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September 26, 2013

Martha's Vineyard Commission
Attn: Paul Foley
P.O. Box 1447
33 New York Avenue
Oak Bluffs, MA 02557
VIA EMAIL ONLY

RE: Stop and Shop Application for Renovation of Tisbury Store

Dear Paul,

In preparation for the hearing on October 3rd, 2013, and pursuant to a memorandum circulated by Mark London on August 7th, 2013, please further find the following information in anticipation of the hearing:

1. Context Plan

Context Plan has been submitted, which inserts the proposed store into the 3D model of downtown Vineyard Haven.

2. Existing Site Plan

The site plan has been submitted, this plan includes and shows the present store, the former Chinese restaurant, and the residence, which currently comprise the Stop and Shop property. Also shown on this plan are the adjacent properties, including the municipal parking lot in its present configuration. As requested this plan shows existing structures, topography, existing fences, walls, curbs, and provides clearly marked boundary lines.

3. Proposed Site Plan

The proposed site plan is attached hereto. The red lines are the property boundaries. Blue lines are the outline of the proposed store. I am also attaching a hand colored copy with highlighted boundaries shown. The colors on the electronic copy are not as strong.

4. Floor Plans

The Floor plans are attached hereto.

5. Elevations

The Elevations are attached hereto.

6. Architectural Perspectives

Architectural Perspectives relative to surrounding properties are attached hereto.

7. Cross Section

Cross Sections are attached hereto.

8. Design of the Truck Dock and Upper Entrance

Blown up portion of the site plan explaining the Truck Dock and Upper Entrance is attached hereto. The operation of the Truck Dock for Truck entrance and exiting is outlined in VHB's traffic report.

9. Roofscape

Roof plan is attached hereto.

10. Lighting and Signage

Lighting will be determined by code requirements, with all lights downward facing with the exception of sign illumination and any required flood lighting or emergency lighting. The store will have the Stop and Shop signage as indicated on the Elevation drawings. The parking lot will contain signage indicating when the parking lot will be open and closed, and what will happen in the event of a vehicle being locked in the lot after hours. The mural located on the existing building will be transferred to the West Elevation, which should be a more visible location for the public coming down toward the store from Main Street. All other lighting will be contained within the municipal parking lot.

11. Stormwater and Flood Management

Stormwater Design memo is attached hereto.

Flood Management is currently being reviewed between the architects and engineers. This will be updated as soon as the information is available.

12. Traffic

VHB's most recent response to MVC traffic requests is attached hereto.

13. Parking Garage Management

As stated at the last public hearing, it is the intention of Stop and Shop to place signs delineating the parking as "Stop and Shop Parking." It is further the intention of Stop and Shop to work out an agreement with the Town of Tisbury, specifically the Police Department, whereby the parking located at the Stop and Shop will be two (2) hour parking, and will be policed and ticketed by the Town of Tisbury Police Department. All revenues generated from such ticketing would be the property of the Town of Tisbury. Stop and Shop must close the lot after store hours, for safety and liability reasons. Stop and Shop will provide the Police Department with the necessary key or access codes to enter the parking lot during off hours, in the event a car is locked within the parking lot after hours, or if there should be some type of emergency situation.

Town officials have suggested that Stop and Shop designate a certain number of spaces on-site for employees. Stop and Shop is not opposed to that idea, but for purposes of the application, all spaces will be two (2) hour parking and will be policed by the Town of Tisbury, so that everyone utilizing both the Stop and Shop parking and the municipal lot, are under the same rules.

There will be handicap parking spaces as required by law, and in the locations shown on the plans submitted herewith.

14. Truck Dock

The Truck Dock will be able to accommodate the largest truck Stop and Shop utilizes within the Truck Dock area. That Truck will come once a day. During that time it will be completely within the confines of the Stop and Shop property. By design, the Truck Dock does not extend out to Norton completely. When the largest truck is in there, the front end of the truck will be outside of the building, but not onto Norton. While the larger Truck is in place, smaller vendor trucks will be able to come along side that truck. Once this building is complete, the store manager will have the ability to better manage deliveries and can set times at which different vendors come. At present they come when they want, park where they can and where they want, and often have to make repeated trips to the store during the summer days because there is no storage. The new facility will mean one delivery for each

truck once a day, and will be managed so that no trucks will be utilizing any parking area other than inside the Truck Dock. A further explanation of the Truck Dock is contained in the VHB traffic report.

15. Bicycle Racks

The current plan houses Bicycle Racks inside the Stop and Shop parking lot, on the Water Street side of the building. Stop and Shop will work with the Town of Tisbury to develop other bicycle racks outside of the building.

16. Comfort Station

The Town of Tisbury is currently putting together a committee to study the comfort station and the municipal parking lot. Therefore at this point in time we are not engaging in a discussion about removing the comfort station. Stop and Shop has redesigned the location of the bathrooms in the store, to be adjacent to the entry way closest to existing comfort station. These bathrooms will be in addition to the other bathrooms inside the store, and will be accessible from the outside of the store, and will be open during store hours.

