Stone Bank Restaurant

Applicant:  Sam Dunn
Owner:     Sam Dunn, Patrick Lyons (under purchase and sale agreement)
Proposal:  Modification of DRI 674-M to allow for a 70-seat outdoor restaurant with indoor kitchen
Permits:   Planning Board, ZBA, Wastewater Dept.
Checklist: 1.3D (Previous DRI)

Pre-hearing review

LUPC: 11/8/21, 6/21/22
Applicant offered to go straight to hearing, but proposal has been updated
Traffic impact assessment completed in April
Stone Bank condo project is currently under construction
The buildings were relabeled during the town review, but the labels for this modification review are the same as for DRI 674-M.
Residential (R) and Commercial (C and O) Units as Amended

C1, C5, O3, R3

R4, R5
O1, O2

R6, C2

R7

R8

R9, C3

R10, R11, R12, C4

Union Street

Main Street

Vineyard Haven Harbor

Steamship Lotting

Skim Residence and Apartments

Open Space

Town Parking Lot
Project history

• The Old Stone Bank building on Main Street was designed by architect J. Williams Beal in 1905 and constructed by local stonemason James Norton using local field stones.

• Businessman and Tisbury resident William Barry Owen had purchased a controlling share in the property in 1904.

• The building is a notable example of the Romanesque and Bungalow styles.

• A separate building on the site, previously used for drive-through banking, was constructed in 1910, with the drive-through portion constructed in 1988.
Project history

- **DRI 674 (2017):** Removal and replacement of terra cotta tiles on the building (retroactive). *Denied; tiles were replaced in 2019.*
- **DRI 674-M (2021):** Renovation of two existing buildings and construction of five new buildings, with a total of 10 residential units and seven commercial units. *Approved and amended.*
  - All commercial units were to be for office or retail use, with any proposed changes requiring MVC approval.
- **DRI 674-M2 (2021):** Modification of Condition 2.1 to remove a 21-day limit on rentals for the residential units, and associated changes to the condominium Declaration of Trust and Master Deed. *Approved.*
- **Condo document changes (2021):** Revised provisions related to parking spaces, and various minor clarifications and corrections. *Approved by LUPC.*
Proposal

• Change the ground-floor use of Building E from office/retail to a restaurant.

• Replace a proposed lawn just east of Building E with a wooden deck and 70 outdoor seats for the restaurant, including an outdoor bar.

• The lawn area is designated in the condo documents as a Limited Common Area (LCA) for the commercial unit in Building E.

• The proposal will entail changes to the condo master deed, which currently identifies all the commercial units as offices.
Proposal

• The restaurant would be open seasonally for lunch and dinner from April to November (and possibly takeout in the off-season).

• About 650 ft$^2$ of indoor kitchen space and a 1,200 ft$^2$ outdoor seating area, including a full-service bar.

• The restaurant is proposed as a “fast food” establishment under Title V, without no table service and only disposable dining materials. Patrons would seat themselves and order and pay online using their phones, or via a pick-up window in Building E.

• Two restrooms for patrons only would be located in the building.
New submittals since 11/8/21

• Proposed elevations (11/15/21)
• Floorplan and site layout schematic (11/15/21)
• Wastewater department memo regarding flow approval (11/15/21)
• Preliminary landscape concept (11/17/21)
• Environmental Impact Minimization Plan (11/21/21)
• Revised narrative and various materials (12/2/21)
• Revised narrative and various materials (4/25/22)
• Traffic Impact Assessment (4/27/22)
• Response to staff questions (5/13/22)
• Drainage calculations for proposed retention pond (5/29/22)
• Response to staff question regarding seasonal traffic (6/17/22)
• Various drainage maps and sketches (June 2022)
WEST ELEVATION
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

STONE BANK PROJECT
15 MAIN STREET AND 16 UNION STREET, Tisbury, MA 02568

DESIGNED AND DEVELOPED BY REID A. DUNN, ARCHITECT

SOUTH & WEST ELEVATIONS, SECTION, RESTAURANT UNIT C-8 SCALE: AS SHOWN DRAWN BY: BLEIS BLUSSON, ASSOCIATE DESIGNER DATE: 11/12/2021
Planning concerns

• Wastewater
• Solid waste
• Traffic and transportation
• Character and identity
• Economic development and housing
• Stormwater and drainage
• Energy
• Noise and lighting
Wastewater

• Prior to 2020, the property had been allowed to generate 905 gallons per day (GPD) of wastewater.

• As part of the permitting process for the Stone Bank project (DRI 674-M), the applicant received two approvals from the Town Sewer Advisory Board to increase that amount to 2,310 GPD for the property. It is not clear if there is a time limit after which the approval needs to be renewed.

