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Martha's Vineyard Commission

DRI #429-M2 Stop and Shop Expansion

LUPC Staff Report – 2021-4-7

1. DESCRIPTION

- 1.1 **Applicant:** WJG Realty Trust; Stop and Shop is a subsidiary of Ahold USA; Geoghan Coogan (Local Attorney); David Taglianetti (VHB Managing Director of Land Development); Randy Hart (VHB Principal); Lisa Davis (Project Manager)
- 1.2 **Project Location:** 237-257 Upper Main St., Edgartown, Map 20A, Lots 15.11, 15.12, 57.1, 57.2, 57.3, 58, 59, 87.1, and 87.2 (162,017 ft², 3.72 acres)
- 1.3 **Proposal:** Final Stormwater Report, Landscape Plan, Photometrics Plan, and bus shelter design for DRI 429-M2 (construction of approximately 17,432 ft² of additions to the existing 25,259 ft² main Stop and Shop Supermarket building, plus the demolition and reconstruction of a slightly larger Rockland Trust Bank building and significant site work)
- 1.4 **Zoning:** B2 Commercial
- 1.5 **Local Permits:** Special Permit from Planning Board for expansion of a pre-existing non-conforming use; Building Permit. Work in the State Right of Way required permit from MassDOT.
- 1.6 **Surrounding Land Uses:** Commercial in front and sides, next to a hotel, with residential lots behind
- 1.7 **Project History:** In 1989, the MVC approved with conditions a proposal to expand the existing A&P Supermarket. In 1996, the MVC approved with conditions the construction of a 1,171 ft² addition to the northwest side of the A&P. In 2017, the MVC approved with conditions the proposal for DRI 429-M2 above, including conditions that the final landscape plans, and plans for the West Entrance, return to LUPC for approval. The MVC voted on Jan. 7, 2021 to approve the proposed West Entrance plans as a series of modifications not requiring a public hearing. The approval allowed for the removal of three locust trees near the bank building that were originally meant to be preserved, and the approval did not require the West Entrance to be redesigned to prevent westbound traffic from the parking area from entering the entry/exit way (MVC condition 5.4).

Project Summary: The applicant has submitted a final Stormwater Report, Long Term Stormwater Operation and Maintenance Plan and Spill Prevention Manual, Landscape Plan (including detail of the area around the bank building), Photometrics Plan, and plans for the VTA bus shelter, in order to comply with MVC conditions 1.1, 2.1, 3.3, and 5.5. The plans align with “Alternative 1” in VHB’s Jan. 7 presentation to the MVC. The landscape, photometrics, and bus shelter plans were revised following the LUPC meeting on March 8, 2021, and final copies of the landscape plan and photometrics plan were submitted on April 5, 2021. The main elements of each plan/submission as revised are included below, along with the related MVC condition from 2017. Changes since March 8 are indicated with an asterisk.

Stormwater Report: Includes existing and proposed conditions, hydrologic and hydraulic analyses, stormwater management regulations, and peak discharge rates. Proposed conditions include rain gardens, a subsurface infiltration system, source control program (including pavement sweeping,

catch basin cleaning, and enclosure and maintenance of dumpsters), snow management, spill prevention, catch basins with sumps, oil traps, and trench drains, and water quality units to help remove suspended solids and oil from runoff. According to the report, most stormwater runoff will be maintained onsite and infiltrated to groundwater. Additional information about source control, spill prevention, snow management, and maintenance, are included in the [Long Term Stormwater Operation and Maintenance Plan and Spill Prevention Manual](#).

MVC condition 1.1: As offered by the Applicant, the applicant shall submit a final storm water management plan for review and approval by the MVC Land Use Planning Committee (LUPC) prior to the issuance of a building permit. The storm water plan shall include the following: narrative and calculations for impermeable areas; volumes and rates of runoff; proposed containment of rainwater runoff from the roof of the building; clarification of how overflow will be handled in relation to the fact that the Town's Wastewater Treatment Plant is only authorized by EPA to take domestic wastewater.

Landscape Plan: Shows the locations and types of ground cover, ornamental grasses, perennials, trees, and shrubs; includes basic information about planting and maintenance. The three locust trees that LUPC and MVC had discussed in December and January 2021 would be replaced with three Thornless Cockspur Hawthorn trees, each with a 4" caliper and a branching structure at least 5' high. (Commissioners had asked on Jan. 7, 2021 how big the replacement trees could be and the applicant responded about 5" around, and possibly 6"-8" for specimen trees such as the hawthorns.) An existing Norway maple at the West Entrance will be preserved. Details of the proposed rain gardens are included in the Stormwater Report. A final [revised landscape plan](#) was submitted on April 6, 2021.

