

THE MARTHA'S VINEYARD COMMISSION

BOX 1447
OAK BLUFFS
MASSACHUSETTS
02557

DATE: October 26, 1989
TO: Building Inspector, Town of Oak Bluffs
FROM: Martha's Vineyard Commission
SUBJECT: Development of Regional Impact
Addition to a Motel
APPLICANT: Jeff Young
M.V. Surfside Motel
P.O. Box 2507
Oak Bluffs, MA 02557

DECISION OF THE MARTHA'S VINEYARD COMMISSION

SUMMARY

The Martha's Vineyard Commission (the Commission) hereby approves, with certain conditions, the application of Jeff Young, M.V. Surfside Motel, P.O. Box 2507, Oak Bluffs, MA 02557, as shown on the plans entitled: "Repair of the Sewage Disposal System at the Surfside Motor Inn in Oak Bluffs for Jeff Young by G.L. Wey Engineering Consultants, P.O. Box 1432, Oak Bluffs, MA. 02557, Dated April 24, 1987" consisting of one (1) sheet; "Proposed Sewage Disposal System for Proposed Surfside Expansion, Oak Bluffs, MA., by G.L. Wey Engineering Consultants, P.O. box 1432, Oak Bluffs, MA. 02557, Dated June 22, 1988, Revised October 14, 1988" consisting of one (1) sheet; "Improvement to Roof Drainage for the Surfside Motor Inn by G.L. Wey Engineering Consultants, P.O. Box 1432, Oak bluffs, MA. 02557, Dated July 27, 1989" consisting of one (1) sheet; "Plans for Existing and Proposed New 'Surfside Motor Inn' for Jeff and Kate Young by White Eagle Construction, P.O. Box 1752, Edgartown, MA. 02539, Existing First Floor Plan, New Second and Third Floor Plan, Plot Plan, Elevations, Received by the Martha's Vineyard Commission December 8, 1988" consisting of three (3) sheets; "South Elevation: M.V. Surfside Motel, Lake St., Oak Bluffs, MA. Dated November 21, 1988" consisting of one (1) sheet; "Surfside Motel, South Elevation, Second Floor Plan, Received by the Martha's Vineyard Commission October 19, 1989" consisting of two (2)

sheets; "Floor Plan and Section of Typical HCP Room (one of two) Surfside Preliminary, Received by the Martha's Vineyard Commission August 21, 1989" consisting of one (1) sheet; "Preliminary Elevation Sketch, Surfside Oak Bluffs, MA. by Niels-Gabel-Jorgensen, Box 2530, Main St., Vineyard Haven, MA. 02568, Received by the Martha's Vineyard Commission August 21, 1989" consisting of two (2) sheets; making a total of twelve (12) sheets, (The Plan).

This Decision is rendered pursuant to the vote of the Commission on October 26, 1989.

The Building Inspector of the Town of Oak Bluffs may now grant the necessary development permits for the Applicant's proposal in accordance with the conditions contained herein or may approve in accordance with conditions contained herein and place further conditions thereon in accordance with applicable law, or may disapprove the development application.

FACTS

The proposed development is a Development of Regional Impact as defined by the Commission's Standards and Criteria, Developments of Regional Impact Section 3.301. The Application was referred to the Commission by the Building Inspector of the Town of Oak Bluffs for action pursuant to Chapter 831 Acts of 1977 as Amended (the Act). The Application and Notice of Public Hearing relative thereto are incorporated into the record herein. Martha's Vineyard Commission staff document exhibits are also incorporated into the record by reference.

A duly noticed public hearing on the application was conducted by the Commission pursuant to the Act and M.G.L. Chapter 30A, Section 2 as modified by Chapter 831 on January 5, 1989 at 8:00 P.M. at the Martha's Vineyard Commission Offices, Olde Stone Building, New York Avenue, Oak Bluffs, MA. Duly noticed continued public hearings were held on July 27, 1989 at 8:00 p.m. and September 7, 1989 at 8:30 p.m. at the West Tisbury School Gymnasium, Old County Road, West Tisbury, MA.

The proposal is for an addition to an existing motel qualifying as a DRI as the proposal is greater than 1,000 square feet.

The proposed addition to the Surfside Motel is for two floors with a total square footage equalling 1,100, including four new hotel rooms, each room with one bedroom and one bathroom. The Surfside Motel contains 30 rooms and is located on Oak Bluffs Avenue in Oak Bluffs, Assessor Map Number 9, Parcel 42 in the B1 Zoning District. The proposed addition will be a 10.5% increase in the building area from 10,407 square feet to 11,507 square feet. The exterior materials of the proposal will be clapboard and ornamental shingle with asphalt shingles on the roof, to be consistent with exterior materials of the existing Motel, which were replaced by the Applicant in 1987 and 1988. The proposed height is compatible with the existing Motel at 32 feet 6 inches, below the B1 Zoning maximum height requirement of 35 feet. The Oak Bluffs Architectural Assistance Committee has reviewed the initial plans in January of 1989 and found the proposal to be in keeping with the guidelines and standards of overall plans for the Business District of the Town. Subsequent to this review, the applicant submitted new elevation plans to address the streetscape of Oak Bluffs Avenue and meet handicap requirements. In 1987 and 1988, the applicant replaced the original asphalt parking area, fronting the rooms, with a bricked walk and garden. In addition, auto access from Oak Bluffs Avenue was closed. Automobile access to the parking area is presently in the rear of the building off Pasque Avenue. The sight lines and turning radii are sufficient for cars to safely enter and exit the parking area. Pedestrians may enter the Motel and bricked walk from Oak Bluffs Avenue. Parking spaces provided on site number 12, comprising approximately 2,469 square feet of the lot area which equals 9,719 square feet. These spaces will be shared with new motel rooms on contiguous property, not before the Commission as a DRI. Pursuant to Zoning requirements, 4 spaces are required for the application before the Martha's

Vineyard Commission. The applicant, with an informal agreement with an abutter, utilizes the adjacent property for an additional 18 parking spaces which accommodates periodic tour bus parking.

