Vineyard Wind Maintenance Building
DRI 81-M3

Martha’s Vineyard Commission
July 7, 2022

Vineyard Wind Maintenance Building

Owner: Harborwood LLC (Sam Dunn); Vineyard Wind would assume ownership upon receipt of MVC and Conservation Commission approvals

Applicant: Harborwood LLC (Sam Dunn); Vineyard Wind 1 LLC (Sarah Schweitzer, Jack Arruda), Foth Engineering (Carlos Pena), Vineyard Power (Richard Andre)

Proposal: Construction of Vineyard Wind operations and maintenance building

Zoning: Waterfront Commercial

Permits: Building permit, sewer flow approval (Select Board), Conservation Commission approval

Checklist: 3.1b (3,500+ ft^2 commercial development), 3.4b (Storage of fuel/hazardous materials)

Mandatory review

LUPC: 4/11/22, 5/10/22 – Voted to engage peer review for stormwater, and to waive independent traffic study

Site visit: 5/4/22

Hearing: 6/16/22, 7/7/22

Additions since first hearing date

- Response to questions during 6/16/22 hearing
- Repackaged plan set (floorplans, elevations, renderings)
- Letter from applicant regarding public access for bike path between Beach Road and Lagoon Pond Road
- Memo from engineer regarding zoning, stormwater, floodplain construction, utilities, fire access, landscaping
- Examples of other O&M facilities
- Applicant presentation for 7/5/22 hearing
- Response to additional staff questions
- Updated staff report

Questions raised at 6/16/22 hearing

1. Space analysis comparing the originally proposed building at the Tisbury Marine Terminal to the currently proposed building, including information about why the current proposal is larger.
2. Statement explaining why the proposed access road is four feet from property line (in regard to bike path discussion).
3. Statement regarding the shared-use path discussion, and whether there would be space for such a path east of the proposed access road.
4. Confirmation from the town that a sewer permit has been applied for.

Additional staff questions

- List of proposed exterior materials
- Confirmation of square footage breakdown
- Confirmation as to whether a pedestrian ramp is still proposed for the western side of the building
- Clarification about purpose of facility
- Clarification about whether the driveway will be used for outdoor storage

Beach - Lagoon Shared Use Path Link

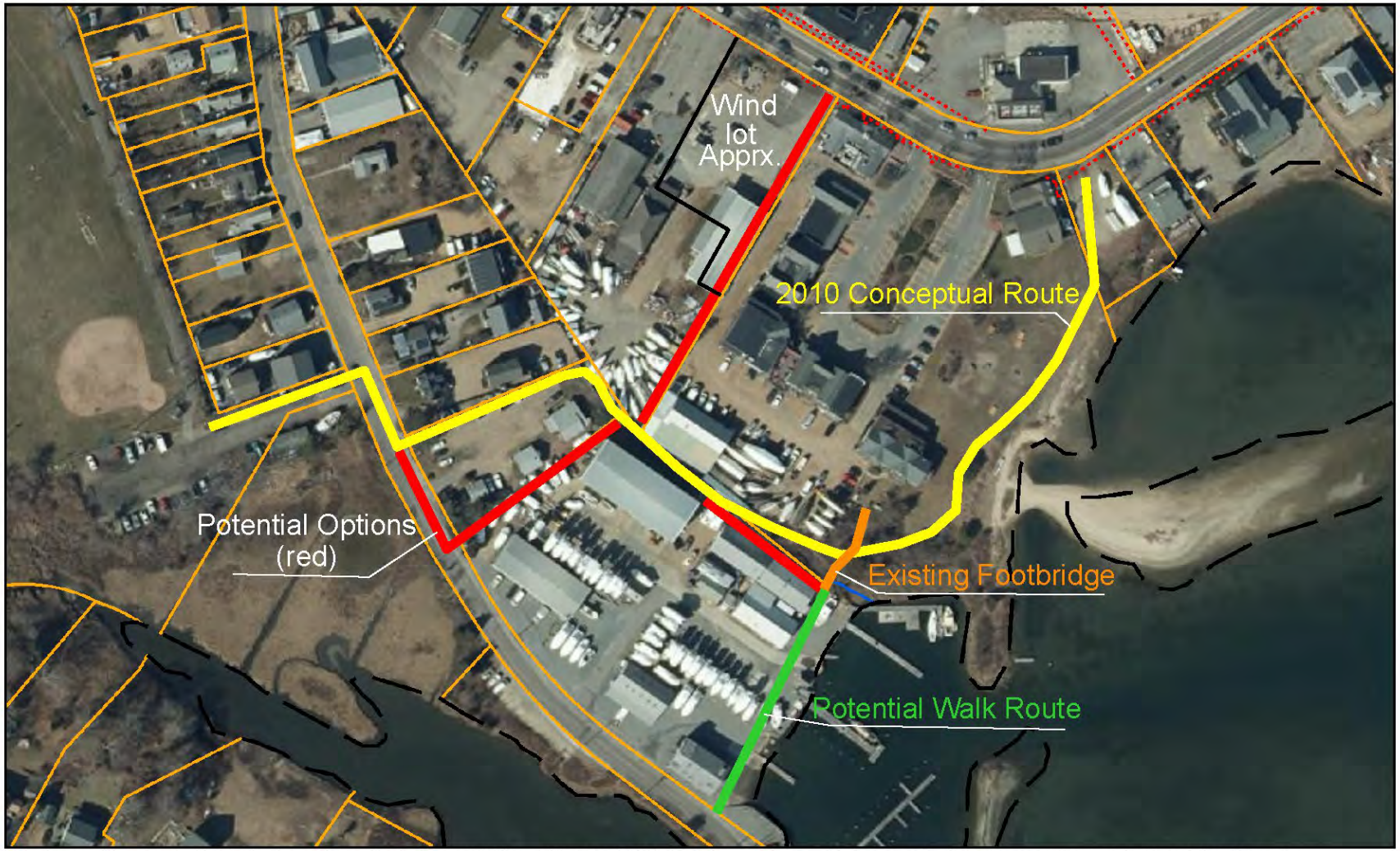
Tisbury, MA

1 inch = 150 Feet

May 6, 2022

0 150 300 450

www.cai-tech.com



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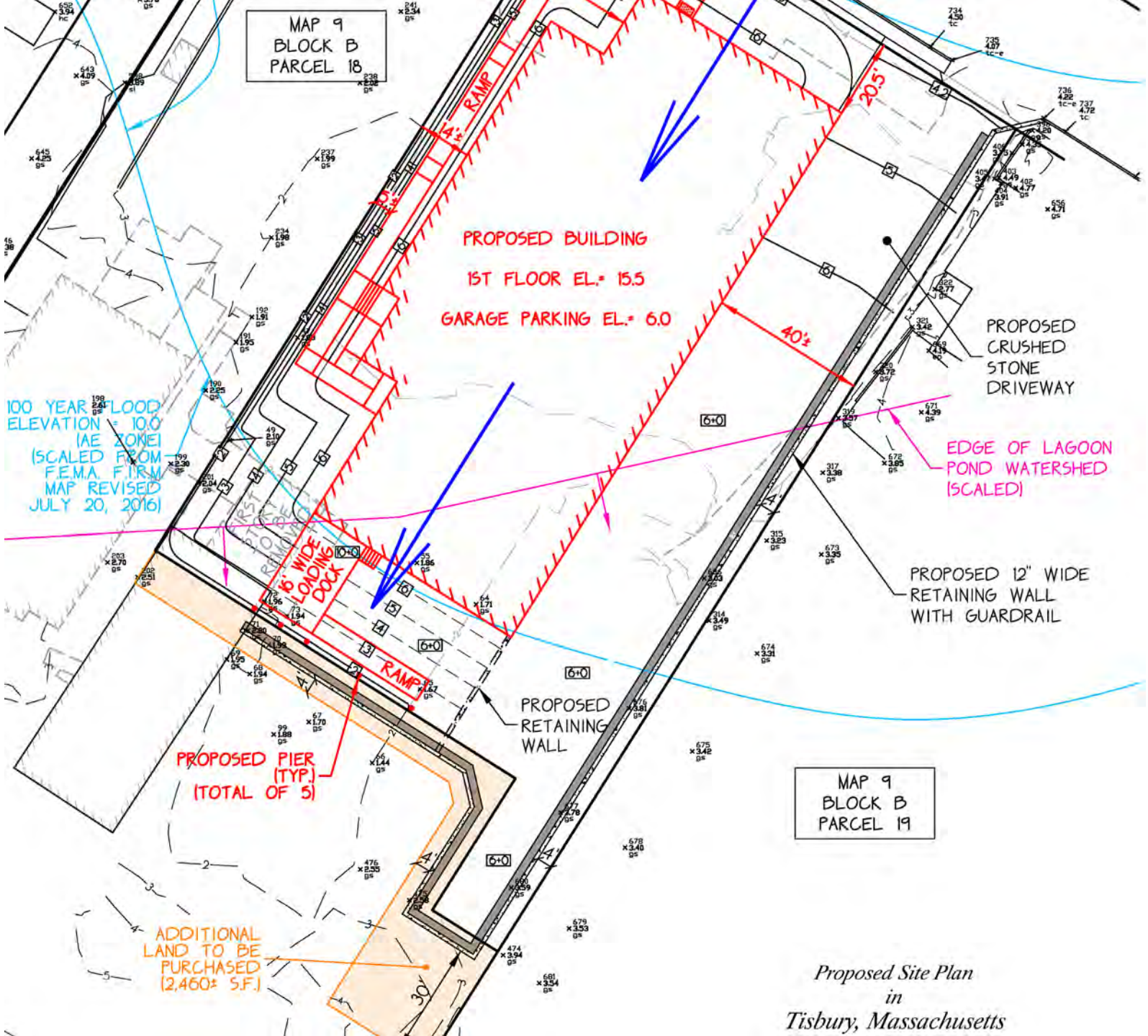

Proposed Site Plan
in
Tisbury, Massachusetts

VINEYARD WIND -
Marine Support Terminal
69 Beach Road Tisbury, MA

Aerial Perspective - Loading Dock
Exterior Rendering
June, 15 2022

Saltonstall Architects


Tisbury, MA
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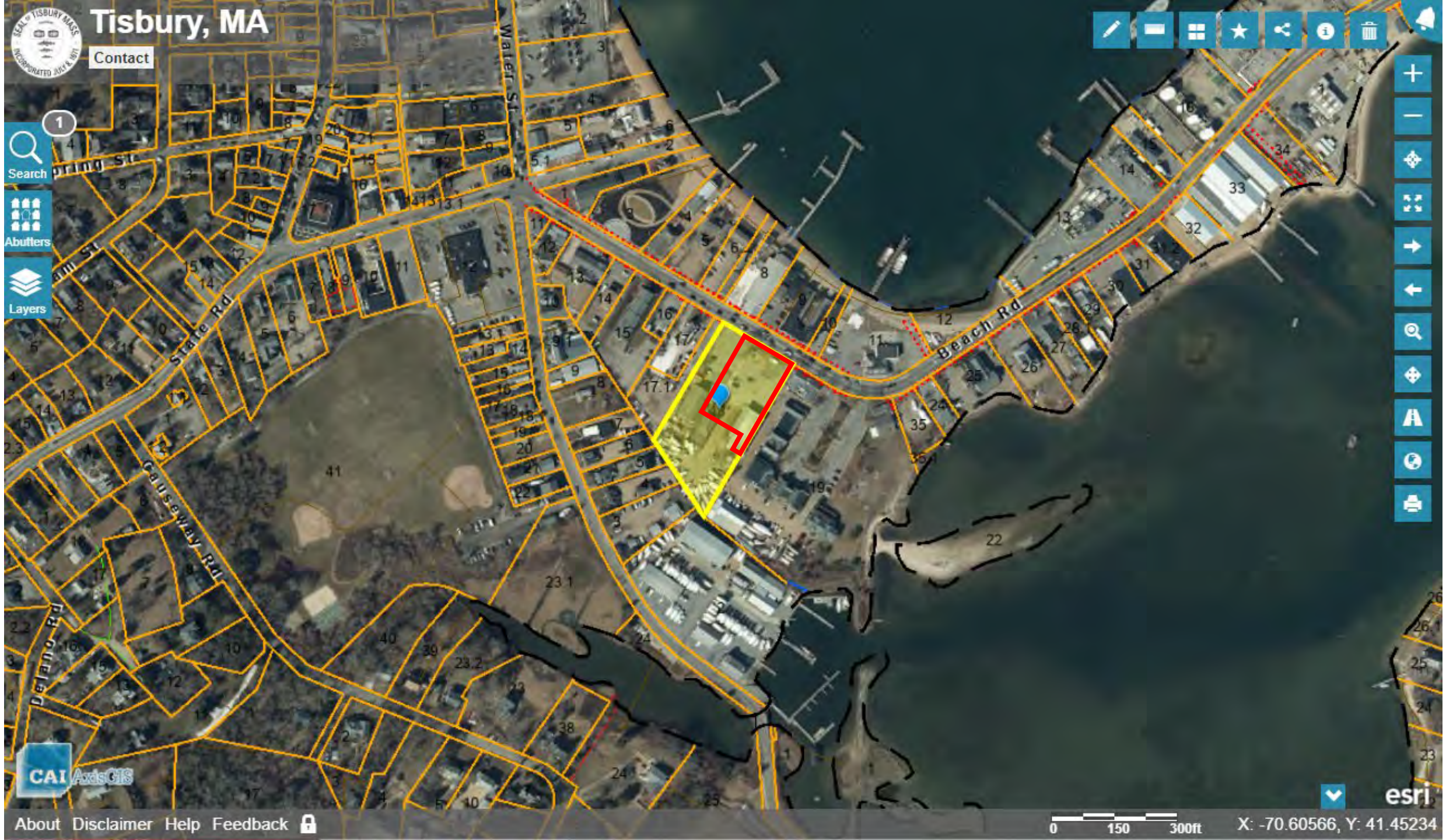
Reference slides


Tisbury, MA
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Spring St
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Causeway Rd
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Tisbury, MA
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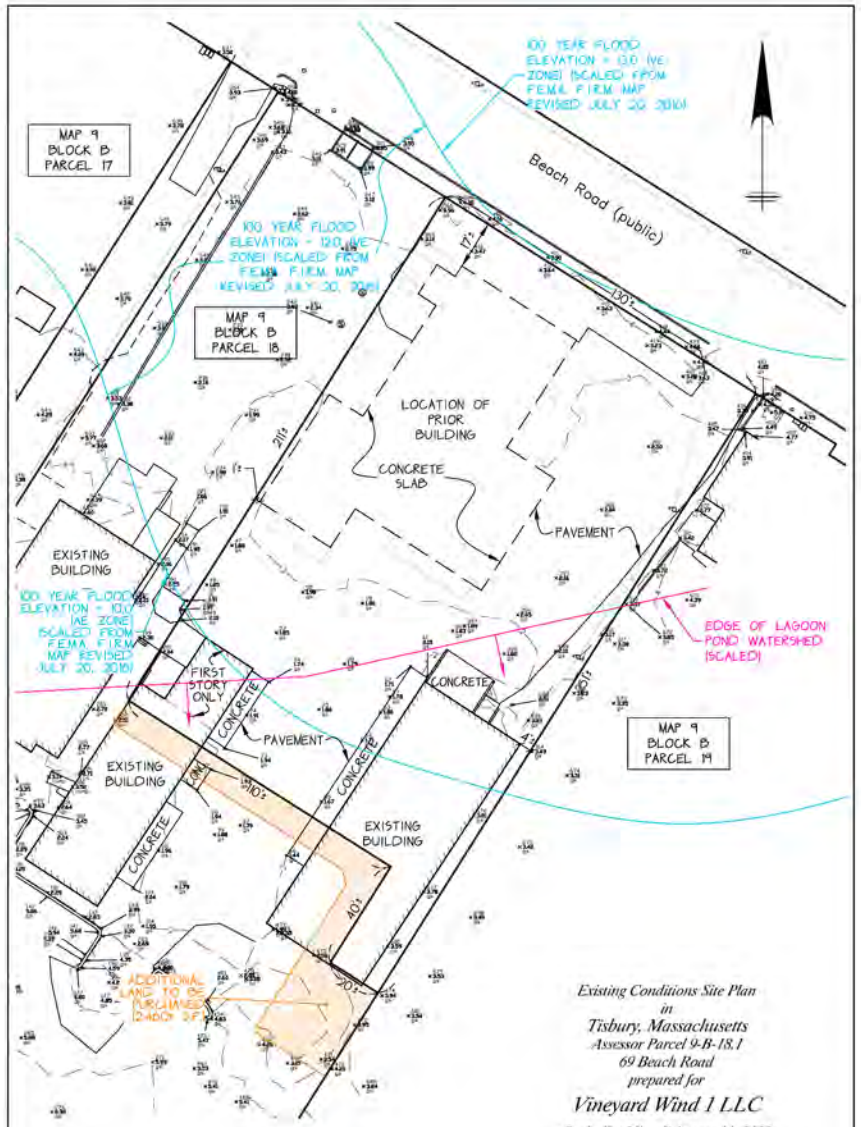
About Disclaimer Help Feedback
0 30 60ft
X: -70.60065, Y: 41.45178

Project history

- Property was subdivided into two lots with MVC approval in 2021, and Lot 1 was relabeled 69 Beach Road (Map 9, Block B, Lot 18.1).
- Lot 1 includes most of a 4,000 ft^2 commercial building constructed in 1978, and part of a smaller commercial building toward the back of the site.
- A large commercial building toward the front of the site was removed in 2019.
- Property is currently used for parking, commercial storage, and a food truck.
- Prior to subdivision, the property had been the subject of a DRI involving 52 residential units, but that proposal has been on hold since 2020.



