

Martha's Vineyard Commission – Referral Form for Developments of Regional Impact

RETURN THIS FORM WITH DRI REFERRAL

STATEMENT FROM MUNICIPAL LAND USE REGULATORY AGENCY: This Board has determined that the proposed project, for which application for a development permit has been made, is one of regional impact using the following criteria:

(Please circle the appropriate number or numbers using the DRI Checklist Standards & Criteria)

- | | |
|---|---|
| 1.1 a) Discretionary Referral – “In-Town” | 3.4 g) Container or Trailer used for Storage |
| 1.1 b) Discretionary Referral – “Between-Town” | 4.1 a) 10 or more Dwelling Units |
| 1.1 c) Discretionary Referral – “Island-Wide” | 4.1 b) 10 or more Rooms for Rent |
| 1.2 Previous DRI's – Modification | 4.1 c) 10 or more Dwelling Units or Rooms |
| 2.1 Division of Land – Commercial | 5.1 a) Development in Harbors |
| 2.2 a) Division of Land – 10 or more lots | 5.1 b) Development in 10+ Acre Body of Water |
| 2.2 b) Division of Land – 6 or more lots (rural) | 5.1 c) Development in the Ocean |
| 2.3 a) Division of Land – 10-16 acres, 3+ lots | 5.2 Change in Intensity of Use of Comm. Pier |
| 2.3 b) Division of Land – 16-22 acres, 4+ lots | 5.3 a) New Comm. Facilities on Pier |
| 2.3 c) Division of Land – 22-30 acres, 5+ lots | 5.3 b) Expansion of Comm. Facilities on Pier |
| 2.3 d) Division of Land – 30+ acres, 6+ lots | 5.3 c) Change in Intensity of Use of Pier |
| 2.4 a) Division of Farm Land – current | 6.1 a) Private Place Assembly – 3,500+ s.f. |
| 2.4 b) Division of Farm Land – Since 1974 | 6.1 b) Private Place Assembly – 50+ seats |
| 2.4 c) Division of Farm Land- Prime Ag. Soil | 6.2 a) Public Place Assembly – 3,500+ s.f. |
| 2.5 Division of Habitat | 6.2 b) Public Place Assembly – 50+ seats |
| 2.6 ANR of 3 or more lots, or in Island Road or Coastal DCPC | 7.1 a) Transportation Facility to or from M.V. |
| 3.1 a) Dev. of Commercial – 3,500 s.f. | 7.1 b) Transportation Facility – Internal System |
| 3.1. b) Dev. of Comm – 2,500-3,000 s.f. | 8.1 a) Demolition/Ext. Alt. of Historic Structure |
| 3.1 c) Dev. of Comm – Aux. of 1,000 s.f. | 8.1 b) Demolition/Ext. Alt Structure > 100 years |
| 3.1 d) Dev. of Comm – Combination 2,500 s.f. | 8.2 Archeology |
| 3.1 e) Dev. of Comm – 6,000 s.f. Outdoor Use | 8.3 Significant Habitat |
| 3.1 f) Dev. of Comm – Change of Use | 8.4 a) Coastal DCPC – New access to coast |
| 3.1 g) Dev. of Comm – Increased Intensity | 8.4 b) Coastal DCPC – New hard surface |
| 3.1 h) Dev. of Comm – Parking 10+ vehicles | 8.4 c) Coastal DCPC – New parking for 5 vehicles |
| 3.1 i) Dev. of Comm – High Traffic Generator | 8.4 d) Coastal DCPC – Development on Noman's |
| 3.2 a) Mixed Use – 3,500 s.f. | 8.5 a) Development on Current Farmland |
| 3.2 b) Mixed Use – 4+ units | 8.5 b) Development on Former Farmland |
| 3.3 a) Changed Threshold – B-I and B-II Districts with Area Development Plans | 8.5 c) Development on Prime Agricultural Soils |
| 3.3 b) Changed Threshold – Special Permit | 8.6 Development designated in DCPC |
| 3.3 c) Changed Threshold – no other trigger | 9.1 a) Telecommunications Tower over 35 feet |
| 3.4 a) Vehicular Refueling | 9.1 b) Telecommunications Tower Reconstruction |
| 3.4 b) Storage of fuel | 9.2 a) Wind Energy Facilities over 150 ft |
| 3.4 c) Drive-thru window service | 9.2 b) Wind Energy Facilities in Ocean Zone |
| 3.4 d) Restaurant in B-I (50+ seats) | 9.2 c) Wind Energy Facilities in Land Zone |
| 3.4 e) Restaurant outside B-I | 9.2 d) Wind Energy Facilities near Town Bound |
| 3.4 f) Formula Retail | 9.2 e) Wind Energy Facilities other |
| | 9.3 Solar Facilities greater than 50,000 s.f |

Martha's Vineyard Commission – Referral Form for Developments of Regional Impact

RETURN THIS FORM WITH DRI REFERRAL

Name of Applicant: PETER GEARHART/SULLIVAN + ASSOCIATES

Name of Project: SEAFOOD SHANTY

Brief Project Description: INCREASE IN OCCUPANT LOAD FROM 300 TO 410.

