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Decision of the Martha's Vineyard Commission

DRI 429-M2 - Edgartown Stop & Shop Expansion

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8 **5. CONDITIONS**

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10 **Plans to return to the LUPC:**

- 11 • 1.1 - Storm water Management Plan;
12 • 2.1 - Landscaping Plan;
13 • 3.3 – Exterior Lighting Plan;
14 • 4.3 – Solar Panels within 3 years;
15 • 5.5 – Report on Bus Shelter;
16 • 9.1 - Construction Management Plan

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18 **Plans to return to the full Commission:**

- 19 • 3.10 – Sound Test when building completed;
20 • 5.4 – Redesign of Entrance
21 • 6.2 - Architectural Design: The design of the exterior roof, façade and other features shall be
22 revised to be more consistent with the Town and Island character;
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24 **1 Wastewater, Groundwater, Flooding, and Risk from Other Natural Hazards:**

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26 1.1 Storm water Management Plan: As offered by the Applicant, the applicant shall submit a final
27 storm water management plan for review and approval by the MVC Land Use Planning
28 Committee (LUPC) prior to the issuance of a building permit. The storm water plan shall include
29 the following: narrative and calculations for impermeable areas; volumes and rates of runoff;
30 proposed containment of rainwater runoff from the roof of the building; clarification of how
31 overflow will be handled in relation to the fact that the Town's Wastewater Treatment Plant is
32 only authorized by EPA to take domestic wastewater.

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34 **2 Open Space and Landscaping:**

- 35 2.1 Landscaping Plan: A final landscaping plan including an implementation timetable, showing plant
36 species and locations is to be submitted for the approval of LUPC before the Certificate of
37 Occupancy is issued. The details of the rain garden shall also be included in this condition.
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42 **3 Night Lighting and Noise:**

43 3.3 As offered by the Applicant, a final exterior lighting plan shall be submitted to and is subject to
44 the approval of the LUPC prior to the issuance of a CO. It may be incorporated into the final
45 landscaping plan.

46 3.10 **When completed**, the applicant shall conduct a sound test, under the supervision of a
47 professional INCE Board Certified Noise Control Engineer approved by **the MVC**, to indicate
48 whether the loading activities and mechanicals meet the Massachusetts DEP Noise
49 Regulations of less than 10 decibels above the existing ambient levels established in the
50 Applicants acoustical study at least at the locations identified in the study to provide a basis
51 for comparison. If the test results indicate that the loading or other activities do not meet the
52 standard set, the applicant shall return to the MVC to indicate what additional noise reduction
53 measures shall be put into place to meet the standard. Such measures might include additions
54 to the sound attenuating walls, enclosing the loading areas, or other measures to ensure that
55 the loading activities and mechanicals shall be operated at a level that does not exceed the
56 Massachusetts DEP Noise Regulations.
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58 **4 Energy, Green Building:**

59 4.3 **Within three years** of receiving a Certificate of Occupancy for the expanded structure, the
60 Applicant shall install solar panels on the roof on the new building to be reviewed and
61 approved by the LUPC before installation.
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63 **5 Traffic and Transportation:**

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65 5.4 Redesign of entrance: The Applicant shall redesign the western entrance on Upper Main Street
66 (opposite Pinehurst Road) to prevent westbound parking traffic from entering the main
67 entry/exit point as identified as a possible conflict point during the public hearing. The Applicant
68 shall further protect and incorporate the three-existing specimen Locust trees in their design. The
69 applicant shall design this improvement and have that design approved by the **Commission** prior
70 to the issuance of the Building Permit.

71 5.5 Bus Shelter: The Applicant shall develop a covered bus shelter at the western side of the
72 development. The site location and design of the shelter should be approved by the VTA. The
73 applicant shall report on the location and shelter design to the **LUPC**.
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75 **6 Scenic Values and Island Character:**

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77 6.2 Architectural Design: The design of the exterior roof, façade and other features shall be revised to
78 be more consistent with the Town and Island character with respect to the roofline, trim, façade
79 and sides facing the parking areas. The revised architectural plans shall be submitted for the
80 review and approval of the full **Commission** prior to application for a building permit. Staff shall
81 work with the applicant to achieve the satisfaction of this condition.
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8. Housing:

- 8.3 The \$26,670 mitigation shall be paid in full to the DCRHA prior to the Building Inspector’s issuance of a Certificate of Occupancy.
- 8.5 As offered by the Applicant, the applicant shall also make a \$50,000 annual payment to the DCRHA. This annual payment shall be made until such time as Stop & Shop can either purchase land and build its own housing or purchase units that will be used for Stop and Shop employee housing. For each housing unit containing multiple (an average of 3 to 4) bedrooms that Stop and Shop builds or purchases, the annual mitigation to the DCRHA shall decrease by \$10,000 per year. If and when Stop and Shop purchases or builds five such homes on Martha’s Vineyard, the annual monetary mitigation to DCRHA shall cease.
- 8.6 The first annual payment shall be paid in full to the DCRHA prior to the Building Inspector’s issuance of a Certificate of Occupancy. Annual payments shall continue on the same date of the first payment each year to DCRHA. Copies are such payments shall be submitted to the MVC each January.
- 8.7 Each January, the Applicant shall submit its Annual Workforce Housing Budget to the MVC. The MVC shall select 5 of the 27 house leases as well as the leases for the individual employees within those homes to be verified by MVC Staff or MVC’s Land Use Planning Committee.
- 8.8 In anticipation of the 25 – 35 new employees, the applicant shall provide housing for these new workers in proportion to the existing workforce housing.

9 Construction Process:

- 9.1 Construction Management Plan: As offered by the Applicant, a complete Construction Management Plan shall be submitted for the review and approval of the Martha’s Vineyard Commission **Land Use Planning Committee** before issuance of a building permit.
- 9.2 The bank building shall be developed in accordance with the plans reviewed as part of the Stop & Shop DRI4239-M2 review.

10 Modifications to this Decision:

- 10.1 As offered by the Applicant, there shall be no substantive change to the design or use of the approved project without the approval of the Martha’s Vineyard Commission.
- 10.2 The Applicant shall submit an as-built site plan in both hardcopy and digital format before a **Certificate of Occupancy** is issued.