Existing Conditions Site Plan
in
Tisbury, Massachusetts
Assessor Parcel 9-B-18.1
69 Beach Road
prepared for

Vineyard Wind 1 LLC

Scale 1"=30' *February 11, 2022*
Revision Date *May 16, 2022*

Sourati Engineering Group LLC

P.O. Box 4458
107 Beach Road, Suite 202
Vineyard Haven, MA 02568
Phone (508) 693-9933 *Fax (508) 693-4933*

NOTES:
1. LOT AREA: 28,185± S.F.
ADDITIONAL LAND TO BE PURCHASED: 2,460± S.F.
TOTAL: 30,644± S.F.
2. DATUM: NAVD88.

Job No. 102660

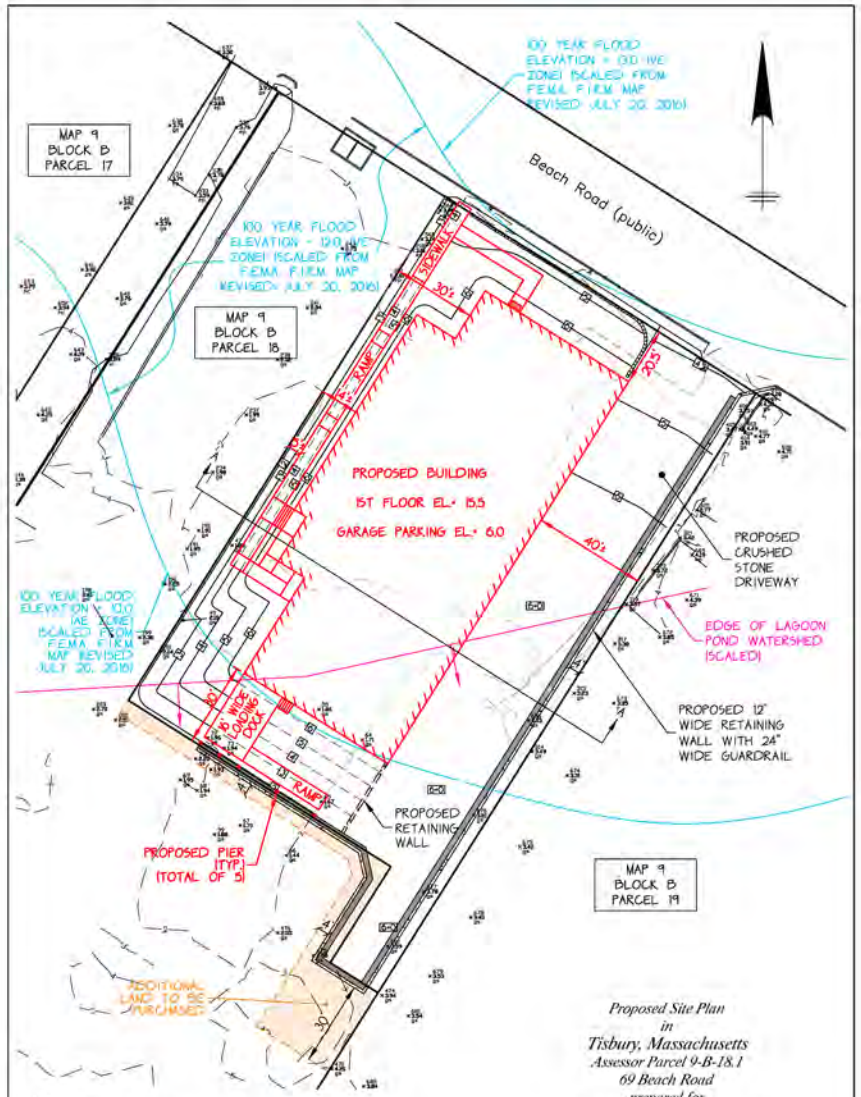
C.1

Proposal

- Construct an approximately 36,000 ft^2 operations and maintenance building to support the Vineyard Wind project south of the Island, including office space, storage, and parking.
- The property is mostly within the FEMA VE flood zone and the building would be elevated two feet above the base flood elevation, with parking below.
- Part of a larger operations and maintenance system for Vineyard Wind, including the expansion of the Tisbury Marine Terminal at 91 Beach Road (approved as DRI 277-M in 2021), and the development of a helicopter hangar at the Martha's Vineyard Airport (under review as DRI 726).

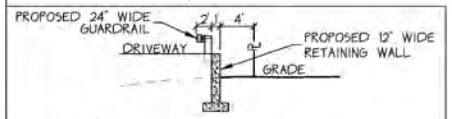
Proposal: Square footage breakdown

Footprint	**11,200 ft^2**
Lower floor parking	11,200 ft^2
Main floor interior	10,800 ft^2
Warehouse	5,900 ft^2
Support access	2,450 ft^2
Locker rooms	1,250 ft^2
Meeting room/canteen	1,200 ft^2
Upper floor office area	2,900 ft^2



NOTES:

1. LOT AREA: 28,274± S.F.
2. DATUM: NAVD88.
3. TOP OF RETAINING WALL MUST NOT EXCEED 30" IN HEIGHT. MINOR FILLING ON ADJACENT PROPERTIES IS REQUIRED.



RETAINING WALL SECTION (TYP.)
SCALE: 1"=10'

Proposed Site Plan
in
Tisbury, Massachusetts
Assessor Parcel 9-B-18.1
69 Beach Road
prepared for

Vineyard Wind 1 LLC

Scale 1"=30' April 15, 2022

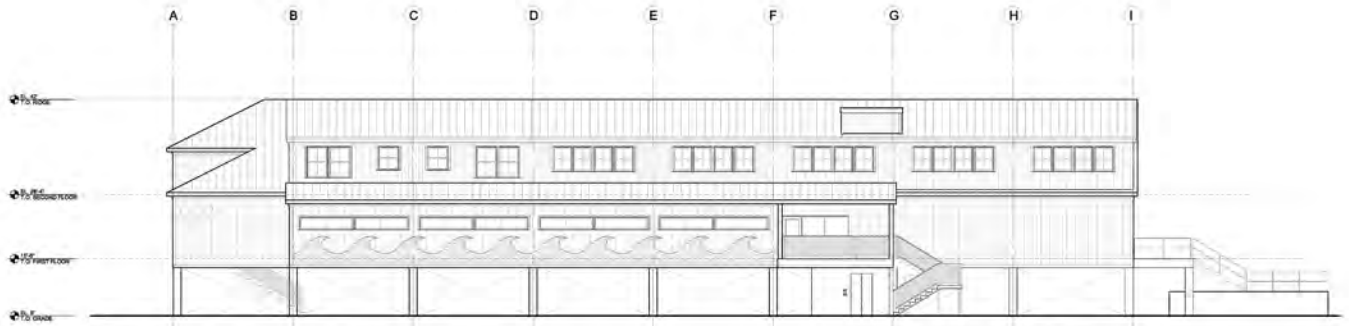
Sourati Engineering Group LLC

P.O. Box 4458
107 Beach Road, Suite 202
Vineyard Haven, MA 02568
Phone (508) 693-9933 Fax (508) 693-4933

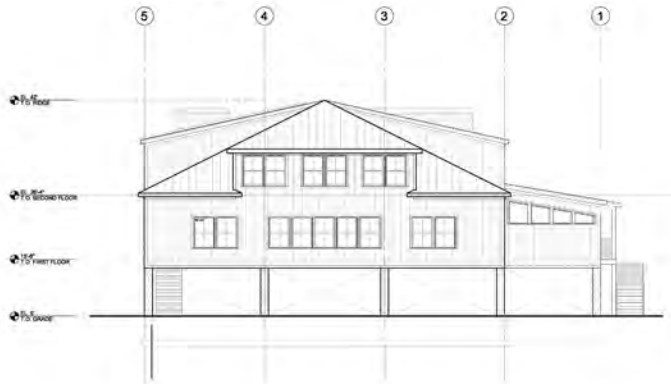
Job No. 102560

C.2

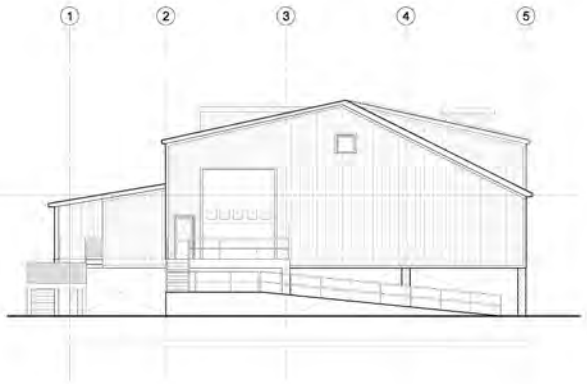
REVISED



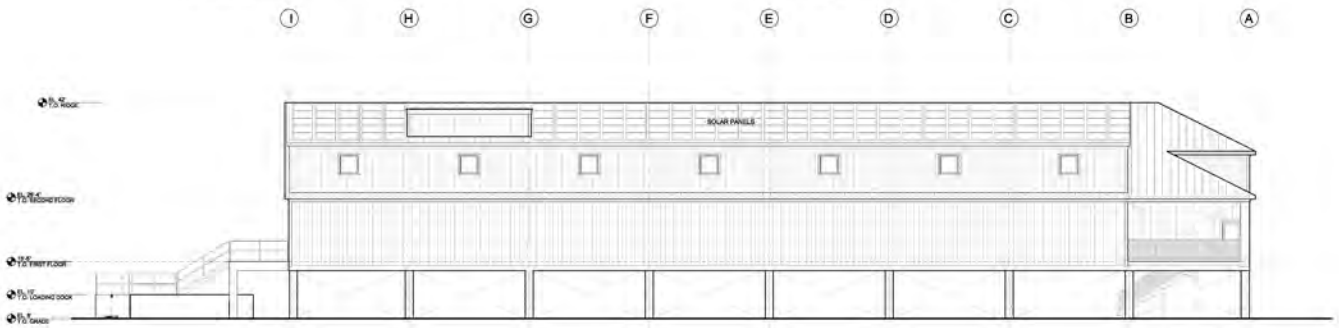
1 WEST ELEVATION
SCALE 1/8" - 1'-0"



2 NORTH ELEVATION
SCALE 1/8" - 1'-0"



3 SOUTH ELEVATION
SCALE 1/8" - 1'-0"



4 EAST ELEVATION
SCALE 1/8" - 1'-0"

Saltonstall Architects

NEW CONSTRUCTION
VINEYARD WIND
69 BEACH ROAD
TISBURY, MA

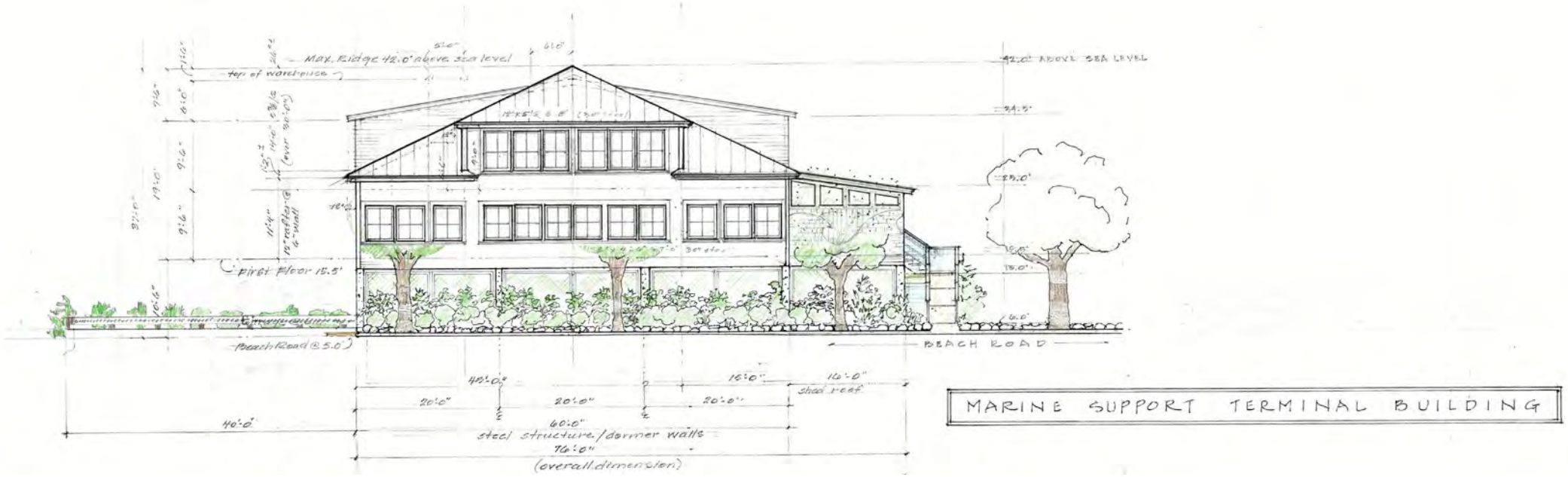
NO.	DATE	ISSUE /REV.