Maintenance notes in the landscape plan are as follows:

Plant maintenance notes

1. Contractor shall provide complete maintenance of the lawns and plantings. No Irrigation is proposed for this site. The contractor shall supply supplemental watering for new lawns and plantings during the one year plant guarantee period.
2. Contractor shall provide all materials, labor, and equipment for the complete landscape maintenance work. Water shall be provided by the contractor.
3. Watering shall be required during the growing season, when natural rainfall is below one inch per week.
4. Water shall be applied in sufficient quantity to thoroughly saturate the soil in the root zone of each plant.
5. Contractor shall replace dead or dying plants as directed by owner's representative during the guarantee period, and as required at the end of the one year guarantee period. Contractor shall turn over maintenance to the facility maintenance staff after the end of the guarantee period.
6. Long-term maintenance: Newly planted cherry trees along upper main St. shall be maintained with yearly pruning conforming to ANSI A300 standards, to establish their shape and to maintain

the trees to be lower than the overhead wires. All trees shall be maintained at the same height, based on clearing the lowest overhead wire.

7. Specimen trees (4" hawthornes) maintenance notes:

7a. Planting shall conform to the "planting notes" above in addition to the specifications outlined below.

7b. Planting of specimen trees shall not occur between June 1-September 1 or November 1-April 1.

7c. Tree shall conform to standards as established in American Standard for Nursery Stock ANSI Z60.1, latest edition.

7d. Trees shall be nursery grown and shall be shapely, well-grown, healthy, sound, and free of disease, insect pests, eggs or larvae, and shall have a well-developed root system. Specimen trees shall be typical of their species or variety and shall have a normal habit of growth and no wounds or broken branches when delivered to the site or upon completion of planting. They shall conform to the trade classification of "heavy specimen".

7e. Plants shall not be pruned before delivery. Trees which have a damaged or crooked leader, or multiple leaders, will be rejected. Trees with abrasion of the bark, sunscalds, disfiguring knots or fresh cuts of limbs over 1-1/4 inches which have not completed calloused, will be rejected.

7f. The specimen hawthornes shall be maintained for three (3) years starting from the date of installation. Maintenance shall include: pruning, watering, cultivating, weeding, mulching, tightening and repairing of stakes or guys, resetting plants to proper grades or upright position, restoration of the planting saucer, and furnishing and applying sprays required to keep the planting free of insects and disease.

7g. Watering - Shall commence immediately upon delivery to the site maintaining a moist root ball until planting. Specimen trees shall be planted within 48 hours of delivery to the project site. A deep thorough watering to a minimum soil depth of 12" shall occur every day for the first week and a minimum of 3x per week within the first month of planting. Watering shall continue every week within the three year maintenance period to provide a minimum of 1" inch of water per week.

7h. Planting soil/fertilization - Plant backfill mixture shall consist of 75% in-situ topsoil and 25% peat moss or leaf mold, by volume, thoroughly mixed together. In addition, plant backfill mixture shall have fertilizer (10/6/4), cow manure, and other additives added as required by recommendations of the testing laboratory reports. Dry fertilizer shall be have an npk % of 10/6/4 or approved equal. Water soluble fertilizer shall have an NPK% of 6/19/16 or approved equal. Deep root fertilization shall occur in the spring and fall for the first three years with documentation provided to the owner.

7i. Pruning - Pruning shall occur a minimum of once per year within the three year maintenance period. Remove all dead wood, suckers, and broken or badly bruised branches. Never cut a leader. Lower branches below 5' from the finished grade shall be removed carefully with the intent of raising the branches to 6' from finished grade. A uniform and attractive tree crown shall be maintained at all times.

7j. Staking/guying - Firmly stake or guy all trees immediately after planting. Plants shall stand plumb after staking or guying. Stakes shall be plumb and neat, and shall be installed in accordance with the details shown on the drawings. An appropriate in-ground anchoring system shall be provided for the 4+ caliper specimen trees. Documentation of staking/guy system shall be provided to the owner.

7k. Tree replacement - Replace as soon as planting conditions permit with plants of same species, size and of the required quality. The three year maintenance period outlined above shall restart from the date of specimen tree replacement regardless [of whether] all three specimen trees or one [are] replaced.

***7l.** The specimen Hawthorne trees shall be replaced after the three-year maintenance period if death has occurred. A specimen tree shall be replaced and maintained within the same growing season.

*Long-term maintenance notes

1. Pruning

- a. All plants shall be pruned on a yearly basis to remove hazardous or broken branches to maintain good health and safety.
- b. Cherry trees along the front of the property shall be pruned as stated in the specifications noted on the plans.
- c. Suckers (new growth) at the base of the tree or within the trees canopy shall be removed on a yearly basis.

2. Fertilization

- a. Plant and lawn fertilizers shall be organic and applied to assist with invigorating plant growth as needed after the guarantee period.
- b. Deep root fertilizations are recommended for all plants after the one year guarantee to enhance plant vigor and assure plant survival.

3. Plant replacement

- a. Dead plants shall be replaced in a timely fashion or with then same growing season to maintain the property's overall appearance.
- b. Plants damaged from winter snow management practices shall be replaced by May 1.

4. Mowing

- a. All lawn areas on the property shall be maintained at a frequency and height according to standard industry practices.
- b. Grass clippings shall be removed and disposed according to standard town practices.

