total Load**: 70.38 kW

**LUMINAIRE INFORMATION**

- **Color / CRI**: 5700K - 75 CRI
- **Luminaire Output**: 160,000 / 52,000 lumens
- **No. of Luminaires**: 54

**Lumen Maintenance**

- **TLC-LED-1500**
  - L90 hrs >81,000
  - L80 hrs >81,000
  - L70 hrs >81,000
- **TLC-BT-575**
  - L90 hrs >81,000
  - L80 hrs >81,000
  - L70 hrs >81,000

Reported per TM-21-11. See luminaire datasheet for details.

**Guaranteed Performance:** The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

**Field Measurements:** Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

**Electrical System Requirements:** Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

**Installation Requirements:** Results assume ±3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

**Martha's Vineyard McCarthy Field**

**GRID SUMMARY**

- **Name**: Soccer
- **Size**: 360' x 225'
- **Spacing**: 30.0' x 30.0'
- **Height**: 3.0' above grade

**ILLUMINATION SUMMARY**

- **Scan Average**: 52.37
- **Maximum**: 60
- **Minimum**: 44
- **Avg / Min**: 1.18
- **Max / Min**: 1.34
- **UG (adjacent pts)**: 1.25
- **CLSI**: 0.93
- **No. of Points**: 56

**Color / CRI**: 5700K - 75 CRI

**Luminaire Output**: 160,000 / 52,000 lumens

**No. of Luminaires**: 54

**Total Load**: 70.38 kW

**Lumen Maintenance**

- **TLC-LED-1500**
  - L90 hrs >81,000
  - L80 hrs >81,000
  - L70 hrs >81,000
- **TLC-BT-575**
  - L90 hrs >81,000
  - L80 hrs >81,000
  - L70 hrs >81,000

Reported per TM-21-11. See luminaire datasheet for details.

**Guaranteed Performance:** The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

**Field Measurements:** Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

**Electrical System Requirements:** Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

**Installation Requirements:** Results assume ±3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.
Martha's Vineyard McCarthy Field
Oak Bluffs, MA

GRID SUMMARY

Name: Track
Size: Irregular
Spacing: 30' x 30' F
Height: 3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

Entire Grid
Scan Average: 8.71
Maximum: 32
Minimum: 2
Avg / Min: 3.59
Max / Min: 13.04
UG (adjacent pts): 0.00
CU: 0.31
No. of Points: 50

LUMINAIRE INFORMATION

Color / CRI: 5700K - 75 CRI
Luminaire Output: 160,000 lumens
No. of Luminares: 8
Total Load: 11.44 kW

Reported per TM-21-11. See luminaire datasheet for details.

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ±3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.
HUNTRESS Sports

MARThA’S VINEYARD REGIONAL HIGH SCHOOL
Athletic Field Master Plan