DATE:	8/15/2022
DRAWN :	WLC
CHECKED :	W.W.S.
SCALE :	AS NOTED
JOB NO. :	2022-001
FILE NO. :	

EXTERIOR ELEVATIONS

DRAFT
A-2.0

PREVIOUS



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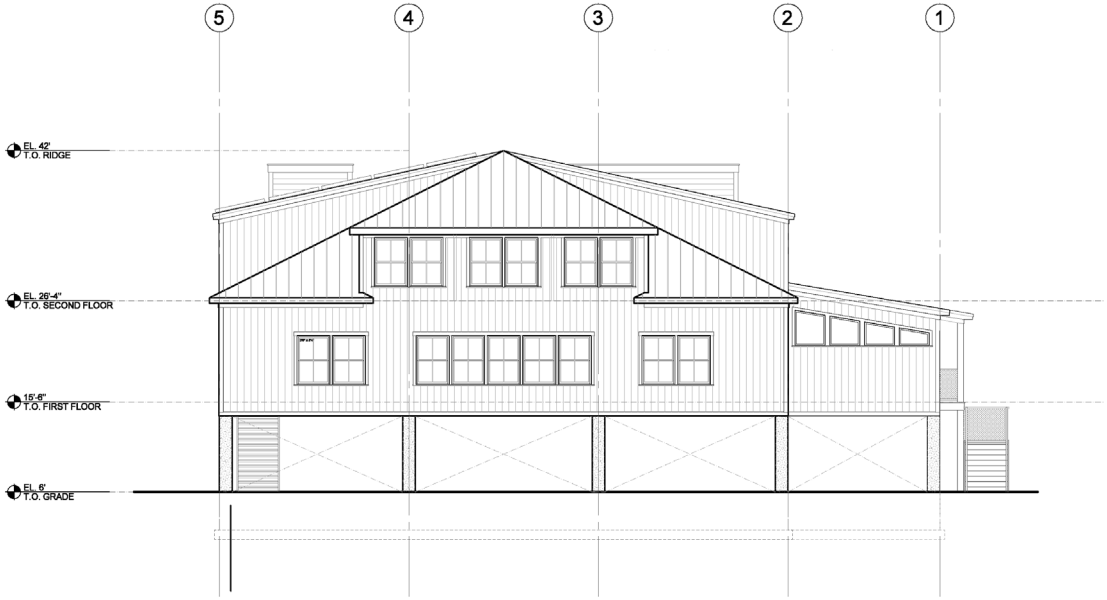
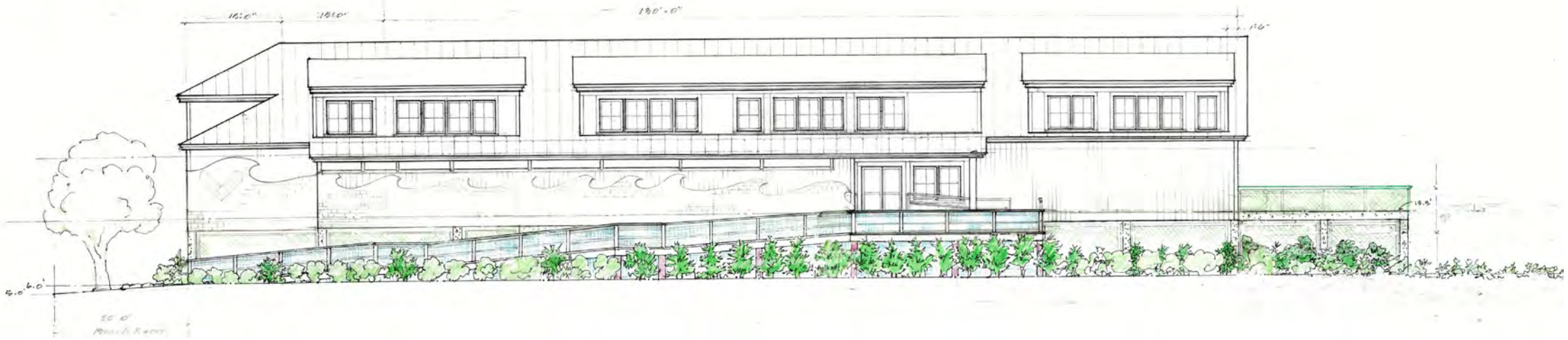


2 NORTH ELEVATION
SCALE 1/8" - 1'-0"

PREVIOUS



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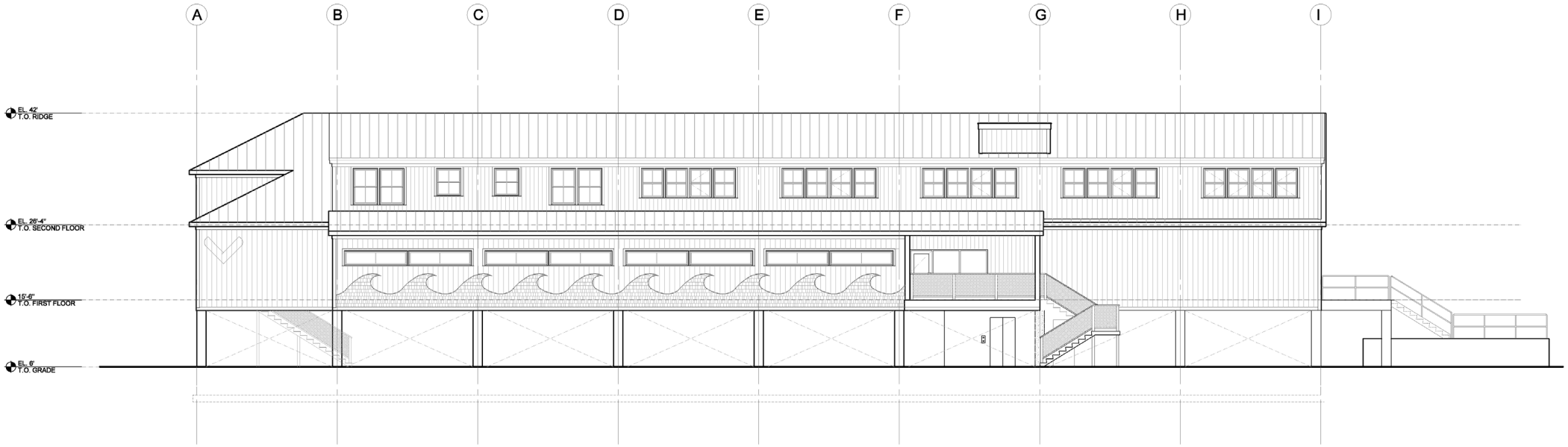

1 WEST ELEVATION
SCALE 1/8" - 1'-0"

PREVIOUS

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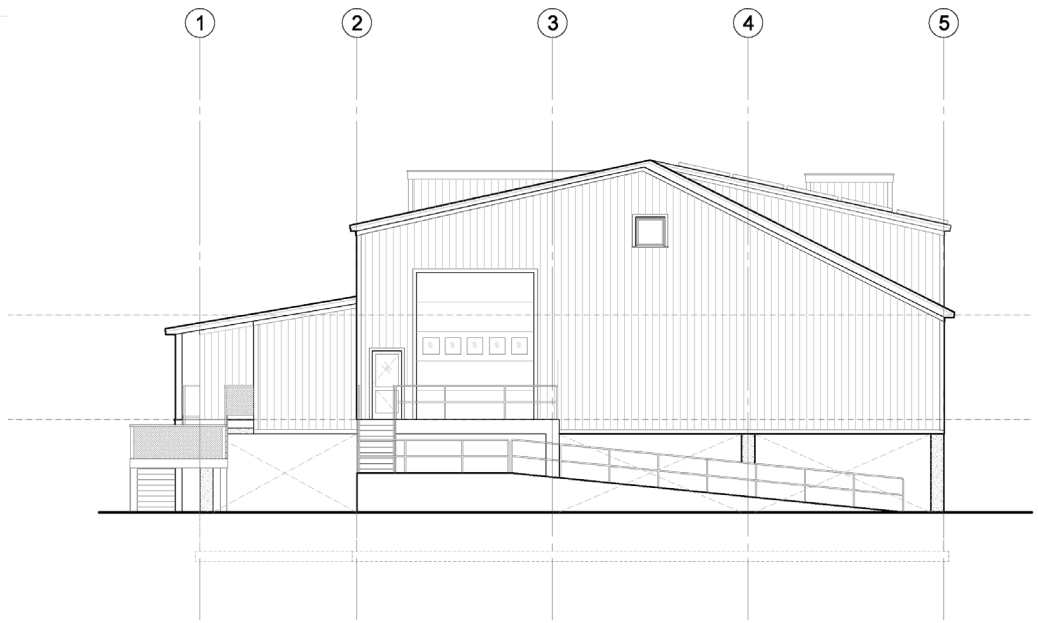
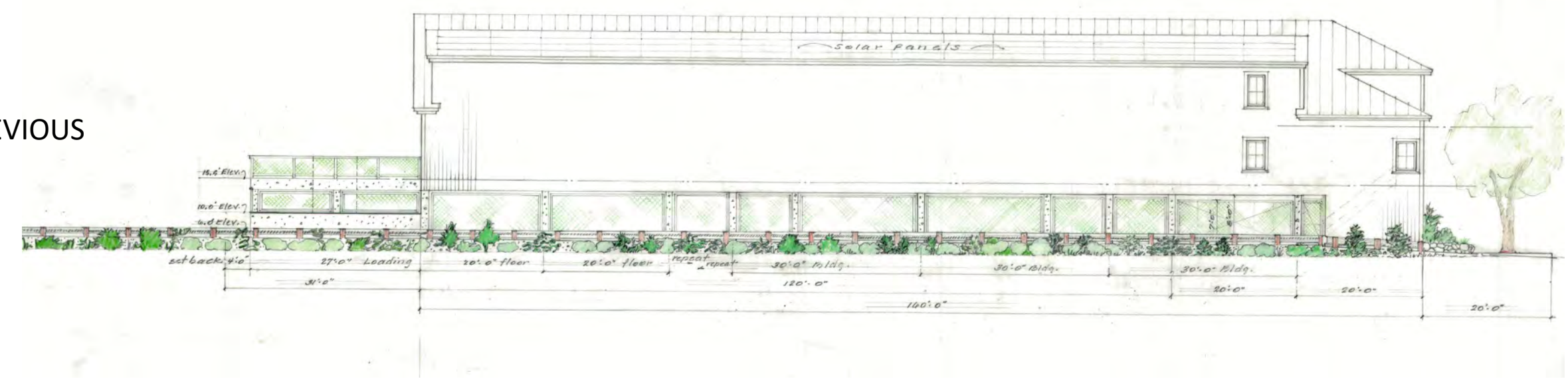


3 SOUTH ELEVATION
SCALE 1/8" = 1'-0"

PREVIOUS



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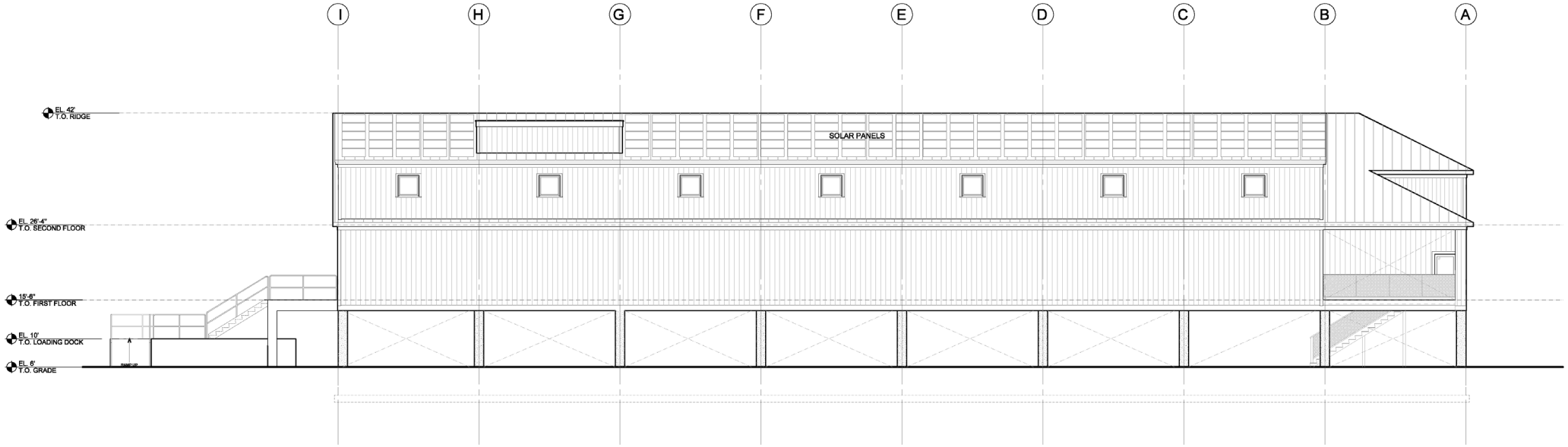
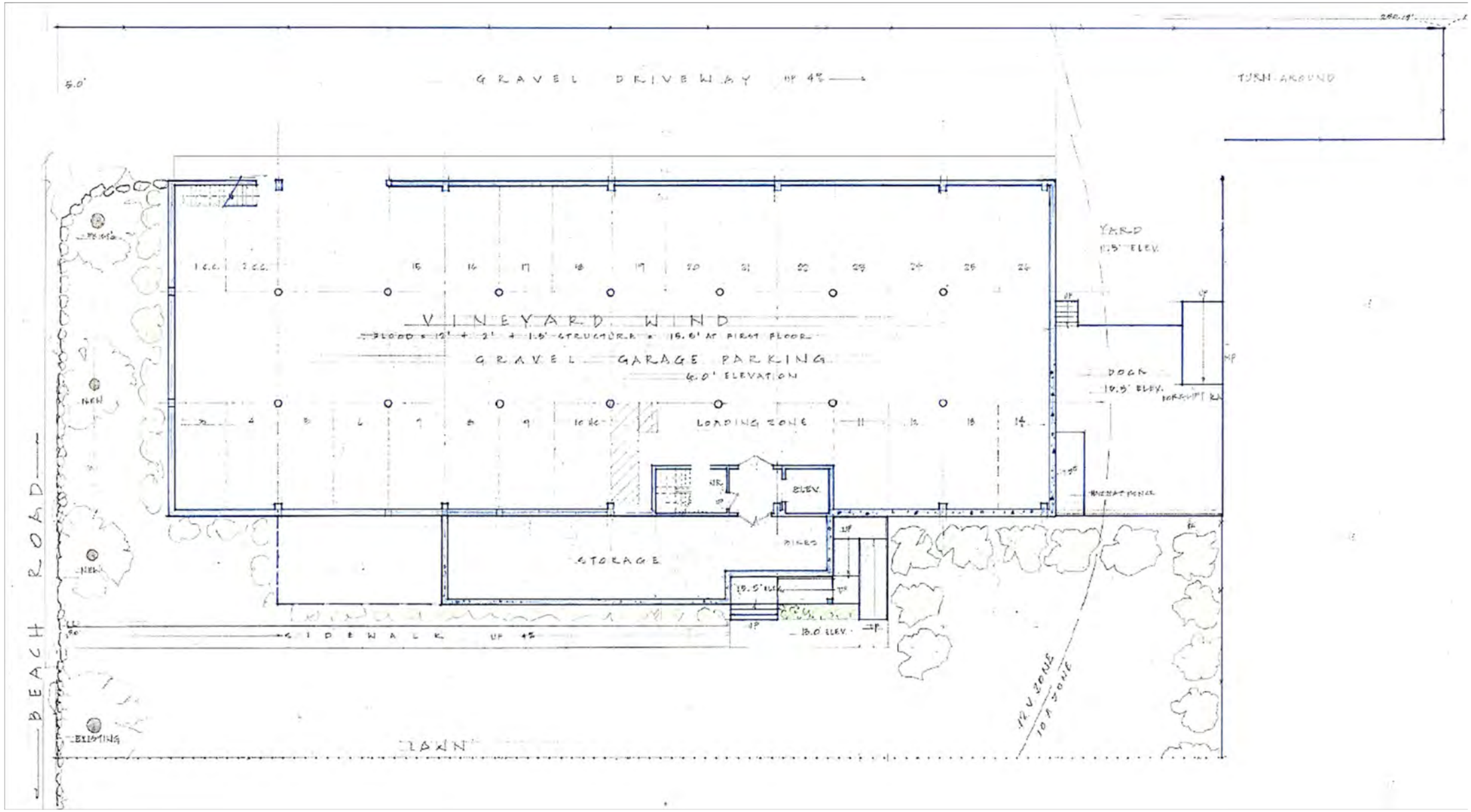
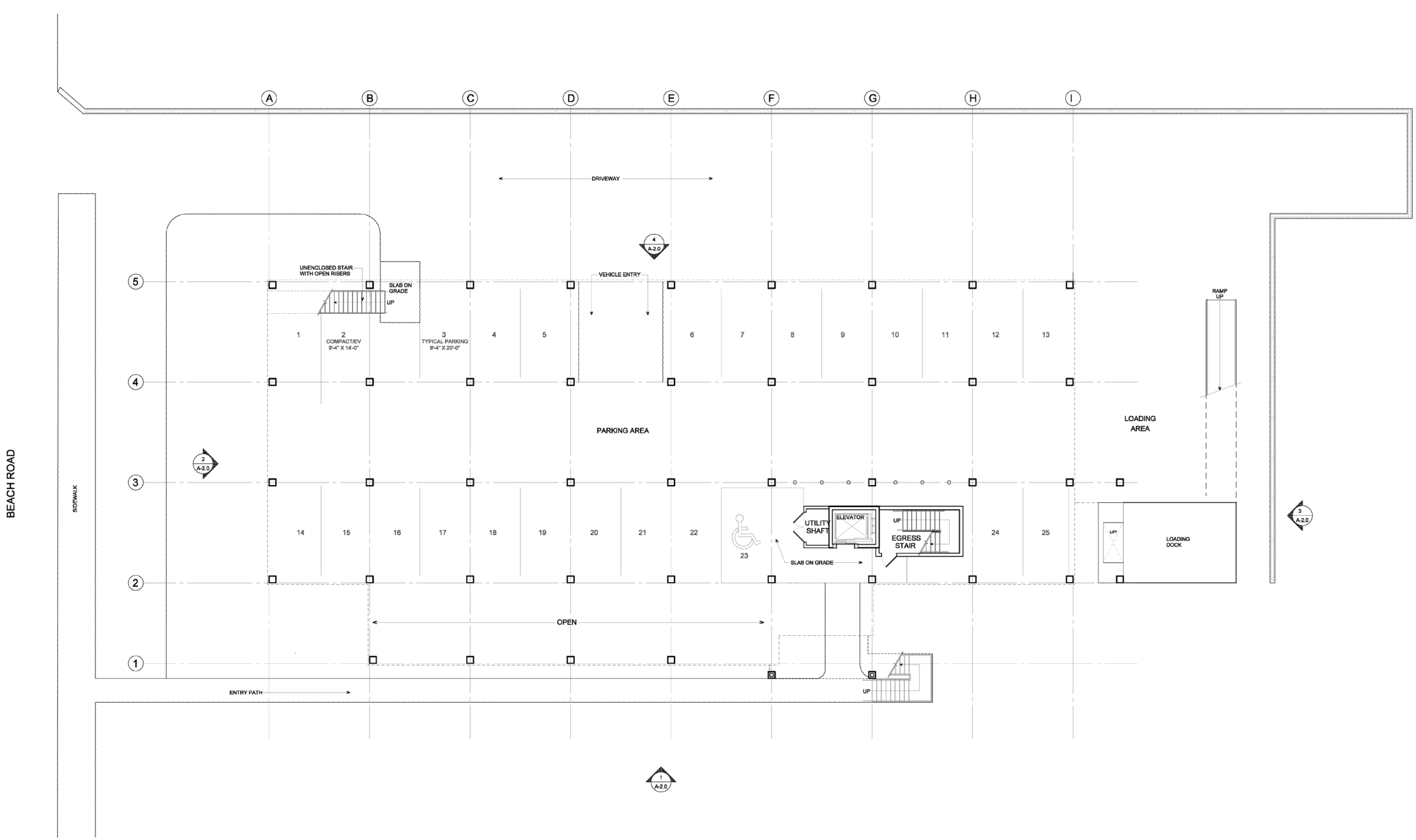