5. Weeding

- a. All planting beds shall be weeded on a regular to maintain clean mulch beds and a quality landscape appearance.
- b. Apply preemergence herbicide (preen) in the spring to help control weed infestations.
- c. Note: roundup is prohibited from use on the property.
- d. Systemic herbicides shall be approved by the town prior to application.

6. Mulching

- a. Mulch beds shall be maintained to enhance the health of the plants (to retain moisture) and appearance of the property.
- b. Yearly mulching is encouraged at a maximum depth of 3" inches.
- c. Excessive mulch over a depth of 3" shall be raked out and removed from the property prior to new mulch being applied.
- d. Mulch shall not be piled on tree trunks or root flares.

7. Fall and spring cleanup

- a. Owner shall remove fall leaves from the property on a yearly basis.

- b. All drains shall be kept free and clear of debris to maintain proper function prior to November 1.
 - c. Fences shall be maintained in good stable condition. Damaged fence sections/posts shall be safely stabilized and replaced in a timely fashion.
8. Snow management
- a. Owner shall work with the snow management contractor to establish stockpile locations.
 - b. Contractor shall stockpile snow in reserved parking or open lawn areas and not on plant beds or against any site amenities.
9. Refer to specimen Hawthorne trees note 7l. For long term replacement.

At the request of Commissioners, the applicant also provided the following:

*[Landscape graphics](#) with larger fonts and multiple pages. This includes a map of existing conditions, showing which plants are to be removed, along with the planting notes, plant maintenance notes, long-term maintenance notes, and the plant schedule showing which plants are native (all in a larger font), and detailed views of the proposed landscaping around the supermarket and bank buildings.

*The applicant provided additional information as to why the existing Kwanzan cherry trees along Upper Main St. are slated to be removed, and the following planting implementation schedule (see ["Response to Landscaping Questions 2021-3-22"](#)):

1. Evergreen Trees and Shrubs:
 - a. Spring: April 1 - June 1.
 - b. Fall: September 1 - November 1.
2. Deciduous Trees and Shrubs:
 - a. Spring: April 1 - June 15.
 - b. Fall: October 1 - November 15.
3. Planting shall be prohibited in frozen or muddy ground.

MVC condition 2.1: A final landscaping plan including an implementation timetable, showing plant species and locations is to be submitted for the approval of LUPC before the Certificate of Occupancy is issued. The details of the rain garden shall also be included in this condition.

Photometrics Plan: Shows the location of single and back-to-back lighting poles ranging from 14'9" to 15.9". Lighting around the main building and addition would consist mostly of single-fixture 18.5-watt lighting. Lighting in the proposed new parking area would consist mostly of double-fixture 80-watt lighting poles. The plan shows that a small amount light would spill onto the edge of Upper Main St. and onto the property to the northwest of the site. The brightness of lighting on the property would range from 0.3 to 5.3 foot-candles, with an average of 1.8. One foot-candle is equal to one lumen per square foot.

*A [revised photometrics plan](#), dated March 31, 2021, has been provided. The applicant has clarified/revised the following:

1. The proposed lighting fixtures will be International Dark Sky Association (IDA) compliant.
2. Exterior lighting will be on timers and will conform to condition 3.2.
3. The locations of the proposed B2-type fixtures are noted on the plans, and the C-type fixture diagram has been removed, since those are not being proposed.
4. The applicant agreed to lower the height of the B2 lighting fixture closest to the proposed loading dock from 18' to 14' above finished grade, so that less of the light would spill over the proposed 12' fence along the northern edge of the property.
5. Specifications for the type of lighting fixture above the loading dock door have been added to the plans.
6. An [elevation drawing](#) of the loading dock has been provided.

MVC condition 3.2: As offered by the Applicant, all exterior lighting, except for security lighting which shall be on motion detectors, shall be on timers and shall be turned off during the day as well as during the night from one hour after the store closes at night to one hour before it opens in the morning.

MVC condition 3.3: As offered by the Applicant, a final exterior lighting plan shall be submitted to and is subject to the approval of the LUPC prior to the issuance of a CO. It may be incorporated into the final landscaping plan.

VTA bus shelter: Plans for the bus shelter and benches show a single approximately 8'-high structure with wooden posts and beams, tempered glass walls and a shingled roof. The glass walls are transparent enough to see in and out and include a design with phragmites and lighthouses. The plans include two 6' benches with concrete legs and wooden slats. The VTA has signed off on the bus shelter plans. Plans for the benches include the following options:

Wood color: Natural, forest green, cocoa, custom stain

Leg color: Natural, terra cotta, brown, charcoal, custom

Leg finish: Natural, light sandblast, medium sandblast, heavy sandblast

*The [revised bus shelter plans](#), dated March 22, 2021, show the following:

1. Proposed wood color, leg color, and finish for the proposed bench.
2. Closer detail of the etched tempered glass panels in the bus shelter.

MVC condition 5.5: The Applicant shall develop a covered bus shelter at the western side of the development. The site location and design of the shelter should be approved by the VTA. The applicant shall report on the location and shelter design to the LUPC.