The paved parking area and the existing and proposed building cover approximately 69% of the lot's area. The remaining lot area will be used for septic leaching pits and trenches. The septic system plan is capable of handling flows resulting from the existing and proposed uses. Accommodating on-site drainage was a development concern identified at the public hearing, as the project is within 500 feet of Oak Bluffs Harbor and Pasque Avenue slopes toward the Harbor. The Applicant has addressed this concern by proposing improvements to roof drainage with pitched gutters and downspouts, and sloping the parking area for drainage into a catch basin and 3,000 gallon dry well. With this improvement, the applicant has minimized potential adverse impacts on the environment.

Of the four newly proposed rooms, one room will house employees and expansion of one room will accommodate some laundry facilities.

Therefore, in light of the evidence presented in the course of the public hearings and the materials received into the record, the Commission finds that the probable benefits from this proposed development will exceed its probable detriments, in light of the conditions and limitations specified below.

FINDINGS AND CONDITIONS

The Commission has considered the application and the recommendation presented from the Land Use Planning Committee meetings, the public hearings, and discussion during its decision deliberations and based upon such consideration, makes the following findings and impose the following conditions.

1. Pursuant to Section 15 of the Act, the Commission has considered whether the development at the proposed location is essential or especially appropriate in view of available alternatives on the Island. The expansion of the Motel at this

location is highly appropriate in light of the sites commercial zoning, prior commercial use and the Motel's present existence on this site.

2. Pursuant to Section 15 of the Act, the Commission has considered whether the proposed development will favorably or adversely affect the supply of needed low and moderate income housing for Island residents. Presently, the Applicant houses 7 employees off-site in a residence. The addition to the Motel will require 2 new employees, and the applicant has offered to accommodate them with one of the proposed rooms. In light of these considerations and the fact that the Motel operates year-round, the Commission sets the following condition:

- a. THE COMMISSION ACCEPTS THE APPLICANT'S OFFER TO PROVIDE ONE UNIT FOR HOUSING THE MOTEL'S ADDITIONAL STAFF.

3. Pursuant to Section 15 of the Act, the Commission has considered whether the proposed development will aid or interfere with the ability of the Town to achieve the objectives set forth in the Town's general plan and whether the proposed development will further contravene land development objectives and policies developed by regional or State agencies. In light of the considerations discussed in the record and within the Decision, the Commission sets the following conditions.

- a. THE APPLICANT SHALL COMPLY WITH HANDICAPPED ACCESSIBLE REQUIREMENTS AS SET FORTH BY THE EXECUTIVE OFFICE OF PUBLIC SAFETY, ARCHITECTURAL ACCESS BOARD. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FROM THE OAK BLUFFS BUILDING INSPECTOR, THE APPLICANT SHALL SUBMIT TO THE MARTHA'S VINEYARD COMMISSION EVIDENCE, IN A FORM SATISFACTORY TO THE COMMISSION, OF COMPLIANCE WITH THIS CONDITION.
- b. FINAL APPROVAL FOR THE PROPOSED DEVELOPMENT'S FACADE SHALL REST WITH THE OAK BLUFFS ARCHITECTURAL ASSISTANCE COMMITTEE. UPON APPROVAL OF FINAL PLANS, THE APPLICANT SHALL SUBMIT SAID PLANS TO THE MARTHA'S VINEYARD COMMISSION FOR THE RECORD.

The Commission finds that the proposed development is consistent with local ordinances and by-laws to the extent it is required to, only the application being before it at this time.

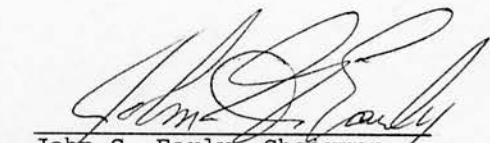
The Applicant must, consistent with this Decision, apply to appropriate Town of Oak Bluffs Officers and Boards for any other development permits which may be required by law.

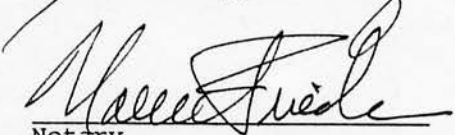
The Decision is written consistent with the vote of the Commission: October 26, 1989.

Any Applicant aggrieved by a Decision of the Staff or Committee hereunder, may appeal to the full Martha's Vineyard Commission which shall decide such Appeal, after notice and hearing, within 21 days of the close of the public hearing.

The Executive Director may issue Certificates of Compliance which shall be conclusive evidence of the satisfaction of the conditions recited therein.

Any party aggrieved by a determination of the Commission may appeal to Superior Court within twenty (20) days after the Commission has sent the development Applicant written notice, by certified mail, of its Decision and has filed a copy of its Decision with the Town Clerk in the Town in which the proposed development is located.


John G. Early, Chairman


Notary

NORMAN FRIEDMAN
NOTARY PUBLIC
My commission expires Nov 2, 1990

10/26/89
Date

10/26/89
Date

Edgartown, Mass. Oct. 27, 1989
at 2 o'clock and 55 minutes P M
Received and entered with the County Deeds
book 529 page 823

Attest: Beverly W. King
Register