4 EAST ELEVATION
SCALE 1/8" - 1'-0"

PREVIOUS


GRAVEL DRIVEWAY UP 4%
TURN AROUND
VINEYARD WIND
GRAVEL GARAGE PARKING
6.0' ELEVATION
LOADING ZONE
ELEV.
STORAGE
YARD
DOCK
SIDEWALK UP 4%
BEACH ROAD
LAWN
12 V ZONE
10 A ZONE

REVISED

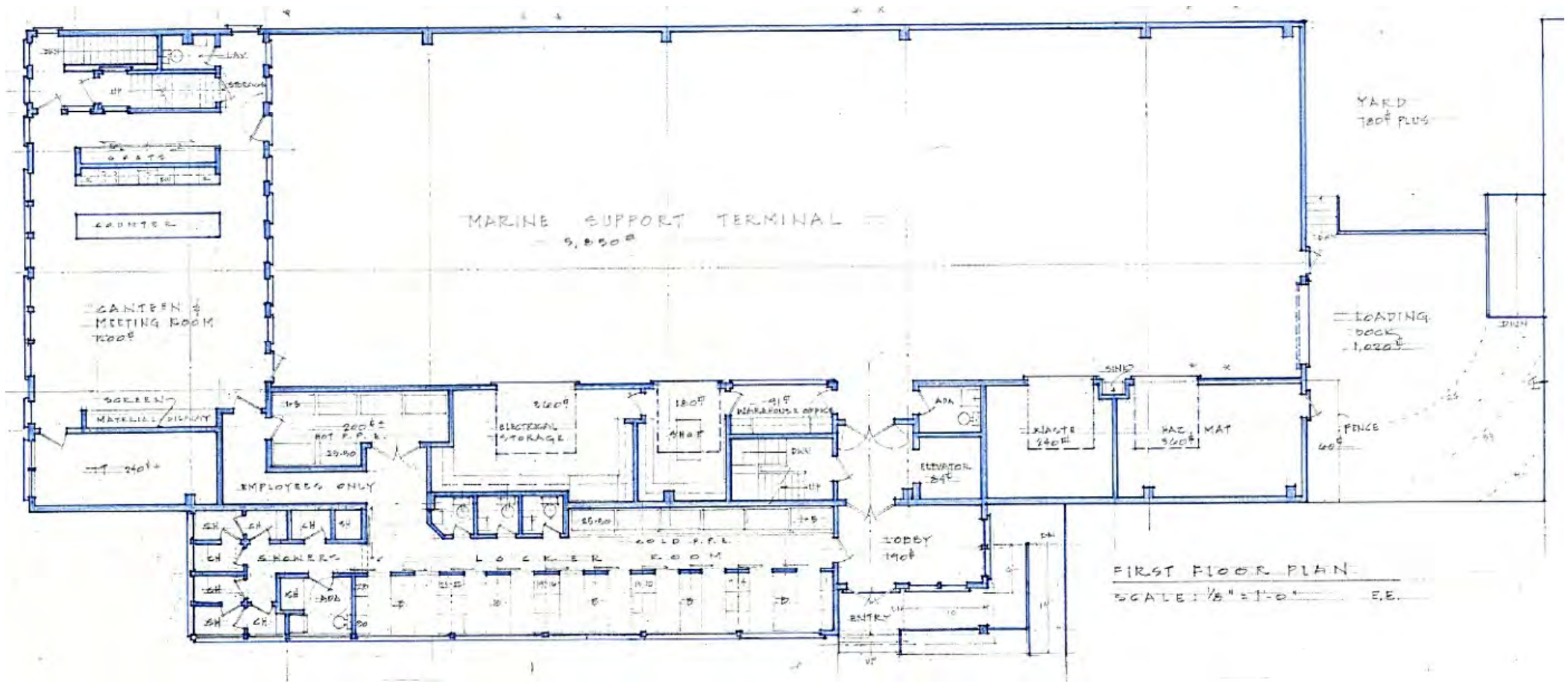


PROJECT
NORTH

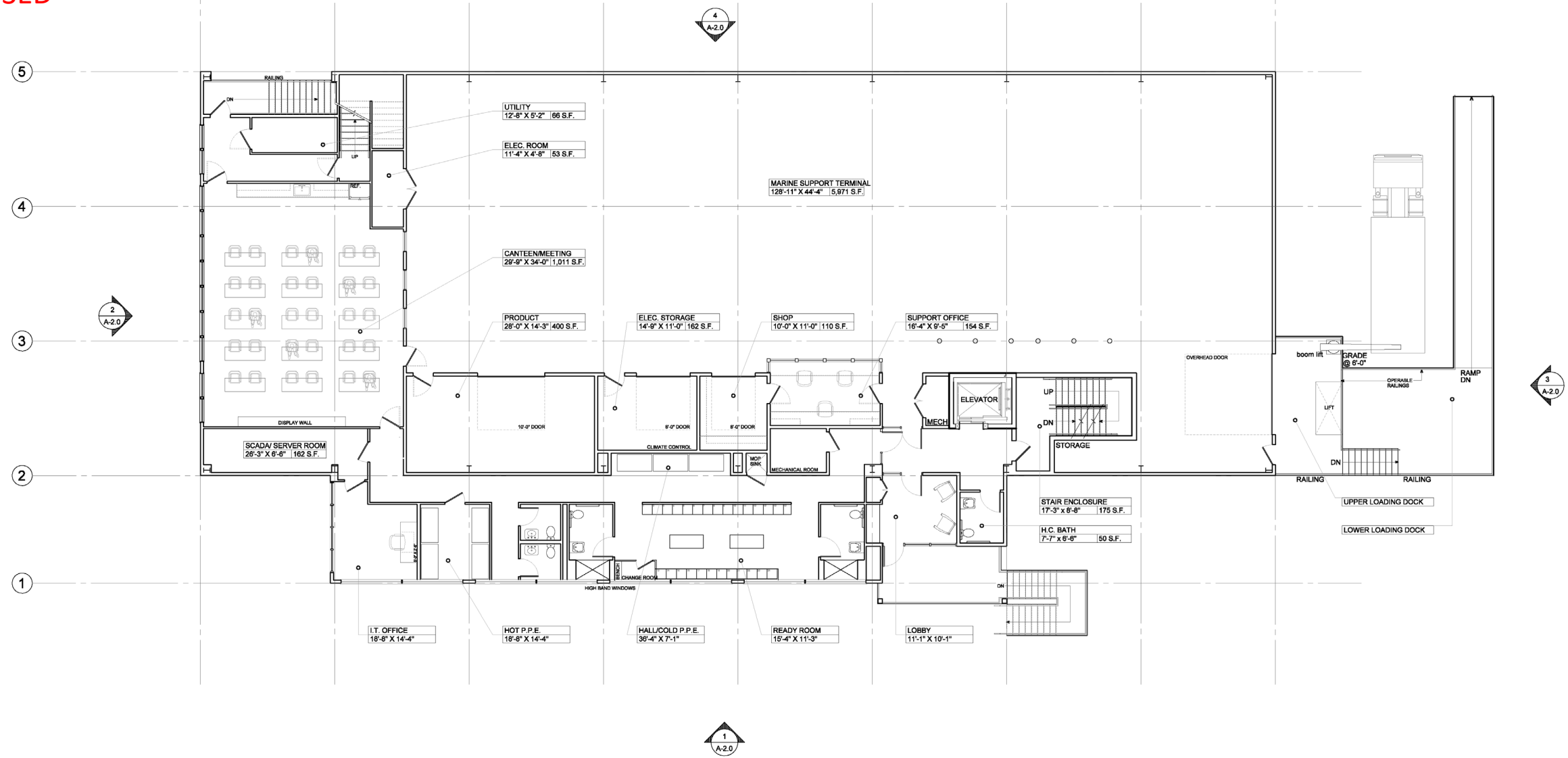
PARKING LEVEL PLAN

SCALE 1/8" - 1'-0"
ENCLOSED AREA: 204 S.F.

PREVIOUS


MARINE SUPPORT TERMINAL
5,050#
YARD
780# PLUS
CANTEEN &
MEETING ROOM
700#
COUNTER
SCREEN
MATERIALS DISPLAY
240#
EMPLOYEES ONLY
200# ±
HOT F.P.E.
ELECTRICAL
STORAGE
180#
WAREHOUSE OFFICE
ADA
ELEVATOR
24#
WASTE
240#
HAZ. MAT
960#
MAT
FENCE
LOADING
DOCK
1,020#
SHOWERS
LOCKER ROOM
COLD F.P.E.
LOBBY
190#
ENTRY
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
E.E.

REVISED

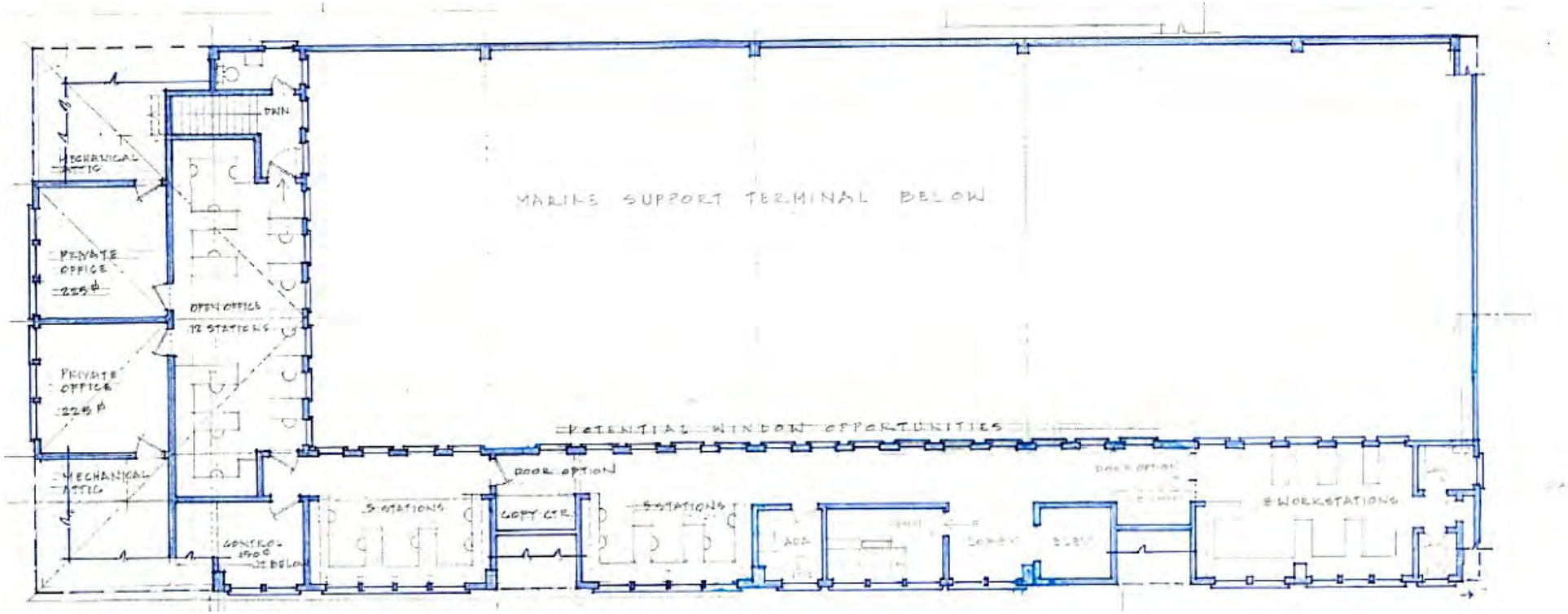


PROJECT NORTH

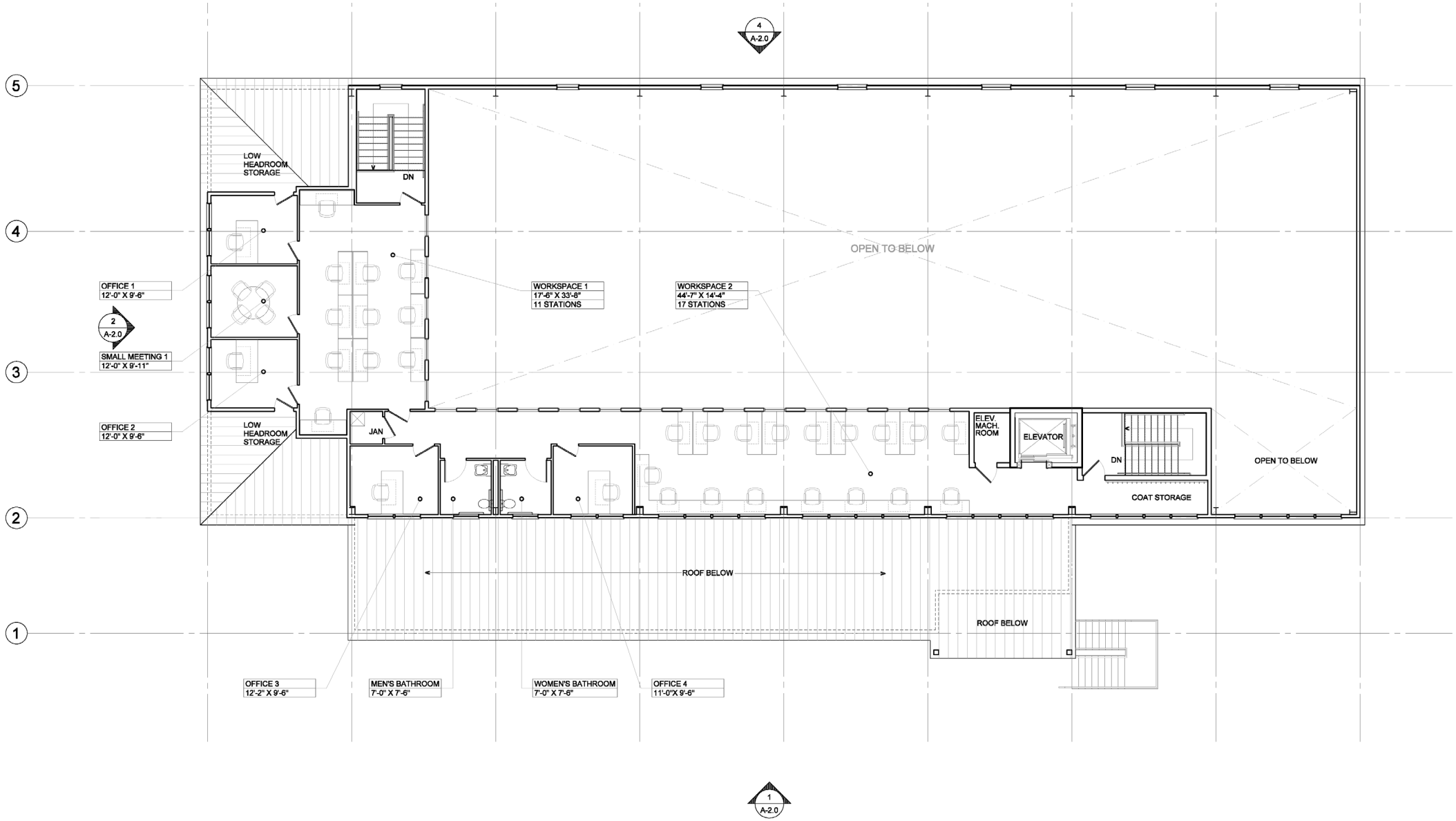
FIRST FLOOR PLAN

SCALE 1/8" - 1'-0" FIRST FLOOR AREA: 11,100 S.F.