• The proposed restaurant use requires an additional 1,176 GPD (above the approved 2,310 GPD), according to Bob Rafferty of Environmental Partners (working as a consultant for the Tisbury Wastewater Department).

• In August 2021, the Wastewater Department approved a total of 3,486 GPD for the Stone Bank project, including 1,050 GPD for the restaurant, with conditions.

• The applicant has stated that the restaurant would require approval of 1,400 GPD per day, which is more than the 1,176 GPD cited by Environmental Partners, which is more than the 1,050 GPD approved by the town.

• If additional dishwashing equipment were to be added in the future, additional wastewater flow would be required.
Solid waste

- Most dining materials would be disposable or potentially compostable, which raises concerns about solid waste production.

- “Environmental Impact Minimization Plan,” provided in November:
  - Proposes washable aluminum pans and plastic serving baskets with paper liners, bioplastic utensils, and other packaging materials labeled as biodegradable.
  - Durable plastic cups and a three-bay sink for washing, along with two low-temperature glass washers, instead of a regular dishwasher.
  - Applicant will partner with Island Grown Initiative and Bruno’s Rolloff on a composting program, with four tote containers (about 128 gallons) of compost expected to be picked up from the restaurant three times a week.
  - In addition to the composting totes, six totes would be used for the restaurant’s regular waste and recycling, with two pickups per week.
  - All of the totes would be stored in the general trash area for the condo units, which would have a capacity of 19 totes. (The eight restaurant totes would account for 42% of the trash area.)
Traffic and transportation

• The Stone Bank project as a whole has 19 parking spaces, with at least one space dedicated to each residential unit.

• There are no spaces dedicated to the proposed restaurant, although the applicant has stated that the owner will have three spaces associated with his residential unit in Building D2 that could be used for employee parking.

• The proposed hours for the restaurant are 11:30AM-10:30PM, seven days a week.

• Food delivery would be available for customers, with a 12’ curb cut in Union St. for a delivery vehicle.
Plan of Land in
Tisbury, Mass.

Prepared For
Old Stone Bank Condominium
Scale: 1" = 20'
June 17, 2001
Schofield, Bartolini & Hoehn Inc.
Land Surveying & Civil Engineering
13 Surveyor's Lane, Box 339
Vineyard Haven, Mass. 02568
508-693-2781
www.sbhinc.net
MV 43NM
Sheet 1 of 3

I certify that the property lines shown on this plan are the true and accurate boundaries of the land shown and that the widths of the streets and ways shown are those of public streets and ways as shown on the plans of said streets and ways. This plan was prepared for the City of Tisbury, Massachusetts, in accordance with the provisions of the laws of the Commonweal of Massachusetts.

I certify that the preparation of this plan conforms with the rules and regulations of the city proper of Tisbury effective January 1, 1980 and on amended.

Douglas W. Hoefn, Professional Land Surveyor
Date: __________
Traffic Impact Assessment (TIA)

At the request of the MVC and Tisbury Planning Board, an independent Transportation Impact Assessment was completed by Fraser Poly-Engineering Services (FPES) in April 2022.

Includes an assessment of existing (2022) and future (2029) traffic characteristics, including intersections and roadways in the immediate area.

Traffic counts performed in Feb. 2022.

Finds no parking, safety, or level of service (LOS) impacts in the vicinity of the project, but recommends various transportation demand management and site access strategies for the project.

Intersections:
- Main St. at Union St.
- Main St. at Church St.
- Union St. at Water St.

Roadways:
- Main St.
- Union St.
- Church St.
- Water St.

Projected traffic:
- 378 new weekday average daily trips (189 in, 189 out)
- 53 new weekday PM peak hour trips (24 in, 29 out)
- 382 new Saturday average daily trips (191 in, 191 out)
- 41 new Saturday peak hour trips (23 in, 18 out)

Projected parking need: 17 spaces (Saturday weekend peak hour)
Transportation demand management and site access strategies:

- Proponent should ensure that the proposed overall site design has adequate accommodations for pedestrian access and circulation. This should include but not be limited to:
  1. Adequate walk-way width especially for wheelchair access.
  2. Removal of barriers that may impede the path of travel.
- Transit maps and schedules should be provided on the proponent’s website to encourage the use of public transits.
- Transit, maps, and schedules be available at the establishment to encourage patrons to use non-automobile only access.
- Provide employees with transit passes.
- Bicycling and Walking: Provision for bicycles facilities such as bicycle racks should be provided.
- The proponent working with the Town of Tisbury should assist in the study of bicycle network connectivity in the area.
- Develop a “Wayfinding” system to aid pedestrians and cyclists to better navigate the area.
- Car/Ridesharing: Encourage employees of the restaurant to carshare/rideshare to and from work by connecting them with websites that promote carpooling.
- Encourage patrons to access the restaurant via ridesharing to reduce parking impact.
- Provide promotional discounts for the use of alternative transportation such as ones mentioned above to restaurant patrons who use ride-share, transit tickets, bike, or walk.

