



**TOWN OF OAK BLUFFS, MA
PLANNING BOARD**

P.O. Box 1327
Oak Bluffs, MA 02557
Ph. 508-693-3554 X123 Fax 508-693-5375

**Notice of Decision – Site Plan Review June 27, 2019
Martha's Vineyard Community Services, Campus Master Plan and Expansion**

Re: *Martha's Vineyard Community Services site plan review of their proposal to demolish the existing campus and build a new campus with more than 50% more gross square footage than the existing campus on an expanded site. Map and parcel 50-29.*

The plan involves three phases:

- 1. Phase One – Build a new 10,000 sf one-story Early Childhood Center (ECC) Building with ECC, Head Start, Support Space and Administration;*
- 2. Phase Two – Move ECC to new building; Move Administration to temporary work trailers; Build new parking area; Demolish existing Admin. and ECC buildings; Build new 17,500 sf two-story Community Services main building to house Administration, Island Counseling Center (ICC), Disability Services and Daybreak;*
- 3. Phase Three – Move ICC, Administration, and Daybreak Program (currently off site) to the new Community Services main building; Demolish existing ICC Building; Remove Work Trailers; Finish Parking and Landscape improvements. The proposal would increase the total gross square footage from 19,278 sf to 30,482 sf (a 58% increase).*

Decision and Conditions

Following a public hearing on **Thursday, June 27, 2019**, the Planning Board consisting of Ewell Hopkins, Erik Albert, Bill Cleary, Mark Crossland, and JoJo Lambert, voted 5-0 to approve the Site Plan as submitted with the following conditions. In so doing, the Board considered and sought to strengthen those conditions set forth in **MVC Decision DRI 223-M3** – namely:

- 1. Landscaping:** Under 1.6 — *The final location of the solar canopies and the plantings nearby shall come back to the **Oak Bluffs Planning Board** for review and approval to ensure proper screening.*
- 2. Exterior Lighting:** Under 2.1 — *Lighting Plan: A **final lighting plan** is to be submitted for the review and approval of the **Oak Bluffs Planning Board**.*
- 3. MVC Monitoring:** Under 5.10.1 — *The Applicant shall accommodate the MVC Traffic Monitoring program as described in DRI 223-M3. **In addition to the measures outlined, as part of the MVC's regular technical assistance, for at least the next five years, the***

MVCS will secure 911 call data from the Dukes County Sheriff's Department, and include this data in all review meetings.

4. **Village Road:** As relates to Village Road, observations of same and the study entitled "Roadway Assessment, Village Road" by McMahon Associates dated May 3, 2019, indicates that it is inadequate in its present condition in many respects, which inadequacies will be exacerbated, as well as new deficiencies created, by the development as proposed, unless Village Road is improved. In addition, the existing road does not meet the applicable standards and criteria laid out in 527 CMR 1.00, Chapter 18 of the Massachusetts Comprehensive Fire Safety Code. Accordingly, as part of the Site Plan Review Process, and as a condition of Planning Board approval, the Planning Board finds that it is reasonable, necessary, and appropriate for Village Road to be improved to meet or exceed legal requirements and provide the necessary safety protections for residents and the general public, users of the MVCS, the YMCA and the Island Elderly Housing, as well as the staff of same and first responders who may have to access these sites.

Therefore, this Site Plan Approval, herein granted, is subject to the condition that Village Road, before any Certificates of Occupancy for new or renovated buildings or locations are issued, and in any event no later than commencement of Phase II.

- 1) Meet all applicable standards, laws, rules and regulations and in particular 527 CMR 1.00, Chapter 18 of the Massachusetts Comprehensive Fire Safety Code;
 - 2) The Fire Chief certifies compliance with all applicable laws, rules and regulations subject to his jurisdiction.
 - 3) Prior to the commencement of Phase II, final plans for road upgrades and re-construction, certified by a registered professional engineer as meeting or exceeding the standards and criteria of Chapter 18 527 CMR 1.00, Massachusetts Comprehensive Fire Safety Code], are provided to the Planning Board.
 - 4) On or before [completion of Phase I a final as-constructed plan is submitted to the Planning Board, certified by a registered professional engineer, certifying that all construction has been completed in conformity with all applicable standards, laws, rules and regulations, and in conformity with the pre-construction plan submitted to the planning board.
 - 5) **If the prior four conditions have not been met on or before completion of Phase I no Certificate of Occupancy shall thereafter be issued until compliance with these conditions.**
 - 6) The conditions contained herein may be modified by the Planning Board upon satisfactory evidence and assurance that Village Road will be improved as set forth herein.
5. **All commitments made in memo dated 6/27/19 to OBPB from John Abrams and Ryan Bushey, South Mountain Company in addressing Planning Board Concerns. (Re: MVCS - Project Update.)**

In granting the approval the Board considered the following sections of the Zoning By-Law and felt that the applicant had satisfactorily addressed them:

10.4.8.1 Minimize the volume of cut and fill, the number of removed trees 6" caliper or larger, the length of removed stone walls, the area of wetland vegetation displaced, the extent of storm water flow increase from the site, soil erosion, and threat of air and water pollution.

10.4.8.2. Maximize pedestrian and vehicular safety both on the site and egress from it

10.4.8.3. Minimize obstruction of scenic views from publicly accessible locations.

10.4.8.4. Minimize visual intrusion by controlling the visibility of parking, storage, or other outdoor service areas viewed from public ways or premises residentially used or zoned.

10.4.8.5. Minimize glare from headlights and lighting intrusion.

10.4.8.6. Minimize unreasonable departure from the character, materials, and scale of buildings in the vicinity, as viewed from public ways and places.

10.4.8.7. Minimize contamination of groundwater from on-site waste-water disposal systems or operations on the premises involving the use, storage, handling, or containment of hazardous substances.

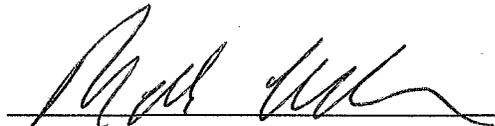
10.4.8.8. Ensure compliance with the provisions of this Zoning By-Law, including parking, signage, landscaping and environmental performance standards.



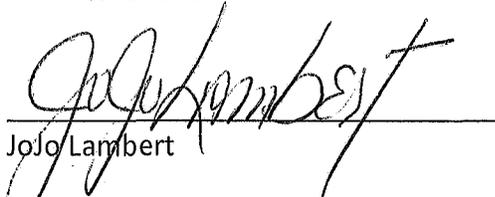
Ewell T. Hopkins, Chairperson



Erik Albert, Vice Chair



Mark Crossland



JoJo Lambert



Bill Cleary