PREVIOUS


MARINE SUPPORT TERMINAL BELOW
MECHANICAL ATTIC
PRIVATE OFFICE
OPEN OFFICE
12 STATIONS
PRIVATE OFFICE
MECHANICAL ATTIC
POTENTIAL WINDOW OPPORTUNITIES
DOOR OPTION
3 STATIONS
COPY CTR.
5 STATIONS
8 WORKSTATIONS

REVISED



PROJECT NORTH

SECOND FLOOR PLAN

SCALE 1/8" - 1'-0"

TOTAL 3RD FLOOR AREA:	9,600 S.F.
USEABLE 3RD FLOOR AREA:	3,184 S.F.

REVISED

VINEYARD WIND -
Marine Support Terminal
69 Beach Road Tisbury, MA

Street Perspective - Looking East
Exterior Rendering
June, 15 2022

Saltonstall Architects

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VINEYARD WIND -
Marine Support Terminal
69 Beach Road Tisbury, MA

Street Perspective - Front View
Exterior Rendering
June, 15 2022

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VINEYARD WIND -
Marine Support Terminal
69 Beach Road Tisbury, MA

Street Perspective - Looking West
Exterior Rendering
June, 15 2022

Saltonstall Architects

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VINEYARD WIND -
Marine Support Terminal
69 Beach Road Tisbury, MA

Aerial Perspective - West Entry
Exterior Rendering
June, 15 2022

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VINEYARD WIND -
Marine Support Terminal
69 Beach Road Tisbury, MA

Aerial Perspective - Loading Dock
Exterior Rendering
June, 15 2022

Saltonstall Architects

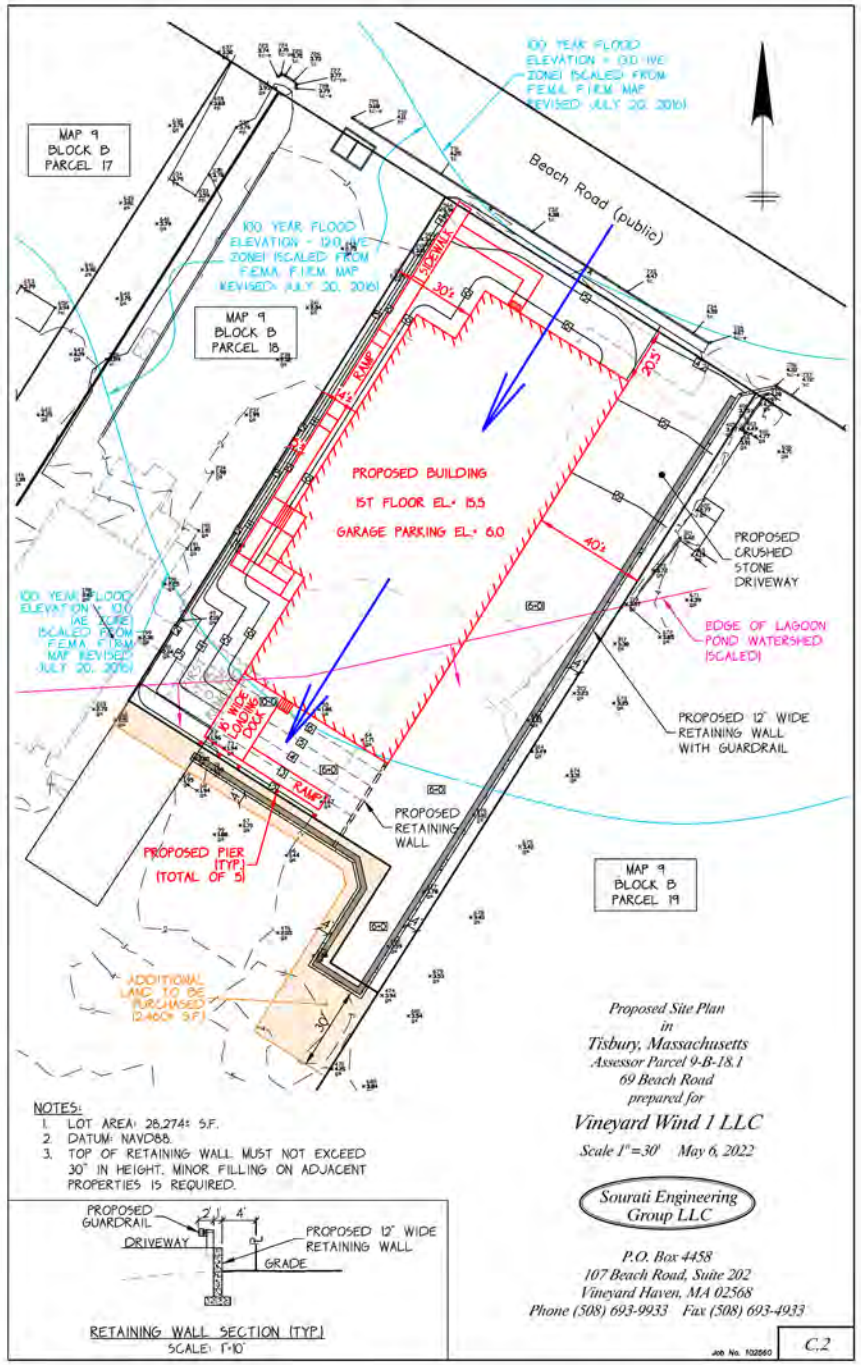
Planning concerns

- Stormwater and drainage
- Wastewater
- Traffic and transportation
- Economic development and housing
- Energy
- Character and identity
- Landscape and lighting

Stormwater and drainage

- The site is mostly within the FEMA VE flood zone.
- The area currently has about a 25-50% annual chance of flooding, which will likely increase to 50-75% by 2030, and to more than 75% by 2070. (The building has an expected lifespan of 60+ years with proper maintenance.)
- First floor of the proposed building would be elevated two feet above the current base flood elevation, as required under the state building code, with parking below.
- The parking area would be at least partly open on all sides to allow floodwaters to pass through, with the bottom of openings level with the parking surface. The applicant has stated that the openings will not be covered with breakaway fencing.
- The project is designed according to the 2016 FEMA Flood Insurance Rate Maps, which do not account for sea-level rise or storm surge.

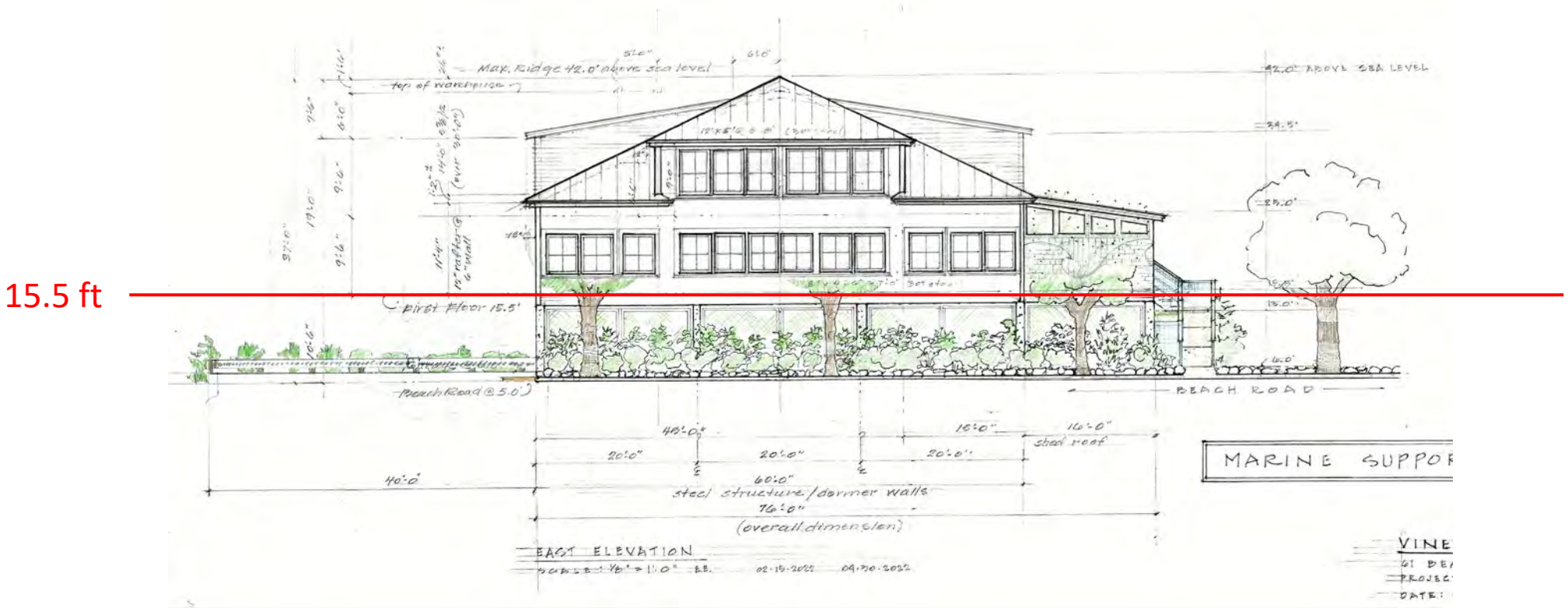
Proposed


MAP 9
BLOCK B
PARCEL 17
MAP 9
BLOCK B
PARCEL 18
MAP 9
BLOCK B
PARCEL 19
Beach Road (public)
100 YEAR FLOOD ELEVATION = 13.0 (VE ZONE) (SCALED FROM FEMA FIRM MAP REVISED JULY 20, 2016)
100 YEAR FLOOD ELEVATION = 12.0 (VE ZONE) (SCALED FROM FEMA FIRM MAP REVISED JULY 20, 2016)
100 YEAR FLOOD ELEVATION = 10.0 (AE ZONE) (SCALED FROM FEMA FIRM MAP REVISED JULY 20, 2016)
SIDEWALK
30'
RAMP
45'
20.5'
40'
PROPOSED BUILDING
1ST FLOOR EL. = 15.5
GARAGE PARKING EL. = 6.0
PROPOSED CRUSHED STONE DRIVEWAY
EDGE OF LAGOON POND WATERSHED (SCALED)
PROPOSED 12' WIDE RETAINING WALL WITH GUARDRAIL
10' WIDE LOADING DOCK
RAMP
PROPOSED RETAINING WALL
PROPOSED PIER (TYP.) (TOTAL OF 5)
ADDITIONAL LAND TO BE PURCHASED (2,460± S.F.)
30'
NOTES:
1. LOT AREA: 28,274± S.F.
2. DATUM: NAVD88.
3. TOP OF RETAINING WALL MUST NOT EXCEED 30" IN HEIGHT. MINOR FILLING ON ADJACENT PROPERTIES IS REQUIRED.
PROPOSED GUARDRAIL
DRIVEWAY
2'
4'
PROPOSED 12' WIDE RETAINING WALL
GRADE
RETAINING WALL SECTION (TYP.)
SCALE: 1"=10'
Proposed Site Plan
in
Tisbury, Massachusetts
Assessor Parcel 9-B-18.1
69 Beach Road
prepared for
Vineyard Wind 1 LLC
Scale 1"=30' May 6, 2022
Sourati Engineering Group LLC
P.O. Box 4458
107 Beach Road, Suite 202
Vineyard Haven, MA 02568
Phone (508) 693-9933 Fax (508) 693-4933
Job No. 102560
C.2

Stormwater and drainage

Projected flood elevations for the property (accounting for sea-level rise and 100-year storm) would likely be about 11.5 feet above NAVD88 in 2050, and 13.5 feet in 2070.

- *Based on MassDOT Flood Risk Model and "High" mean sea-level scenario (consistent with standards adopted by ResilientMA and MA Coastal Zone Management.*
- *Projected flood elevations would be lower than proposed first floor.*



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VINEYARD WIND -
Marine Support Terminal
69 Beach Road Tisbury, MA

Aerial Perspective - Loading Dock
Exterior Rendering
June, 15 2022

Saltonstall Architects

Stormwater and drainage

- The applicant has stated that any future raising of Beach Road as a result of sea-level rise could likely be accommodated, but could result in the parking area being lower than the road. In that case, it is not clear how floodwaters would be dispersed.

- Apart from storm surge, the property has been the subject of occasional flooding during and after rainfall. According to Sourati Engineering, groundwater monitoring data from 2020-2022 shows that this flooding is the result of runoff from adjacent properties, rather than from groundwater, although the water table is at a shallow depth.

Stormwater and drainage

- The site is currently lower than the abutting properties, and would be raised about 3-4 feet in an effort to mitigate flooding.
- The applicant has characterized the proposed regrading as minor under the state residential building code, but the residential code does not apply to commercial projects and does not elaborate on minor regrading.
- Plans show that the property would be about four feet higher than the parcel to the west, with a drainage swale in between.
- Plans and renderings have shown retaining walls along Beach Road and along the driveway on the eastern side of the building.

Stormwater and drainage

- In general, adding fill to land in a flood zone is not an accepted practice, as it can cause stormwater to be diverted onto nearby properties where it can cause damage.
- Tisbury Wetlands Bylaw regulations state that “work shall not reduce the ability of the land to absorb and contain floor water or to buffer inland areas from flooding and wave damage.”
- The proposed regrading is subject to Conservation Commission review and approval.