Address: 52 NARRAGANSETT AVE/PO BOX 989
OAK BLUFFS, MA 02557

Phone: 508-693-0500 ^{cell} Fax: 617-943-4051 Email: peter@sullivanassociatesarchitects.com

This project will require the following permits from the following local Boards: (*Please Specify*)

Building Permit: _____

Board of Selectmen: _____

Board of Health: _____

Conservation Commission: _____

Planning Board: _____

Zoning Board of Appeals: _____

Other Boards: _____

For Town Use Only

Referring Board or Agent: BUILDING DEPARTMENT

I have reviewed the development application and have determined that it meets one or more of the items contained in the Standards & Criteria, I am therefore sending, via certified mail, the development application to the Martha's Vineyard Commission as a Development of Regional Impact.

Signature: Reade K Milne

Print Name: READE K MILNE

Board: BUILDING DEPARTMENT

Town: EDGARTOWN

14 October, 2020

Via Email: rmilne@edgartown-ma.us

Reade Milne
Building / Zoning Inspector
Town of Edgartown
70 Main Street – 1st Floor
Edgartown, MA. 02539

RE: Occupancy Load Calculation - Seafood Shanty, 31 Dock Street – Parcel 20D-305

Reade,

The following is an updated occupancy load calculation for the Seafood Shanty as currently configured. As background, the building is a two story wood structure, Construction Type 5B (IBC 2015 / 601), with no basement. It was constructed in +/- 1978 (Assessor), or 1965 (MACRIS), and the approximate Gross Square Footage is 6,571 (Assessor). It contains a single use as a restaurant on both floors, comprised of Use Group A-2 Assembly with accessory B Business and S-2 Low Hazard Storage uses (IBC 2015 / 302.1). The building has a sprinkler system and the level of Exit Discharge is the first floor, which is handicapped accessible as defined by 521 CMR.

FIRST FLOOR OCCUPANCY LOAD / EGRESS:

Bar Seating - Unconcentrated at 7 S.F. / Occupant = 12 Occupants
Interior Dining - Concentrated at 15 S.F. / Occupant = 166 Occupants
Exterior Dining – Concentrated at 15 S.F./Occupant = 34 Occupants
TOTAL FIRST FLOOR = 212 Occupants
Means of Egress Required – 2 / Means of Egress Provided – 4
Egress Capacity – 3 Stairs @ 120 EA. = 360 + 1 Main Door @ 120 = 480 Total

SECOND FLOOR OCCUPANCY LOAD / EGRESS:

Interior Bar Seating - Unconcentrated at 7 S.F. / Occupant = 18 Occupants
Exterior Bar Seating – Unconcentrated at 7 S.F. / Occupant = 14 Occupants
Interior Dining - Concentrated at 15 S.F. / Occupant = 42 Occupants
Exterior Dining – Concentrated at 15 S.F. / Occupant = 124 Occupants
TOTAL SECOND FLOOR = 198 Occupants
Means of Egress Required – 2 / Means of Egress Provided – 3
Egress Capacity – 2 Main Stairs @ 140 EA = 280 + 1 Rear Stair @ 120 = 400 Total

TOTAL OCCUPANCY = 410 (IBC 2115 / 1004, 1005, 1006)

RESTROOMS REQUIRED (248 CMR – 10.10 TABLE 1 RESTAURANTS):

Assume 50% female and 50% male occupants.

	<u>Quantity</u>	<u>Required</u>	<u>Provided</u>
Womens Toilets	1 per 30	7	8
Mens Toilets	1 per 60	4	4
Mens and Womens Lavs	1 per 200	3	7

In addition to the above, a single user staff restroom is located on the second floor.
There is a handicapped accessible restroom on the first floor.

Below are plans of each floor that show the table layout and seating for the Concentrated Seating (green), the Unconcentrated Seating (yellow), and the 44 inch wide (minimum) Egress Path (pink).

Please do not hesitate to call if you have any questions or comments.

Sincerely,



William C. Sullivan AIA

