

PLANNING BOARD

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June 28, 2022

Martha's Vineyard Commission
P.O. Box 1447
Oak Bluffs, MA 02557

RE: Sam Dunn – 16 Union St.

Commissioners,

The Tisbury Planning Board continues to review the proposal for an outdoor restaurant located at 16 Union St. The Board conducted a site visit on June 10th, and discussed the project during a public hearing on June 15th.

During the site visit and public hearing the following concerns were raised by members of the board:

- The overall landscape plan lacks critical information pertaining to site amenities, configurations of walkways, plantings and other site features and may not conform to the original approved proposal
- Walkway edges and fencing choices may restrict access to abutting properties and may encroach on existing equipment as well as municipal wastewater easements and equipment
- There is a pressing need for an engineered grade elevation plan for the entire property which at this point should be concurrently done with a current conditions engineered survey
- Stormwater issues associated with impervious walkways, Taqueria awnings and decking may direct water onto abutting properties as this newest proposal covers over the largest green space in the original proposal and changes in the field to the originally planned landscape plan seemed apparent at the site visit, as well as areas that lacked a final determination of finishes and layout
- Stormwater runoff from abutting properties enters the applicant property and adds to the stormwater loading on the site

- Solid waste and the use of wastewater flow for a “fast food” restaurant still need to be resolved. The board feels that in an effort to use less sewer flow we will create and add to a solid waste problem with single use serving items

In light of these concerns we have voted to have an independent stormwater peer review of the proposed stormwater system (we have not received as of this writing an updated stormwater plan). We would like the review of the stormwater plan to be part of the public hearing. We would further like to see a complete site and landscaping plan, before the project end, for after the fact it would be harder to resolve potential conflicts. In this light we would like review and approval of the landscape plan prior to the issuance of a building permit and ideally as part of the public hearing process.

Sincerely,

A handwritten signature in black ink that reads "Ben Robinson". The signature is written in a cursive style with a long, sweeping underline.

Ben Robinson
Planning Board Chair