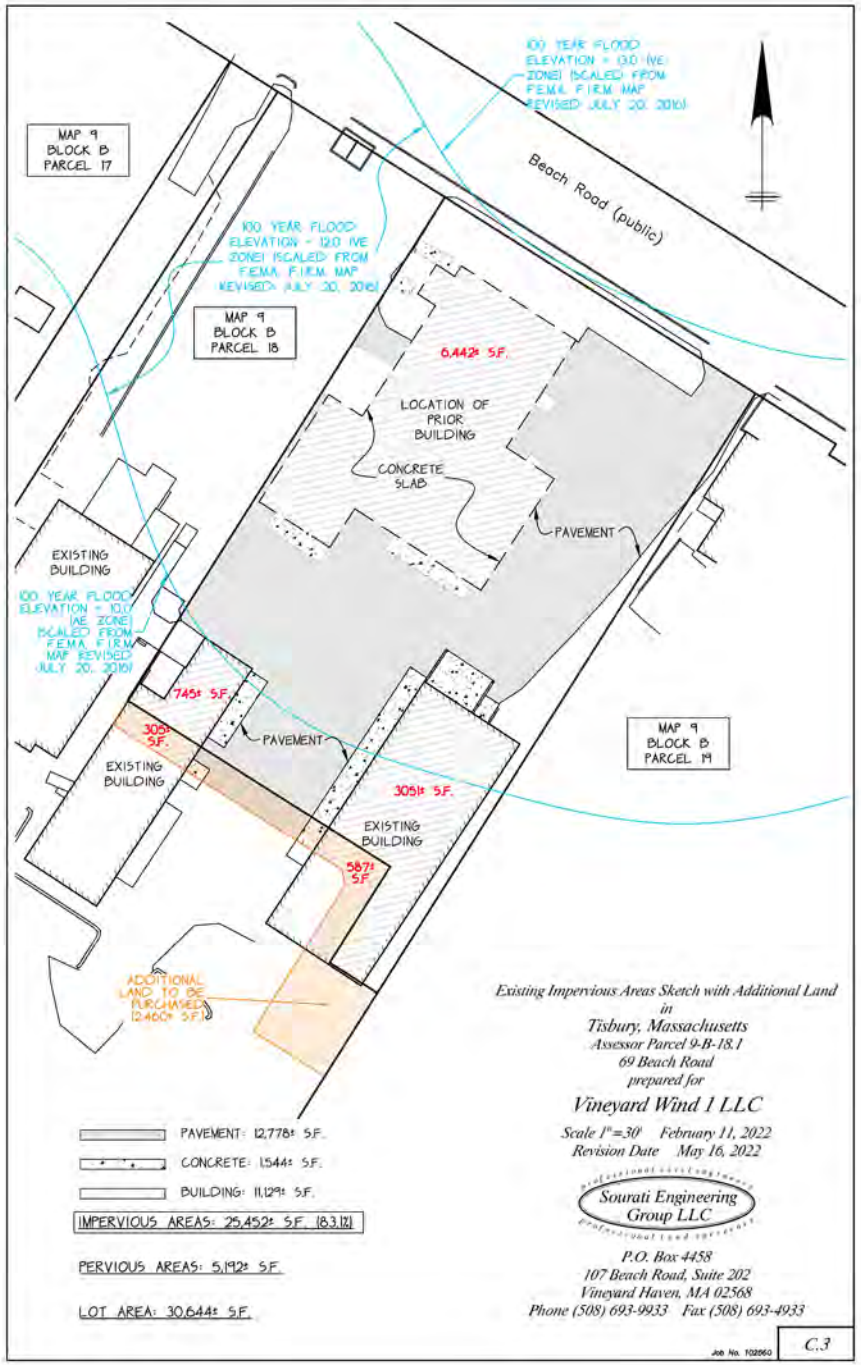
Stormwater and drainage

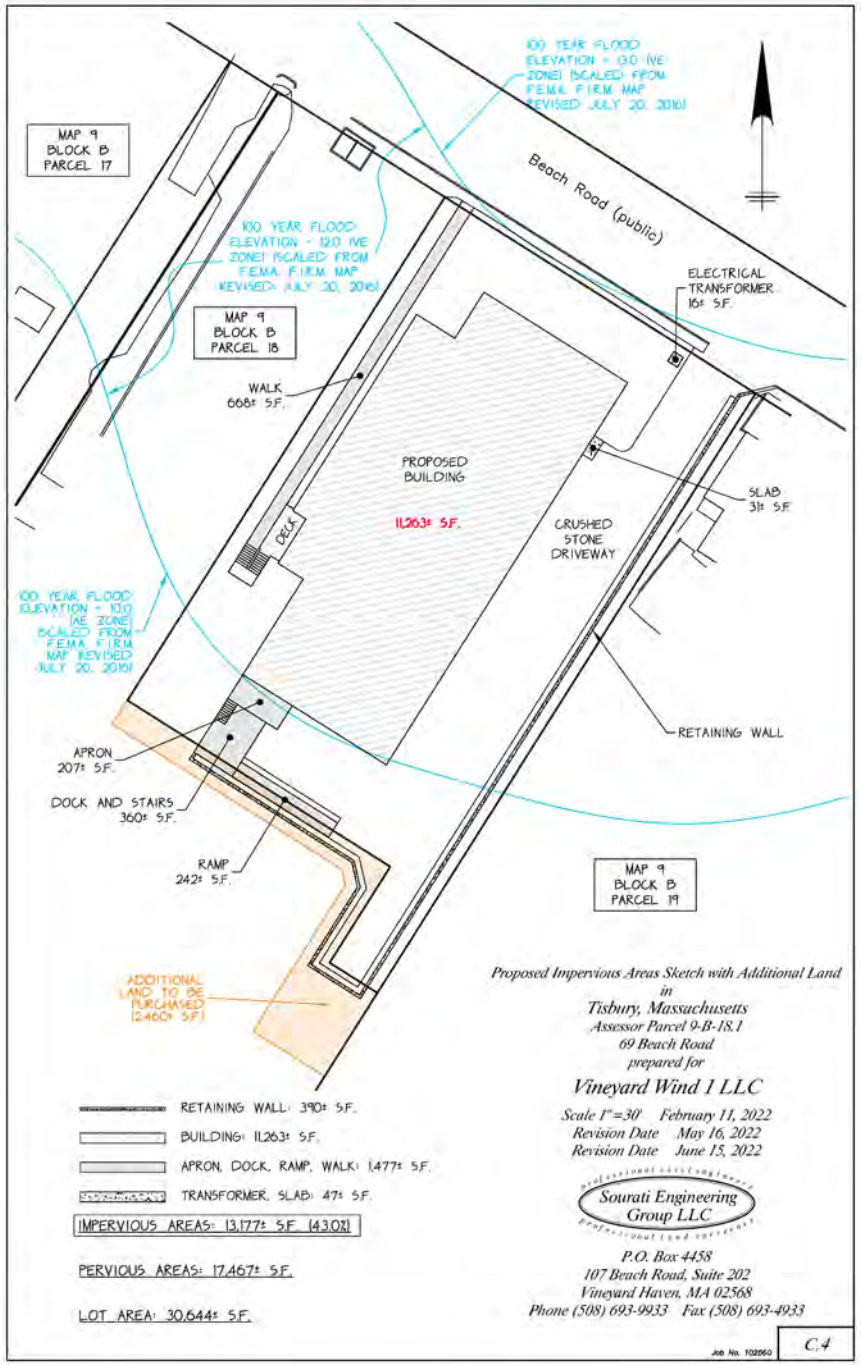
- The site is currently about 85% impermeable as a result of previous and existing uses, and the impermeable area would be reduced to about 43%.

- However, the applicant has stated that the existing 4,000 ft^2 commercial building will be reconstructed on the abutting property at 61 Beach Road (Lot 2 of the subdivision), which would increase the impermeable surface area on that property by 4,000 ft^2, with potential drainage impacts.

- A drainage plan designed for a 25-year storm event shows roof drains and a subsurface recharge chamber, as well as a drainage swale along the western edge of the property.

REVISED


100 YEAR FLOOD ELEVATION = 13.0' (VE ZONE) (SCALED FROM FEMA FIRM MAP REVISED JULY 20, 2016)
MAP 9 BLOCK B PARCEL 17
Beach Road (public)
100 YEAR FLOOD ELEVATION = 12.0' (VE ZONE) (SCALED FROM FEMA FIRM MAP REVISED JULY 20, 2016)
MAP 9 BLOCK B PARCEL 18
6,442± S.F.
LOCATION OF PRIOR BUILDING
CONCRETE SLAB
PAVEMENT
EXISTING BUILDING
100 YEAR FLOOD ELEVATION = 10.0' (AE ZONE) (SCALED FROM FEMA FIRM MAP REVISED JULY 20, 2016)
745± S.F.
305± S.F.
PAVEMENT
EXISTING BUILDING
305± S.F.
EXISTING BUILDING
587± S.F.
MAP 9 BLOCK B PARCEL 19
ADDITIONAL LAND TO BE PURCHASED (2,460± S.F.)
PAVEMENT: 12,778± S.F.
CONCRETE: 1,544± S.F.
BUILDING: 11,129± S.F.
IMPERVIOUS AREAS: 25,452± S.F. (83.1%)
PERVIOUS AREAS: 5,192± S.F.
LOT AREA: 30,644± S.F.
Existing Impervious Areas Sketch with Additional Land
in
Tisbury, Massachusetts
Assessor Parcel 9-B-18.1
69 Beach Road
prepared for
Vineyard Wind 1 LLC
Scale 1"=30' February 11, 2022
Revision Date May 16, 2022
Sourati Engineering Group LLC
P.O. Box 4458
107 Beach Road, Suite 202
Vineyard Haven, MA 02568
Phone (508) 693-9933 Fax (508) 693-4933
Job No. 102060
C.3


100 YEAR FLOOD ELEVATION = 13.0' (VE ZONE) (SCALED FROM FEMA FIRM MAP REVISED JULY 20, 2016)
MAP 9 BLOCK B PARCEL 17
Beach Road (public)
100 YEAR FLOOD ELEVATION = 12.0' (VE ZONE) (SCALED FROM FEMA FIRM MAP REVISED JULY 20, 2016)
ELECTRICAL TRANSFORMER 16± S.F.
MAP 9 BLOCK B PARCEL 18
WALK 668± S.F.
PROPOSED BUILDING
11,263± S.F.
DECK
SLAB 31± S.F.
CRUSHED STONE DRIVEWAY
100 YEAR FLOOD ELEVATION = 10.0' (AE ZONE) (SCALED FROM FEMA FIRM MAP REVISED JULY 20, 2016)
RETAINING WALL
APRON 207± S.F.
DOCK AND STAIRS 360± S.F.
RAMP 242± S.F.
MAP 9 BLOCK B PARCEL 19
ADDITIONAL LAND TO BE PURCHASED (2,460± S.F.)
RETAINING WALL: 390± S.F.
BUILDING: 11,263± S.F.
APRON, DOCK, RAMP, WALK: 1,477± S.F.
TRANSFORMER, SLAB: 47± S.F.
IMPERVIOUS AREAS: 13,177± S.F. (43.0%)
PERVIOUS AREAS: 17,467± S.F.
LOT AREA: 30,644± S.F.
Proposed Impervious Areas Sketch with Additional Land
in
Tisbury, Massachusetts
Assessor Parcel 9-B-18.1
69 Beach Road
prepared for
Vineyard Wind 1 LLC
Scale 1"=30' February 11, 2022
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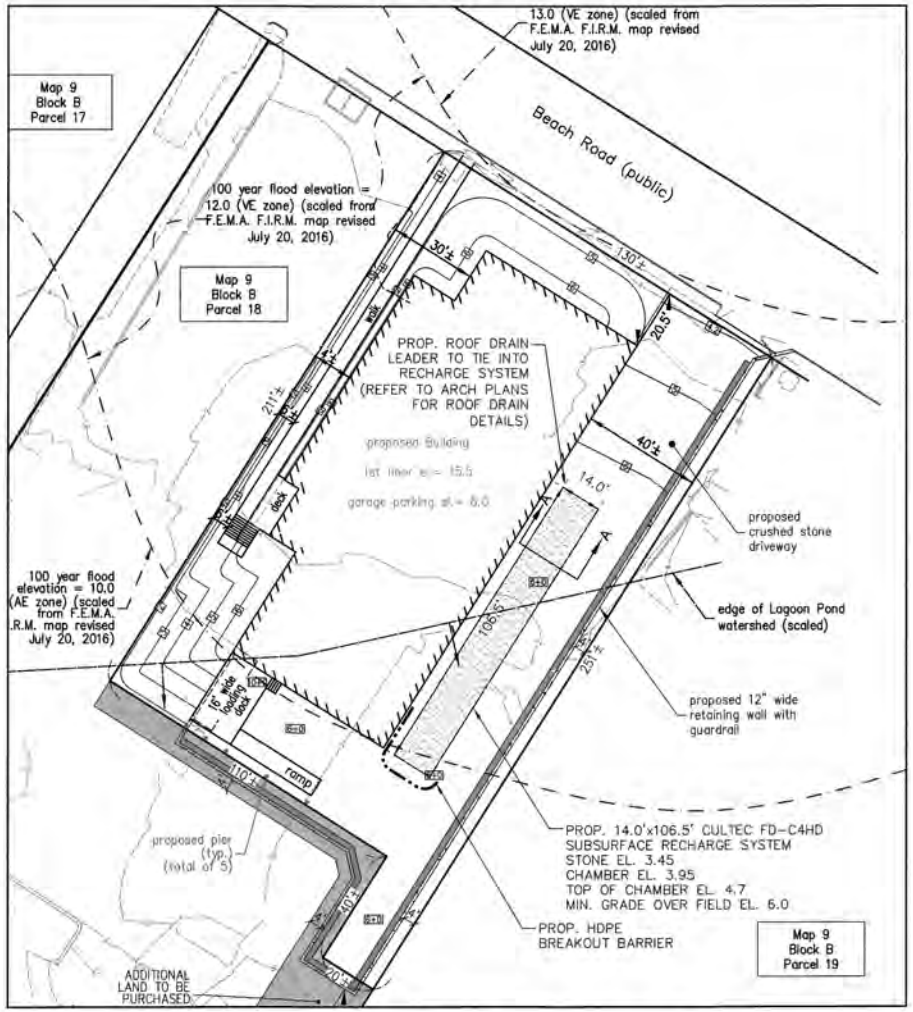
Job No. 102060
C.4

REVISED

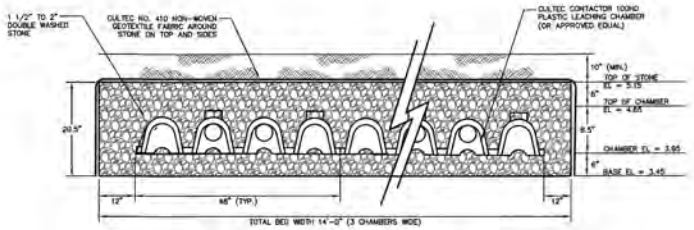


SITE PLAN

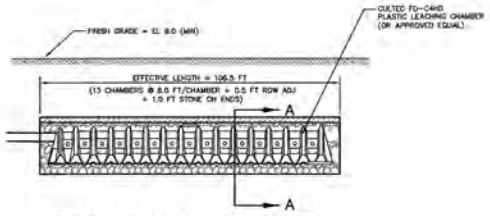
SCALE: 1"=20'

20 0 10 20 40

SCALE: 1 INCH = 20 FEET



SECTION A-A



SUBSURFACE RECHARGE SYSTEM

NOT TO SCALE

SUBSURFACE INFILTRATION SYSTEM

1. ALL UNSUITABLE MATERIAL (INCLUDING TOP AND SUBSOIL) FOUND WITHIN THE INFILTRATION SYSTEM AREAS MUST BE REMOVED PRIOR TO INSTALLATION OF CLEAN GRANULAR FILL. BENEATH THE INFILTRATION SYSTEMS, CLEAN GRANULAR FILL SHALL EXTEND BENEATH THE INFILTRATION SYSTEM AND 3 FEET BEYOND THE INFILTRATION SYSTEM TO THE ELEVATION OF THE NATURALLY OCCURRING POROUS MATERIAL.
2. SUBGRADE EXCAVATION SHALL BE INSPECTED AND APPROVED BY THE PROJECT ENGINEER PRIOR TO THE PLACEMENT OF ANY FILL AND/OR LEACHING SYSTEM COMPONENTS.
3. THE PROJECT ENGINEER SHALL INSPECT THE INSTALLED FACILITIES IN PLACE PRIOR TO BACKFILLING.
4. CLEAN GRANULAR FILL WITHIN THE INFILTRATION AREA SHALL CONFORM TO 310 CMR 15.255 AND SHALL BE APPROVED BY THE PROJECT ENGINEER PRIOR TO PLACEMENT.
5. THE CONTRACTOR SHALL EXERCISE CARE TO MINIMIZE HEAVY EQUIPMENT TRACKING OVER THE INFILTRATION AREA.
6. WASHED STONE FILL WITHIN THE INFILTRATION AREA SHALL CONFORM TO 310 CMR 15.247.

