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# Martha's Vineyard Commission

## DRI #194-M SAV/FedEx Ground Redevelopment MVC Staff Report – 2021-7-23

### 1. DESCRIPTION

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- 1.1 **Applicant:** Allen Scott, SAV Associates; Vortex Engineering Inc. (project engineers and managers)
- 1.2 **Owner:** Allen Scott, SAV Associates (leaseholder)
- 1.3 **Project Location:** 15 North Line Road, Map 24, Block 2, Lot 24, Edgartown (Airport Business Park)
- 1.4 **Proposal:** Replacement of 2 mini storage units with 2 modular docks, and modification of existing modular docks to accommodate a service center and employee offices.
- 1.5 **Zoning:** Business 3 (B3)
- 1.6 **Local Permits:** Building Permit, Martha's Vineyard Airport Commission approval
- 1.7 **Surrounding Land Uses:** Other commercial uses in the Airport Business Park, including delivery operations, catering, fuel storage, auto repair, etc.
- 1.8 **Project History:** The MVC approved DRI 194 in 1985, which included the construction of a 5,100 ft<sup>2</sup> storage building on the site. Addition changes over the years were made without being referred to the MVC. The current proposal is in response to increased demand for online ordering during the pandemic, which is not expected to diminish as restrictions related to the pandemic are lifted.  
**Project Summary:** The site currently has 2 12'x50' modular docks near the road, with access for 7 delivery vehicles at a time, and the following storage buildings on the southern part of the site:
  - Building A: 5,100 ft<sup>2</sup>
  - Building B: 3,200 ft<sup>2</sup>
  - Building C: 2,000 ft<sup>2</sup>
  - Building D: 2,500 ft<sup>2</sup>

The proposal is to demolish 2 of the storage buildings (C and D) and replace them with 2 12'x50' modular docks for FedEx Ground operations. The new docks will increase the number of vehicle delivery doors from 7 to 20 (18 van-load doors and 2 trailer doors), and decrease the total square footage of buildings on the lot by 3,300 ft<sup>2</sup>. The existing modular docks will be converted into employee offices and a customer service center.

Existing asphalt extends over the northern part of the site and onto the abutting lot to the west, which is also leased by SAV Associates. A large gravel area around the existing Buildings C and D will be replaced with asphalt.

### 2. ADMINISTRATIVE SUMMARY

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- 2.1 **DRI Referral:** Self-referred
- 2.2 **DRI Trigger:** 1.3D (Previous DRI)
- 2.3 **LUPC:** July 26, 2021
- 2.4 **Public Hearing:** To be determined

### 3. PLANNING CONCERNS

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- 3.1 Water and Wastewater:** The property is connected to the Airport Wastewater Treatment Facility, which has adequate capacity. FedEx does not intend to store any hazardous materials or do any vehicle maintenance on the site.
- 3.2 Stormwater and Drainage:** The project would increase the impermeable area on the site by replacing the existing gravel with asphalt. The applicant has provided a stormwater management plan showing one storm drain at the edge of the new pavement and a rock berm to protect the drain. The stormwater plan must also be approved by the Airport Commission.
- 3.3 Energy:** The applicant has not yet indicated the proposed energy sources for the buildings.
- 3.4 Traffic and Transportation:** The applicant does not expect the project to lead to an increase in total vehicles on the site, although the project would increase the capacity for vehicles to access the loading dock, so the number of trips per day would likely increase. The applicant has provided the following estimates for proposed vehicle use on the site:
- Vehicles during the day: 15 (combination of commercial and personal vehicles)
  - Vehicles during the night: 16 (line haul and delivery vehicles)
  - Employee vehicles during work hours: 8
  - Employees during work hours: 22, including delivery drivers not onsite during work hours
  - Customer visits: About 6 per month
- 3.5 Character and Identity:** The project is located in the vicinity of other similar uses in the Airport Business Park.
- 3.6 Economic Development:** The project will allow for the expansion of an Island business in response to increased demand for online ordering during the pandemic.
- 3.7 Night Lighting:** The current lighting plan shows building-mounted fluorescent lights at 5 locations to the rear and sides of the new office building, and LED fixtures at 10 locations along the new loading dock. The color temperature for the proposed fixtures along the loading dock would be 5,000 Kelvin. An illumination analysis shows that only the areas around the new office building and loading docks would be lit, and not the areas around the remaining storage buildings.
- 3.8 Landscape and Site Design:** The applicant has not provided a landscape plan, although the site plan shows that existing trees along North Line Road would remain. The project would result in most of the property being paved, but no additional vegetation or other shading/screening is shown for the paved area.
- 3.9 Island Housing Needs:** The applicant does not anticipate any increase in employees as result of the project.