



Martha's Vineyard Commission

DRI #648-M Mariner's Way Restaurant

MVC Staff Report – 2021-3-26

1. DESCRIPTION

- 1.1 **Applicant:** Shane Tank
- 1.2 **Owner:** Mariner's Way LLC
- 1.3 **Project Location:** 1 Mariner's Way, Unit A, Map 21, Block 34, Lot 223, Edgartown, MA
- 1.4 **Proposal:** Change of use from office space to quick-service restaurant with 20-30 seats.
- 1.5 **Zoning:** Business 2 (B2)
- 1.6 **Local Permits:** Special Permit modification, Wastewater Permit, Building Permit, Board of Health
- 1.7 **Surrounding Land Uses:** B2, Residential 20 (R20); various office, retail, restaurant, and residential uses, including Amity Dental and Santander Bank; Edgartown Triangle, Post Office Square
- 1.8 **Project History:** The MVC approved DRI 648 (Mariner's Landing Mixed Use) with conditions in November 2014. The proposal was to construct an 8,000 ft² building (24,000 gross ft²) with four 2,000 ft² commercial condos on the ground floor, eight 1,000 ft² apartments on the second floor, and a full basement with storage. Brennan HVAC and Paul Pertile were each to occupy one of the commercial units, but the property has since changed ownership. The building was completed around 2019, with landscape, lighting, and HVAC placement plans approved in 2019. Commercial Units A and D are currently vacant, Unit B is being used as a temporary real estate office, and Unit C is being used as a spa. All four commercial units are currently advertised for sale or lease.
- 1.9 **Project Summary:** The proposal is to change Unit A from office space to restaurant use. The applicant has stated the restaurant would have 20-30 seats and offer quick-service fitness food and café items. The change of use would entail about 10 new drains, and a basic plumbing and electrical buildout to accommodate food service equipment, including refrigeration. There would be no changes to the exterior of the building, including lighting and landscaping.

2. ADMINISTRATIVE SUMMARY

- 2.1 **DRI Referral:** Self-referred, February 10, 2021
- 2.2 **DRI Trigger:** 1.3D (Previous DRIs – Modification)
- 2.3 **LUPC:** March 29, 2021
- 2.4 **Public Hearing:** To be determined

3. PLANNING CONCERNS

- 3.1 **Water and Wastewater:** The property is currently connected to the town sewer. The applicant has applied to the Edgartown Board of Wastewater Commissioners for the additional flow required for the restaurant use, and the board is reviewing the application. A town wastewater permit is required before the issuance of a building permit. According to the Edgartown Wastewater Department, the current design capacity for 1 Mariner's Way is 3,000 gallons per day (GPD), with 890 GPD still available. The proposed change of use (assuming 30 seats) would require an additional 600 GPD, or the upper limit recommended by the Wastewater Department.

- 3.2 Energy:** The proposed restaurant will offer mostly cold grab-and-go items. The applicant is not proposing any propane use or a hood system for cooking.
- 3.3 Traffic and Transportation:** The project is located in a well-traveled area with adequate parking. There will be no reservations or dinner service. The B2 district requires one spot per apartment, and one spot per 250 square feet of commercial space, so a total of 40 spots are currently required for the property, which has 44 spots. Restaurants and eating places in the B2 District require one parking space per three seats, so the proposed change of use (assuming 30 seats) would require an additional two spots, for a total of 42. The property includes a 14-space bike rack, which complies with bike parking requirements in the B2 District.
- 3.4 Housing and Economic Development:** The applicant anticipates up to five new employees, either year-round or seasonal, depending on the success of the business. Hours would likely be from 7AM to 4PM, five days a week. The decision for DRI 648 included several affordable housing conditions, including payment of \$7,000 to an affordable housing provider, based on 8,000 ft² of office or professional service space, and the MVC Affordable Housing Policy at the time.