SUBSURFACE INFILTRATION SYSTEM GENERAL CONSTRUCTION NOTES

THE CONTRACTOR IS CAUTIONED THAT THE SUBSURFACE RECHARGE SYSTEM IS DESIGNED TO INFILTRATE/RECHARGE STORMWATER PRIMARILY THROUGH THE BOTTOM AND SIDES OF THE SYSTEM. CONSTRUCTION TECHNIQUES THAT WOULD POTENTIALLY DIMINISH THE INFILTRATION CAPACITY OF THE UNDERLYING SOILS ARE TO BE AVOIDED. COMPACTION AND SALTATION OF THE SYSTEM FLOOR DURING CONSTRUCTION IS PROHIBITED.

A) DO NOT UTILIZE ANY PORTION OF THE SYSTEM FLOOR AS A HAUL ROAD FOR: MATERIAL AND HEAVY EQUIPMENT.

B) DO NOT COMPACT SOILS IN THE SYSTEM BOTTOM.

C) DO NOT PLACE GRAVEL OF OTHER MATERIALS TO STABILIZE THE SYSTEM BOTTOM FOR CONSTRUCTION VEHICULAR ACCESS.

D) STRICT COMPLIANCE WITH THE EROSION CONTROL PLAN AND THE STORMWATER OPERATIONS AND MAINTENANCE PLAN IS NECESSARY.

NOTES:

1) THE SUBJECT PARCEL IS SHOWN AS A PORTION OF MAP 9, BLOCK B, PARCEL 18 ON THE OFFICIAL TOWN OF TISBURY ASSESSOR'S MAPS.

2) EXISTING CONDITIONS SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM A PLAN ENTITLED "EXISTING CONDITIONS SITE PLAN" PREPARED FOR HARBORWOOD, LLC BY SOURATI ENGINEERING GROUP LLC DATED FEBRUARY 11, 2022.

3) PROPOSED CONDITIONS SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM A PLAN ENTITLED "PROPOSED SITE PLAN" PREPARED FOR VINEYARD WIND 1, LLC BY SOURATI ENGINEERING GROUP LLC DATED MAY 6, 2022.

4) THE ELEVATION DATUM FOR THIS PLAN IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

FIELD ENGINEERING CO., INC.
CONSULTING ENGINEERS
110 INDUSTRIAL DRIVE
P.O. BOX 1178
MATTAPOISETT, MA 02739
TEL: (508) 758-2740
FAX: (508) 758-2849

No.	Description	Date	Approved
1	THE PLANS SHOWED ON UNSIGNED BUILDING DESIGNS	5/16/22	BGH

Date: 3/9/2022

Scale: AS NOTED

Drawn By	Designed By	Checked By
RMS	RBR	BRR

Issued For: PERMITTING

5/16/2022

PROPOSED DRAINAGE PLAN
VINEYARD WIND

69 BEACH ROAD
TISBURY, MASSACHUSETTS

Drawing Title: DRAINAGE PLAN & DETAILS

Project No.	Sheet
2479	1 OF 1

1

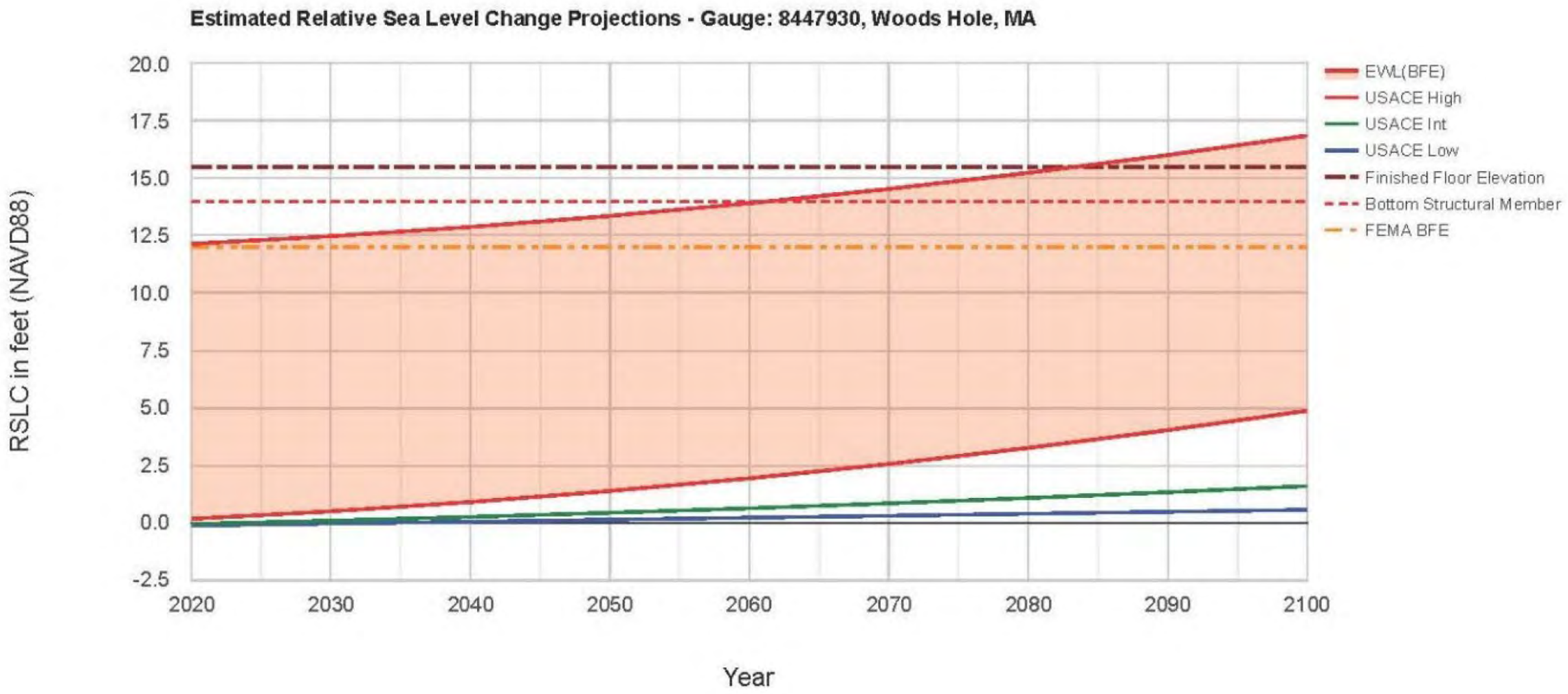
Stormwater peer review

Scope of work:

1. *Assess the Proposed Drainage Plan dated 3/9/22 and Stormwater Management System Report dated 3/3/22, by Field Engineering, along with the project plans and other related material provided by the applicant and MVC staff, to determine the plan's adequacy in light of the following:*
    a. *The project's location in the FEMA VE Zone*
    b. *Current and projected flood elevations and frequency of flooding in the area, as indicated by the MA Coastal Flood Risk Model and other relevant sources, and accounting for sea-level rise. (Suggested planning horizons would be 2050 and 2070.)*
    c. *The proposed building design, which is intended to allow flood water to pass through an open parking area below the first floor.*
    d. *Potential for the proposed grading and structures, including retaining walls, to divert floodwaters onto neighboring properties or create other storm-related hazards.*
2. *Identify and discuss any points of concern related to the drainage plan and provide recommendations for how they should be addressed or clarified, including whether there would be any stormwater management options that do not involve fill.*

Stormwater peer review standards

- MVC Water Quality Policy
- MassDEP Stormwater Policy Standards (Wetland Protection Act)
- Tisbury zoning regulations
- FEMA/NFIP requirements
- MA Building Code
- Applied Army Corps of Engineers online sea-level rise models (target years 2050 and 2070).


Estimated Relative Sea Level Change Projections - Gauge: 8447930, Woods Hole, MA
RSLC in feet (NAVD88)
20.0
17.5
15.0
12.5
10.0
7.5
5.0
2.5
0.0
-2.5
2020
2030
2040
2050
2060
2070
2080
2090
2100
Year
EWL(BFE)
USACE High
USACE Int
USACE Low
Finished Floor Elevation
Bottom Structural Member
FEMA BFE

Stormwater peer review

FINDINGS:

- Stormwater plan complies with state standards for discharge and infiltration, redevelopment projects, construction management, and long-term operations and maintenance of the system.
- Certain state stormwater standards do not apply to the project.
- The project appears to comply with Tisbury zoning regulations.
- Determining whether a project will create a “significant” obstruction during flooding events, per FEMA guidelines, is not an exact science. The retaining wall on the east side of the property would likely not create a significant obstruction, since the project is landward of Tisbury Marketplace.
- Proposed height of parking area complies with MA Building Code regulations.
- Base flood elevation would reach the bottom of the first floor by 2054, and the finished floor by 2078. (Army Corps model does not account for storm surge, so these dates may be on the later side.)

Stormwater peer review

RECOMMENDATIONS/CONCLUSIONS:

- Applicant should clarify how the soil type and stratum were determined
- To comply with Tisbury Wetland Regulations Section 2.1, the stormwater plan should be revised to exclude inorganic fertilizers.
- System appears to comply with stormwater policy as well as local regulations with the exception of lot coverage issues.
- GSE is in general agreement with the project design approach.

Wastewater

- Proposed building would be connected to the town sewer, with a proposed flow of between 550 and 800 gallons per day (GPD).
- When the property was subdivided last year, the lot in question was by default removed from the sewer district, so there was an article on the April 12 town meeting warrant to add Lot 1 to the district.
- Tisbury Wastewater Superintendent had set aside the required sewer flow of up to 800 GPD for the project.
- Proposed uses will include the storage of equipment and spare parts, including material classified as hazardous waste (waste oil, grease, refrigerants, etc.), the handling of which must comply with state regulations.

Utilities narrative

- Water service to the site will be provided by a 10” line that will be pressure tapped off the existing 12” main in Beach Street. The new service line will split once on site and will provide the flow for both fire protection and potable water.

- Sanitary sewer will be an injection force main that connects to the existing force main in Beach Road. Capacity of the receiving line has been verified with the Town Public Works and the exact location of the connection will be determined by the Town Public Works. The sanitary sewer line has been installed to the south side of the new sidewalk at the 69 Beach Road property.

- Electric service will be accomplished via an underground primary feed from a utility pole across Beach Road. The pole will be fitted with a vertical service drop to a handhole and conduits that will cross the street and terminate on the property. The work has been coordinated with the service provider.

- Phone and internet service will be provided via conduits under Beach Street from across the street and will be terminated on the property for future extension into the building.

- All of the above services are being coordinated in advance of the MassDoT Beach Road project and were to be in place prior to the final paving of the street.

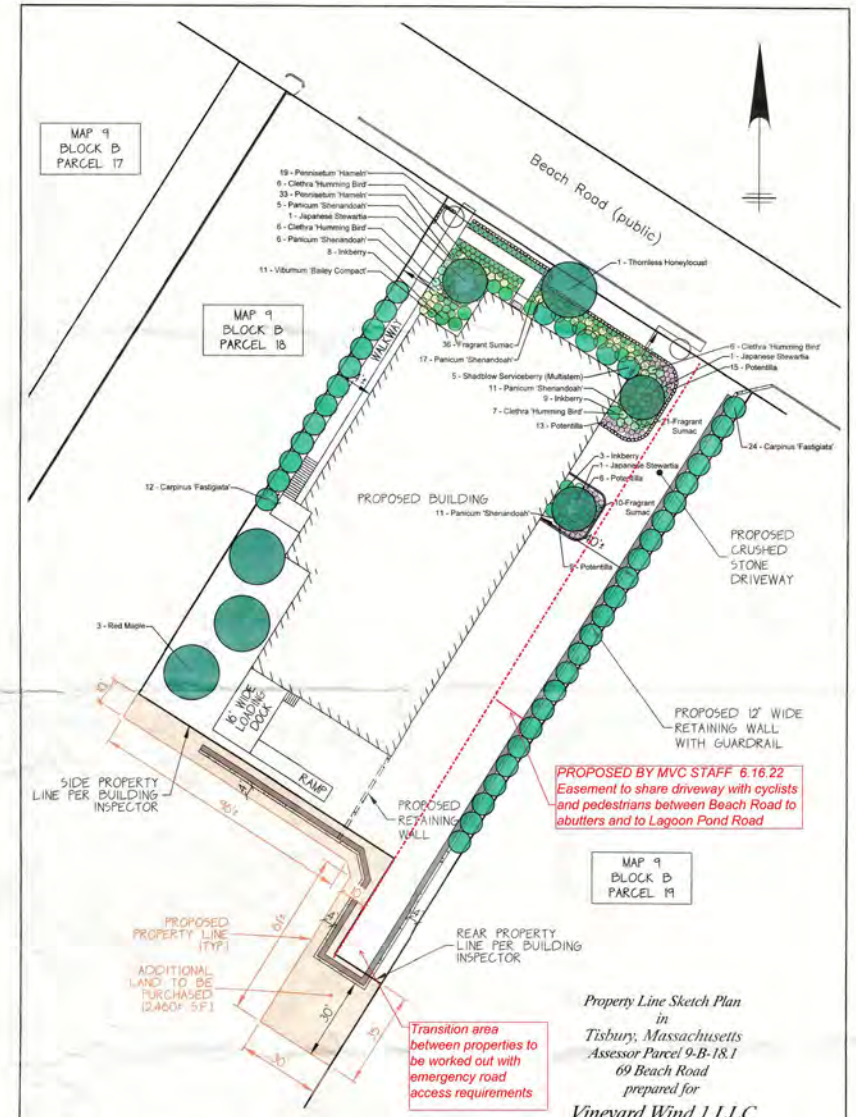
Traffic and transportation

- The applicant estimates that the project will generate an average of 74 daily trips (including all-year and seasonal activity), with a peak of 80 daily trips in the summer.
- Traffic-generating activity would include deliveries and the arrival and departure of staff, including van trips.
- The proposed parking area underneath the building would have 25 parking spaces and elevator access to the first level.
- Vehicle access to the property would be via a single gravel driveway on the east side of the building, with a turnaround and loading dock to the rear of the building.
- Another loading area would be located at the parking level.
- A sidewalk and ramp along each side of the building would provide access for staff and visitors. (?)

Traffic Assumptions for 69 Beach Road, DRI 81-M3
1/13/2022

Season	Destination	Item	Each	Trips/Day	Days*	Total	Days/Year	Average	Notes
All Year	Building	Deliveries to 69 Beach	3	2	52	312			deliveries assumed once a week from off island/elsewhere
	Building	Staff Arriving/Departing	12	4	251	12048			site team staff arriving to work each day, conservative assumption which includes everyone leaving the site for lunch
						12360	360	34	
Winter	Building	Techs Arriving/Departing	12	4	115	5520			technicians going to the office when weather is too poor to go offshore, conservative assumption which includes everyone
	Building	Deliveries to Quayside and/or Airport	6	2	65	780			deliveries to the quayside and/or airport when the weather is acceptable to take materials offshore, expected to occur out
						6300	180	35	
Summer	Building	Techs Arriving/Departing	12	2	126	3024			technicians going to the office to be taken to the quayside to go offshore when the weather is acceptable, expected to occu
	Building	Van of Techs Arriving/Departing to the Quayside	4	2	126	1008			vans taking technicians to the quayside on weather acceptable days, expected to occur outside peak traffic hours, Note: In all likelihood many techs will walk from 69 Beach to the quayside rather than utilizing a van
	Building	Deliveries to Quayside and/or Airport	6	2	126	1512			deliveries being taken to the quayside and/or airport on weather acceptable days, expected to occur outside peak traffic h
	Building	Techs Arriving/Departing	12	4	54	2592			technicians going to the office when the weather is too poor to go offshore, conservative assumption which includes every
						8136	180	45	
						prior submission - 90		74	average annual daily trips (average of winter & summer plus all year)
						prior submission - 105		80	peak annual daily trip in the summer (summer + all year)

*Based on weather models: In the winter (Nov 1 - May 1), 65 good weather days are projected and 115 poor weather days are projected. In the summer (May 1 - Nov 1), 126 good weather days are projected and 54 poor weather days are projected.



