

RE: North Bluff modification - MVC staff-applicant meeting follow-up

Tim Wong <TWong@wdgrp.com>

Wed 8/10/2022 12:00 PM

To: Alex Elvin <elvin@mvcommission.org>;

 1 attachment

Oak Bluffs North Bluff Additional Documents 8-22.zip;

Hi Alex, attached is a zip file with our additional materials for the North Bluff LUPC meeting. See below for where each piece of requested information is contained.

1. Written project narrative, explaining how the proposal was developed (including discussions related to traffic) and how it will improve the area. **See attached Project Narrative.**
2. Existing site plan showing number of parking spaces and location of ferry queue lines. **See attached Traffic and Parking diagrams.**
3. Traffic assumptions, including existing and proposed traffic volumes, and information explaining how the proposed changes will improve traffic. **I spoke to Mike Mauro in May, and he explained that an analysis of existing and proposed traffic patterns (traffic volume data not required) will be sufficient. This is provided in the attached Traffic and Parking diagrams.**
4. Statement as to how the proposed taxi stand would be managed, given the likely heavy use, including by Uber and Lyft drivers. **Included in the Project Narrative.**
5. Clarify the curb design for the roundabout. **Included in the attached Design Drawings.**
6. Signage plan, including for the roundabout. **Included in the attached Design Drawings.**
7. Copies of the alternative layout plans. **The alternative layout plans presented in the 10-28-16 Public Forum are attached.**
8. Any written input from Fast Ferry. **WDG spoke to Fast Ferry by phone, and their comments are summarized in the Project Narrative. Due to the owner's busy summer schedule, he has not been able to send me written comments. I encountered a similar situation in coordinating with Patriot Boat and the tour bus company. I summarized our conversations with them in the Project Narrative.**
9. Any written input from the VTA. **I was mistaken at the last meeting- the bus area is not for VTA but for private tour buses. MV Sightseeing currently leases spots at North Bluff. The Town is satisfied with the VTA's stop by the SSA dock and does not plan to change VTA route patterns.**
10. Plans for the bus shelter (dimensions, material, etc.). **The bus shelter was removed from the design after further conversations with the Town and the owner of MV Sightseeing. See Project Narrative.**
11. Preliminary landscape plan, including species types (should be native/naturalized, with tolerance to salt and weather). **See attached Design Drawings.**
12. Drainage plan, including total existing and proposed permeable surface. **Included in the attached Design Drawings.**
13. Conversation/minutes regarding Chapter 91 review. **See attached email document.**
14. Copies of any relevant town board minutes which include discussion of the project. **Notes from the 10-28-16 Public Forum are attached.**

In addition, I've included a document with email comments from the Oak Bluffs Harbormaster.

Please let me know when is the soonest we can get on the agenda for the LUPC, and if you need any additional information.

Thanks,
Tim

Timothy Wong \ Landscape Designer

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From: Alex Elvin <elvin@mvcommission.org>
Sent: Monday, August 01, 2022 3:15 PM
To: Tim Wong <TWong@wdgrp.com>
Subject: Re: North Bluff modification - MVC staff-applicant meeting follow-up

Hi Tim,

Once we receive the new info then staff will review and confirm whether we can move forward with LUPC on Aug 22. That meeting would be on Zoom. The early September meetings would likely be Sept 5 (LUPC), and Sept. 1 and 8 (MVC).

Alex

Alex Elvin
Development of Regional Impact (DRI) Coordinator
Martha's Vineyard Commission
The Olde Stone Building
33 New York Avenue
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(774) 563-5363

From: Tim Wong <TWong@wdgrp.com>
Sent: Monday, August 1, 2022 3:03 PM
To: Alex Elvin
Subject: RE: North Bluff modification - MVC staff-applicant meeting follow-up

Hi Alex, sorry I'm wrapping up the narrative now and will get the whole package to you this week. Btw, when would the early September date be? Will the LUPC be an online meeting?

Thanks,
Tim

From: Tim Wong
Sent: Monday, July 25, 2022 2:28 PM
To: Alex Elvin <elvin@mvcommission.org>
Subject: RE: North Bluff modification - MVC staff-applicant meeting follow-up

Thanks for the update Alex. If you could save a spot for us with LUPC on August 22 that would be most appreciated... I'll be sending over the documents ASAP.