17. Open Space/Landscape

The existing sidewalk on the Water Street side of the store will be increased by approximately two (2) feet, which results in a sidewalk depth of approximately thirteen (13) feet. Stop and Shop plans, with the approval of the Town of Tisbury, to add trees into that sidewalk. The depth of the sidewalk will allow for a more pedestrian friendly walk way.

Stop and Shop continues to work with the Town of Tisbury in the hopes of altering the municipal lot in a manner which will achieve more open space adjacent to the store.

Planters will be placed along the building where space is available. We are in the process of determining what type of plantings can cover the lattice work on the south elevation as well as the parking lot side of the building.

18. Building Design

The major masses of the building have been broken up, with unique and distinctive fenestration on the facades and by separating roof lines. The goal is to create a series of smaller structures rather than one larger structure. Detailing is meant to tie in with Tisbury Main Street aesthetic and the Vineyard architecture as a whole. The massing is meant to bring the building down to a more familiar human scale.

The elevations which have been submitted will be amended by replacing the grill style areas on the parking lot façade with lattice in those areas to match the south elevation.

19. Economic Impact

Stop & Shop currently employs 279 seasonal associates on Martha's Vineyard (47 Full Time/ 232 Part Time). Stop & Shop provides housing for 30 of our seasonal employees.

Stop & Shop employs 152 associates on a year round basis (105/Part Time/47 Full Time associates). Stop & Shop provides housing for 34 of these associates in the ten year round houses that we rent.

The proposed store would add approximately fifty (50) new jobs, half of which would be year round. We cannot predict how many will be full vs part time as of this date.

The proposed grocery store will be a grocery store. This is not a "Big Box" store. This is not a Target or Walmart superstore. The square footage of the sales floor is approximately the same size as Cronig's, and slightly smaller than the Edgartown Stop and Shop. This store will provide groceries, produce, frozen products and other day to day staples. They will have limited items such as magazines and candy located at the check out isles. There will be no pharmacy located, or coffee bar, or other business operation within the store.

20. Affordable Housing

Stop and Shop continues to work on various proposals for Affordable Housing mitigation. Stop and Shop acknowledges the financial requirements contained in the MVC housing policy and will abide by the same. Further, Stop and Shop currently controls approximately ten (10) year round rental properties, and is committed to maintaining those rentals and adding to that rental pool. It is difficult if not impossible to quantify what the number of properties would be that Stop and Shop will commit too until a certain employment count is made, but Stop and Shop will continue to maintain what they have existing, and will commit to increasing such rentals based on the increase in employees. Further, Stop and Shop is actively pursuing more permanent Affordable Housing mitigation efforts. It is our expectation that the MVC will condition the approval of this application on a satisfactory Affordable Housing Component.

21. Construction Process

Construction of the proposed redevelopment will occur during a period when the existing store is completely shut down and closed. Once approvals are in hand, the proposal would be to shut down the existing store by October of the year such permits are in hand, and be back in operation by the following Memorial Day. All construction activities will access the site from Norton Street side of building for the majority of the project. It is anticipated that many construction vehicles will offload at steamship authority and proceed directly to the site which will be cordoned off to provide pedestrian safety. To the extent possible barges will be utilized to ship materials and equipment to and from the mainland. At the rear property line Norton Street will be closed or detoured to accommodate temporary staging area for all

construction work as it relates to new drainage system, utility coordination and construction of new parking lot. Containers will be filled with construction and demo debris and sent off island to a construction recycling facility. To the extent possible carpooling for workers will be encouraged. A temporary off-site parking area, such as the park n ride lot, will be utilized as required and workers shuttled in as necessary. Stop and Shop will require a certain area of the Municipal lot in order to accommodate construction equipment and vehicles. Stop and Shop will work with the Town of Tisbury to finalize such details.

22. Staff Questions

- A. The Commission has asked whether it would be useful to see how the Cape Cod Commission's traffic policies applied to this proposal. Our traffic consultants maintain that the CCC policies cannot be utilized in any manner in a discussion of this site. This site is too unique and to our knowledge the CCC does not have any comparable site to which they would apply their standards too, therefore it is impossible and unproductive to attempt to use those policies in an analysis of this site.
- B. The store manager stated at the last public hearing that during his tenure as store manager, the store has never been infiltrated by flooding water from the five corners intersection. With the new building raised due to the flood plain, we do not believe there is a possibility of flooding the store. A full detail of the flood projections will be completed by the engineers shortly.
- C. The removal of the Comfort Station is no longer a topic of the presentation. One question raised had been how many people use the Station and the pattern of use. We do not have this information, perhaps the Town could supply this if they have it. The new proposal has bathrooms on the Norton Ave. corner, which will be in addition to the Comfort Station bathrooms.
- D. The MVC has asked us to clarify the summer population of each Town. The MVC may have more recent information on this point than we do.