The conditions for DRI 674-M also require commercial unit owners to offer free VTA bus passes to any of their employees who request one.
Character and identity

• The proposal is located within the B1 district, in the vicinity of other commercial and restaurant uses.

• Project site is highly visible, given its proximity to the town parking lot, VTA hub, and Steamship Authority terminal to the south.

• Examples of the proposed retractable awnings and outdoor lighting have been provided.

• The proposed bar area would be located beneath the drive-through portion of the building. The proposal would not affect the exterior of the existing drive-through building, other than the addition of the awnings, but would possibly add a take-out window to Building E.

• Details about the take-out window have not been provided.
Economic development and housing

• The owner estimates that the restaurant will create **up to nine jobs in season** (3-4 kitchen staff, 2-3 food runners or bussers, and 1-2 bartenders).

• The restaurant would be open seasonally for lunch and dinner from April to November, 11:30AM-10:30PM and possibly for takeout in the off-season. Maximum hours for takeout would be 11:30AM-1:30PM and 5PM to 9PM, seven days a week.

• The applicant has stated that the future owner (Patrick Lyons) currently provides some housing for employees of Back Door Donuts, and that Lyons would aim for Back Door Donuts and the new restaurant to share the same employees, so **some of the new employees would potentially have housing**.

• The applicant has also stated that Lyons would try to employ local residents who already have housing, and/or family acquaintances who could live with him on the Island during the summer.
Economic development and housing

• There would be one 11-hour shift per day, with a two-hour break in the afternoon. It is unclear what sort of shelter or break/rest area would be provided for employees, including food runners and bussers.

• The housing mitigation fee of $73,600 for DRI 674-M is due upon issuance of a Certificate of Occupancy. (This would be $77,200, if adjusted for the current modification.)

• The applicant has stated that the restaurant will use local ingredients wherever possible, including seafood, dairy, fowl, and produce.
Stormwater and drainage

- The stormwater plan for DRI 674-M relied on direct percolation into existing or replaced sandy soils.

- The proposed seating area would be covered with decking above the soil, with drainage directly into the ground.

- The restaurant area would serve as a drainage basin for about 7,800 ft² of impermeable area, including the roofs of the two adjacent buildings. Runoff from the roofs and canopies would be directed under the decking via gutters and downspouts.

- The applicant has submitted drainage calculations by Martha’s Vineyard Engineering and Design, and sketches showing the proposed drainage system for the restaurant area, but an actual drainage plan has not been provided.

- A grading plan has also not been provided.

- The applicant has stated that the project site is mostly flat and will not be regraded, apart from “spot grading,” which has not been specified.

- The applicant has stated that the pedestrian walkways would have a grade of about 5%, sloping up from Union Street and the parking lot.
Energy: As previously approved, all buildings in the Stone Bank project were to have electric heating and cooling, with propane for cooking. The applicant has proposed propane heaters and fireplaces for the restaurant seating area, which would require further modifying DRI 674-M.

Noise and Lighting: The seating area and bar would include dimmable LED string lights, but the amount and location are not specified. The restaurant and bar would potentially create noise between the hours of 11:30AM and 10:30PM seven days a week in the summer, with potential impacts on the neighboring residential condo units, including in Buildings E and F. (The applicant has stated that future condo owners have been notified of the proposal.)

Landscape: A preliminary landscape plan shows unspecified plantings around the perimeter of the proposed seating/bar area, along with a short granite wall. The plan shows access to the restaurant via concrete pathways from Main St., Union St., and the parking lot to the south.

Further action required for 674-M: The following actions are still required prior to receipt of a Certificate of Occupancy for DRI 674-M:

• Condition 2.8: The monetary mitigation of $73,600 shall be paid in full to the Tisbury Affordable Housing Trust Fund prior to the issuance of a Certificate of Occupancy.

• Condition 6.2: A final landscape plan showing the location and types of existing and proposed vegetation, pavers, and surface treatments, and including a long-term maintenance plan along with details related to external equipment ... shall be submitted to the LUPC for approval before a Certificate of Occupancy is issued.