

Response to MVC questions from March 3, 2021

Kevin Brennan <KBrennan@mvyairport.com>

Tue 4/27/2021 11:50 AM

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

Cc: Geoff Freeman <GFreeman@mvyairport.com>;

 3 attachments

ABP Waiting List 04 12 2021 to MVC.xlsx; SUBD-1 Nitsch Engineering for MF New Land Lease Parcels Map.pdf; Lease Details for MVC reconciliation 04 21 2021.xlsx;

- 1) Please list each existing lot number and its current use, including business type. See attached "Lease Details For MVH Reconciliation".
- 2) Provide a list of parties that have expressed interest in leasing space, or expanding their existing operations, in the Business Park. Please also include their business type and scale of operation (small, medium, large). See attached "SBP Waiting List". This listing reflects data collected from verbal and written requests as dated, so it only as complete as the call receiver recorded.
- 3) Provide a full-size digital file of the "10/5/2018" map shown in the Jan. 21, 2021 PowerPoint presentation to the Land Use Subcommittee. I have attached the map used (SUBD-1), minus the less than fully professional Brennan green highlighter marks. There are other versions of maps, but you asked for that map (I believe)
- 4) Please describe the remediation required for Lots E-P. More than 25 years ago, lots E-P are considered approved for "Aeronautical use" and were therefore included in the initial request in the early 1990's. The FAA has since determined that at this time these lots cannot be developed. Based on the current airport Master Plan, no remediation will need to be performed. Do any other lots also require remediation?
 - a. Lots 34 and 38 are in the process of being remediated. These lots were thought to have been released by National Heritage and were therefore leased BP34 in November 2011 and BP38 in November 2013. It was later discovered that these lots were not released and the MVAC initiated the remediation process.
 - b. Lot 1 is marked "restricted building" and at this time is not being remediated. It is on our list for future remediation.
 - c. The space which could be as many as two to three currently unnumbered lots across East Line Road from Lot 1, ~1.61 acres, are marked "restricted building". It is on our list for future remediation.
- 5) Describe whether and how Lot 43 in the "10/4/2018" may encroaches on the buffer between the lot and the existing fence. How will this be addressed? The "buffer" outside the fence was defined by the FAA over time.
 - a. Initially, the FAA released land to be developed. That released land was mapped and approved by the MVC for development.
 - b. Over time, the FAA required the installation of a fence around the entire property. That work was completed.
 - c. In July 2016, the Ultimate Airport Layout Plan indicated the fence with space outside the fence listed as "non-aeronautical use".

- d. The June 13, 2018 Plan indicates what is now identified as BP43 as “released” indicating that it could be developed. The MVAC agreed to release this land for lease. Subsequent airport management has determined that this oddly configured proposed lot would be too difficult at this time to develop as street access is only ~38’. This lot will be removed from this request.
- 6) Is there a map showing the accurate location of the fence that runs through Lots A-I? Yes, there is. I have attached the northern portion of McFarland Johnson’s “FAA Land Release” marked C-02, dated 7/16/18 into the slide deck which shows the fence.
- 7) Provide a copy of the draft report mentioned at the Feb. 9, 2021 staff-applicant meeting, which includes an evaluation of the Airport entrance road and options for addressing traffic issues at Barnes Road and the Airport. . <https://mvyairport.com/wp-content/uploads/MVY-DEIREA-2021-01-14-THRU-CHAPTER3.pdf> Please refer to Martha’s Vineyard Airport’s Proposed Capital Improvement Plan, dated January 15, 2021, Figures 3-15, 3-16, 3-17, 3-18.

As a summary of our request:

Please note that this request will now be to develop 8.78 additional acres.

- Our 1998 DRI approved 64+- acres for development
- We have currently developed 41.15 acres
- Our inability to develop E-S (no longer permitted by FAA) along this request is for 8.78 additional acres, would bring our total approved to develop to 49.935 acres.

Please let us know what our next steps are as we proceed with this request.

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