Plant List

Trees	
Carpinus 'Fastigiata'	36
Japanese Stewartia	2
Red Maple	3
Shadblow Serviceberry (Multistem)	5
Thornless Honey Locust	1
Shrubs	
Clethra 'Humming Bird'	25
Fragrante Sumac	67
Inkberry	20
Potentilla	43
Viburnum 'Bailey Compact'	11
Perennials/Grasses	
Dwarf Perennial Fountain Grass	52
Panicum 'Shenandoah'	50

Economic development and housing

- The applicant has provided an Economic Narrative that covers the potential economic benefits of the project, as well as information about the anticipated jobs, and the applicant's goals for providing housing to employees who will use the building.
- The applicant estimates the creation of 56 jobs, including 12-year-round onshore jobs, 24 year-round offshore jobs, and 20 seasonal offshore jobs.
- The offshore jobs would consist of rotating two-week shifts, so only up to 34 employees would be working at one time. Salaries would range from about $79,000 to $128,000.

Table 2: Expected Jobs & Salaries at the O&M Support Building

	Jobs Associated[3]	Range of Salaries[4]
All Year Onshore Site Staff Jobs	12 Total Persons 	$89,225 - $128,260 Median: $113,445
All Year Offshore Technicians	24 Total: Rotating 12 Techs on / 12 Techs off every 2 weeks 	$78,845
Seasonal Offshore Technicians	20 Total: Rotating 12 Techs on / 12 Techs off every 2 weeks 	$78,845

[3]The number of jobs associated at the O&M Support building is based on current project knowledge. The actual number of jobs in each category may be more or less than indicated in Table 2 and will be refined as the project progresses.

Economic development and housing

- The applicant expects 50% of the jobs to be filled by Island residents in year one, with a goal of increasing that to 75% in year three, and 100% in year five. (Non-local workers would eventually be transitioned to off-Island work as more local workers are hired.)
- The applicant estimates that in year one, 18 workers will be "living locally," meaning they will already have housing on the Island. (This estimate is based on the applicant's direct knowledge of the local workforce.)
- The remaining workers, accounting for the two-week shifts, would indicate a need for 21 beds in year one.
- The applicant has further clarified that the goal is to make available on-Island market-rate rental housing to any worker who needs it. (Need will be measured at CO, years 3 and 5, and most 5-year intervals.)
- Vineyard Wind 1 LLC has signed a Memorandum of Understanding with the Island-based developer Delano & Co. to secure up to 15 units of workforce housing on the Island, including up to 10 units at 4 State Road and additional units at 52 William St. in Tisbury.
- The applicant has stated that additional agreements regarding workforce housing are underway.

Other planning concerns

Energy: The applicant anticipates installing rooftop solar with a capacity of about 50kW (pending final building design) on the eastern portion of the roof, and 3-5 electric vehicle charging stations.

Character and Identity:

- The building will be located in the vicinity of other light industrial and water-dependent uses in the Waterfront Commercial district.
- The exterior of the building will be wood panel.
- The side of the building facing Tisbury Marketplace would have fewer windows, in part because views in that direction would be limited, and there would likely be warehouse shelving on the inside.
- Renderings and elevations show a Vineyard Wind logo and wave pattern on the side of the building.
- The proposed building would be 36 feet at the highest point (42 feet above sea level).

PREVIOUS

REVISED

VINEYARD WIND -
Marine Support Terminal
69 Beach Road Tisbury, MA

Street Perspective - Front View
Exterior Rendering
June, 15 2022

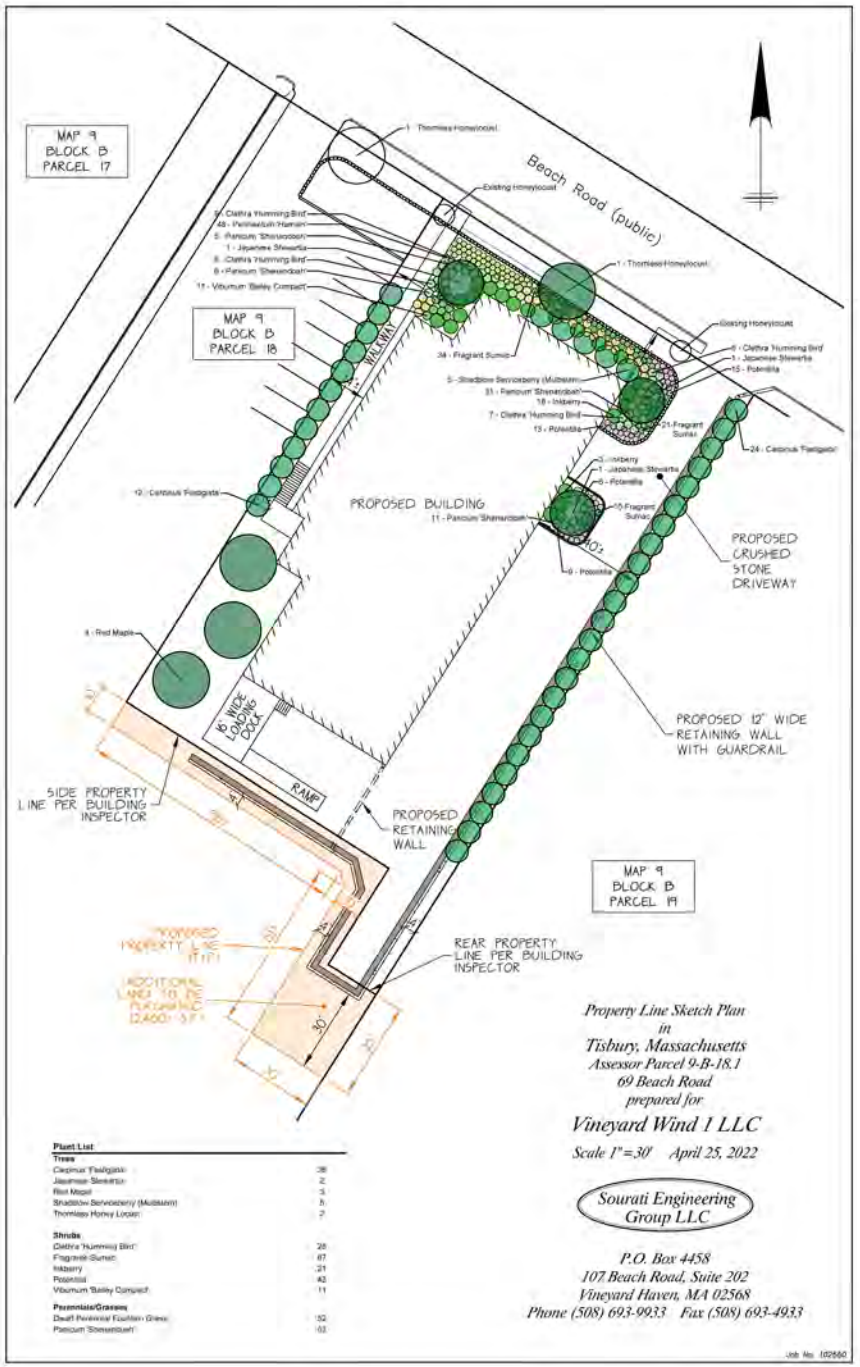
Saltonstall Architects

Other planning concerns

<u>Landscape and Lighting:</u>

- The applicant had stated that two existing honey locust trees along the road will remain, with two new honey locust trees added.
- The open parking area below would be partially screened by vegetation in front.
- The applicant has stated that if required by the MVC, the project will use native alternatives to lawn, including plant species used at the nearby Boch Park, which were approved by the Conservation Commission.
- The applicant has stated that green space would be open to the public.
- *Grass lawns are generally not acceptable in a velocity zone, and staff has recommended that the applicant cover most of the site with strongly rooted native and/or naturalized vegetation that is adapted to the local climate.*
- The applicant has stated that lighting will be limited to what is required for pedestrian and vehicles access and security, and that the fixtures will be Dark Sky compliant.

PREVIOUS



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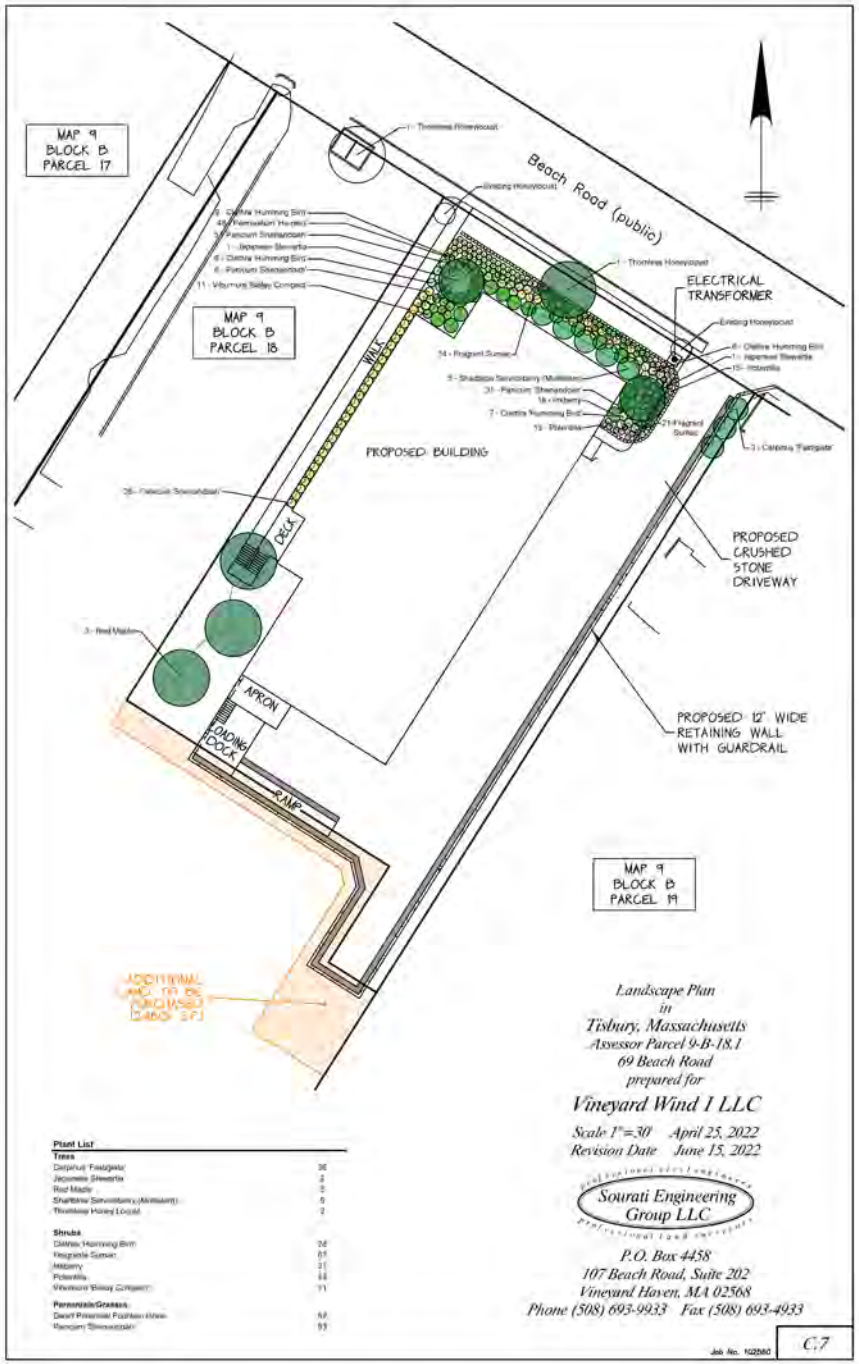

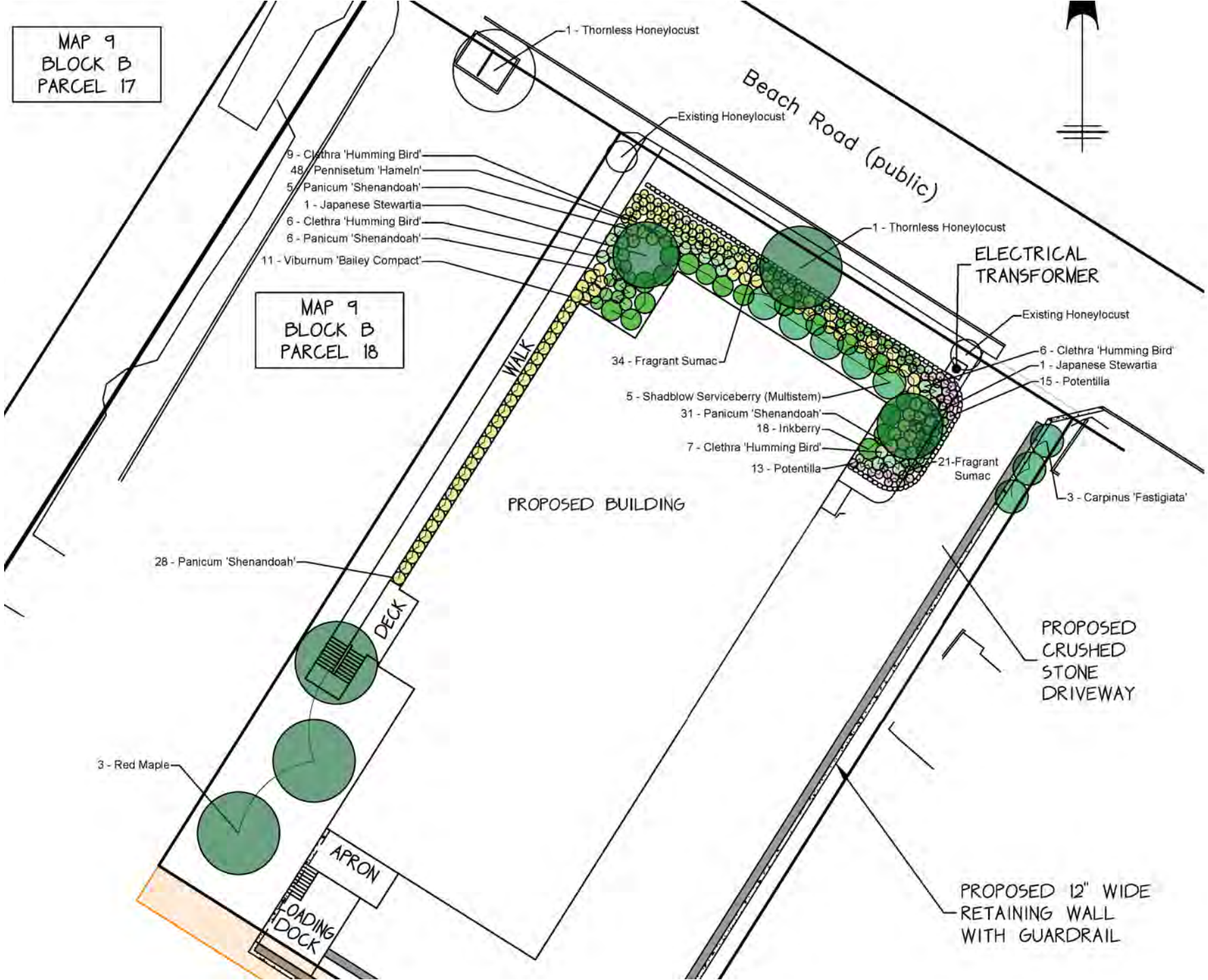
MAP 9
BLOCK B
PARCEL 17
1 - Thornless Honeylocust
Beach Road (public)
Existing Honeylocust
9 - Clethra 'Humming Bird'
48 - Pennisetum 'Hameln'
5 - Panicum 'Shenandoah'
1 - Japanese Stewartia
6 - Clethra 'Humming Bird'
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1 - Japanese Stewartia
15 - Potentilla
34 - Fragrant Sumac
5 - Shadblow Serviceberry (Multistem)
31 - Panicum 'Shenandoah'
18 - Inkberry
7 - Clethra 'Humming Bird'
13 - Potentilla
21-Fragrant
Sumac
3 - Carpinus 'Fastigiata'
WALK
PROPOSED BUILDING
28 - Panicum 'Shenandoah'
DECK
PROPOSED
CRUSHED
STONE
DRIVEWAY
3 - Red Maple
APRON
LOADING
DOCK
PROPOSED 12" WIDE
RETAINING WALL
WITH GUARDRAIL