From: Alex Elvin <elvin@mvcommission.org>
Sent: Monday, July 25, 2022 2:16 PM
To: Tim Wong <TWong@wdgrp.com>
Subject: Re: North Bluff modification - MVC staff-applicant meeting follow-up

Hi Tim,

Glad to you hear you are OK. It has been a while since the staff-applicant meeting in April, so once you send the new material, I will need to send it to staff for their review. We recently booked our August schedule, but we still might have some time on the Aug. 22 LUPC agenda, pending any addition staff questions. Otherwise, we could aim for early September.

Thanks,

Alex

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From: Tim Wong <TWong@wdgrp.com>
Sent: Monday, July 25, 2022 10:37 AM
To: Alex Elvin
Subject: RE: North Bluff modification - MVC staff-applicant meeting follow-up

Hi Alex, sorry for the delayed response- July's been rough for me as Covid went through my household the past few weeks... everyone's back to 100% now though thankfully.
I'm planning to send you the documents for the application tomorrow or Wednesday. When would be the soonest we could have the meeting with the land use planning committee?
Thanks,

Tim

From: Alex Elvin <elvin@mvcommission.org>
Sent: Friday, July 01, 2022 4:14 PM
To: Tim Wong <TWong@wdgrp.com>
Subject: Re: North Bluff modification - MVC staff-applicant meeting follow-up

Hi Tim,

I'm actually not aware of a template, but as long as you hit the main points in the guidance document, it should be fine. Also, keep in mind that the guidance document does not apply 100% to every project, so if there is anything that seems out of place or irrelevant, let me know.

Thanks,

Alex

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From: Tim Wong <TWong@wdgrp.com>
Sent: Wednesday, June 29, 2022 2:45 PM
To: Alex Elvin
Subject: RE: North Bluff modification - MVC staff-applicant meeting follow-up

Hi Alex, sorry for the delay- I am wrapping up the additional application materials and am writing up the project narrative now. The "Description of Proposed Development and Summary of Impacts" part of the Making a DRI Application says that a Word template is available for this document. Would you be able to send that to me?

Thanks,
Tim

From: Alex Elvin <elvin@mvcommission.org>
Sent: Tuesday, June 14, 2022 6:22 PM
To: Tim Wong <TWong@wdgrp.com>; Deborah Potter <dpotter@oakbluffsma.gov>; Ryan Ruley <rruley@oakbluffsma.gov>
Subject: Re: North Bluff modification - MVC staff-applicant meeting follow-up

Hi Tim,

Just want to check on the status of the North Bluff modification proposal. Let me know if you need anything else from us.

Thanks,

Alex

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From: Alex Elvin
Sent: Tuesday, April 26, 2022 6:06 PM
To: Tim Wong; Deborah Potter; Ryan Ruley
Subject: North Bluff modification - MVC staff-applicant meeting follow-up

Hi Tim,

To follow up on the staff-applicant meeting today, here is a list of items that staff has requested for the North Bluff modification:

1. Written project narrative, explaining how the proposal was developed (including discussions related to traffic) and how it will improve the area.
2. Existing site plan showing number of parking spaces and location of ferry queue lines.
3. Traffic assumptions, including existing and proposed traffic volumes, and information explaining how the proposed changes will improve traffic.
4. Statement as to how the proposed taxi stand would be managed, given the likely heavy use, including by Uber and Lyft drivers.
5. Clarify the curb design for the roundabout.
6. Signage plan, including for the roundabout.
7. Copies of the alternative layout plans.
8. Any written input from Fast Ferry.
9. Any written input from the VTA.
10. Plans for the bus shelter (dimensions, material, etc.).
11. Preliminary landscape plan, including species types (should be native/naturalized, with tolerance to salt and weather).
12. Drainage plan, including total existing and proposed permeable surface.

13. Conversation/minutes regarding Chapter 91 review.

14. Copies of any relevant town board minutes which include discussion of the project.

I'm happy to discuss anything in more detail.

Thanks,

Alex

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