23. Archeology

Stop and Shop is prepared to carry out an intense archeological survey of 15 Crowell and the back of the Golden Dragon as recommended by the Massachusetts Historic Commission. Based on the results of such survey, Stop and Shop is prepared to implement such requests as may result from such survey.

We look forward to the hearing process commencing on October 3rd, 2013. We strongly believe that this project is will be a benefit to the Town of Tisbury and the Island of Martha's Vineyard.

Truly yours,



Geoghan E. Coogan, Esq.
Edmond G. Coogan Law Office, P.C.
Attorney for Stop and Shop

BEACH STREET (MASS. STATE HIGHWAY)

CROWWELL LANE
SIDEWALK

PROPOSED
STOP & SHOP

"Stop & Shop"

STOP

TREE GRATE (TYP.)

SIDEWALK
WATER (40' WIDE - PUBLIC WAY)
STREET

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

SIDEWALK

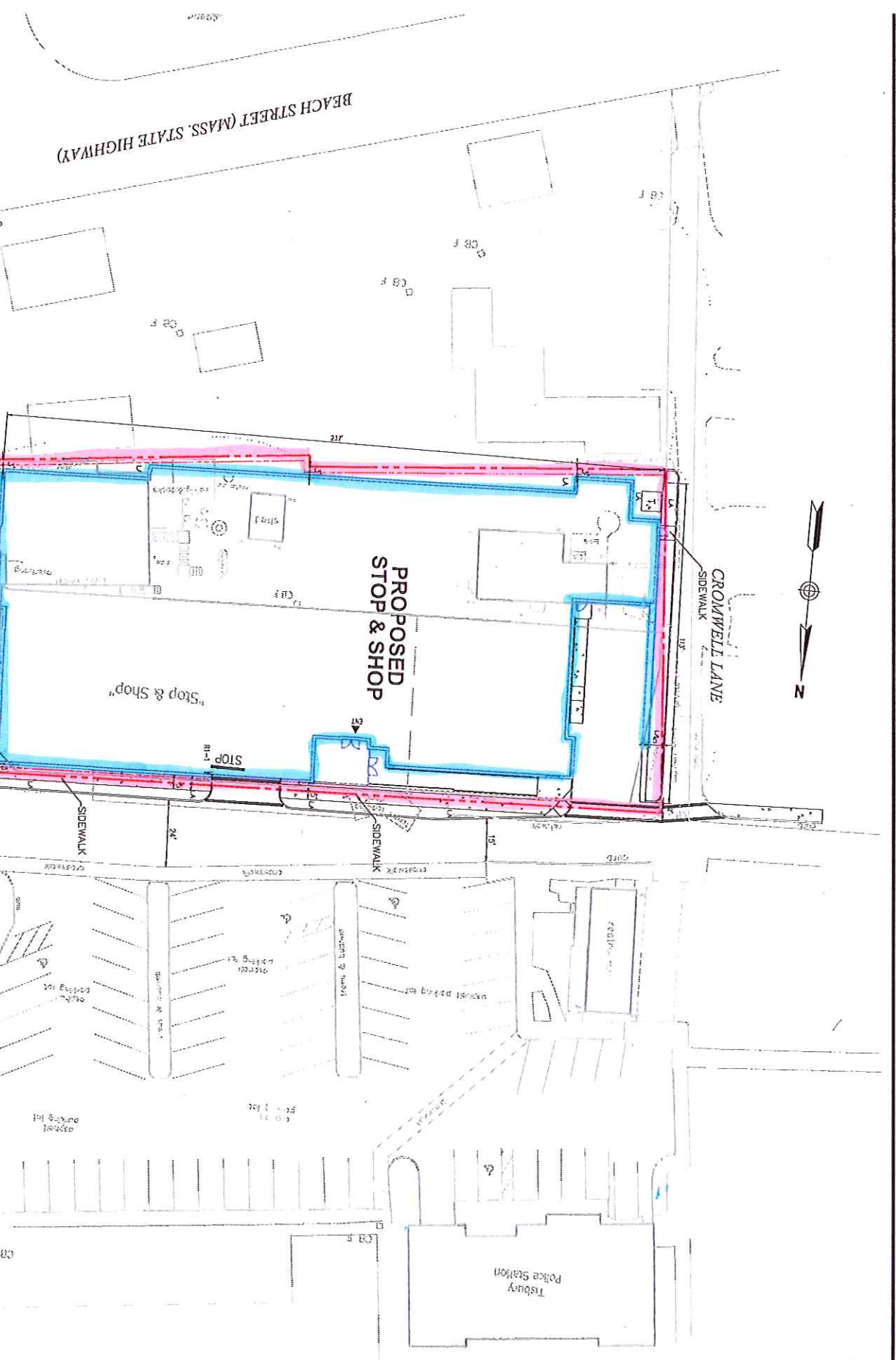
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Tisbury
Police Station