

south mountain

COMPANY

To: Martha's Vineyard Commission Land Use Planning Committee and Oak Bluffs Planning Board
From: John Abrams and Ryan Bushey, South Mountain Company
Date: 12/27/19
Re: Martha's Vineyard Community Services Project Update

This memo is an update on our efforts to address conditions applied by the MVC and Planning Board on the MVCS project. Conditions required by the MVC are noted in [blue text](#). Conditions required by the Planning Board are in [green text](#).

Conditions to satisfy before construction:

1.1 [Landscaping Plan: As offered by the Applicant, a final landscaping including an implementation timetable showing plant species \(to be primarily native species\) and locations and the location of bike parking is to be submitted for the review and approval of LUPC before construction begins. Also to Planning Board for approval.](#)
See Drawing L4.00

1.2 [The final location of the solar canopies and the plantings nearby shall come back to the LUPC for review and approval to ensure proper screening. Also to Planning Board for approval.](#)
See Drawing P102 and sample image.

2.1 [A final lighting plan is to be submitted for the review and approval of the LUPC \(see list of 2 conditions on lighting\). Also to Planning Board for approval.](#)
See Drawing L2.00 for layout and L5.01 for details, and cut sheets for specs.

5.1 [The Applicant shall submit a plan to LUPC for review and approval for monitoring Village Road for illegal parking and any maintenance issues.](#)
See 1/6/20 MVCS Memo

5.2 [The Applicant shall submit a plan to LUPC for review and approval to improve the existing condition of Village Road before construction begins such as improving sightlines, addressing the pavement condition cleaning debris from the road and closing the egress on the curve.](#)
See Vanasse Associates report and Village Road Improvement Project Plans A-01 and A-02

5.9 Construction Management:

5.9.1 [As offered by the Applicant, the applicant shall return to the LUPC for review and approval of a detailed construction management plan to minimize negative impacts and increase efficiency before a Building Permit is issued. See C004 Construction Readiness Plan](#)

5.9.2 [The detailed construction management plan to minimize negative impacts and increase efficiency shall include at least the following:](#)

5.9.2.1 [A detailed description of the phases for building and construction; See Phasing Plans drawing](#)

5.9.2.2 [Identify locations where they will stage construction materials; See C004](#)

5.9.2.3 [Identify where construction crews will park their personal vehicles; See C004](#)

5.9.2.4 [Identify where clients and employees will park during construction; N/A in Phase 1](#)

5.9.2.5 [Alternatives if construction takes longer than expected; N/A in Phase 1—ECC will remain in existing building until work is complete. N/A in Phase 2—Admin will be in work trailers and ICC will remain in existing building until work is complete.](#)

5.9.3 [Village Road shall be repaired and returned \(including the shoulder of the road\) to a state at least as good as before construction began before a Certificate of Occupancy is issued. See Village Road Improvement Project Plan A-02](#)

Conditions to satisfy before Certificate of Occupancy:

5.3 The Applicant shall make every effort to establish and maintain a road association for Village Road (as offered in 5.5) to address issues that exist and arise on the road jointly with their neighbors. See 1/6/20 MVCS Memo

5.4 The Applicant shall submit their plan to LUPC for review and approval to implement the offers in section 5.7 (Traffic improvements on their leasehold) before a Certificate of Occupancy is issued. See Village Road Improvement Project Plans A-01 and A-02 and 1/6/20 MVCS Memo

5.5 Prior to issuance of a Certificate of Occupancy for each new building, the Applicant shall provide for review by LUPC the status of the collaborative efforts concerning improvements to Village Road and determine whether sufficient improvement has occurred so that the LUPC is satisfied that the new road is safe for occupancy of the premises. If the Applicant has, despite its best faith efforts, been unable to achieve the improvements, detailed in Section 5.8 below, with the cooperation of the other parties the LUPC may still authorize the project to proceed. See 1/6/20 MVCS Memo

5.6 As offered by the Applicant, MVCS will work together with IEH, the YMCA and the High School to establish a Road Association for Village Road to develop a plan for long-term success and safety of the road and the neighborhood and to address road improvements and maintenance. See 1/6/20 MVCS Memo

Any work on the MVCS leasehold will be the responsibility of MVCS. Any work outside of the leasehold will be a collaborative effort of the Village Road Association with Island Elderly Housing, the YMCA and with MV Regional High School Committee approval.

5.7 As offered by the Applicant, MVCS will undertake the following improvements on their leasehold:

5.7.1 Develop signage program with informational signage, speed limits and stop signs at all exits and notice of elderly neighbors. The signage program shall be reviewed and approved by LUPC. See Village Road Improvement Project Plans A-01 and A-02

5.7.2 Improve sightlines especially at curves with better alignment and vegetation maintenance. See Village Road Improvement Project Plans A-01 and A-02

5.7.3 Improve pavement condition, especially at intersections. See Village Road Improvement Project Plans A-01 and A-02

5.7.4 Pave the driving lanes but leave uncovered parking (except accessible spots) as gravel or other pervious material as reflected on the 3/6/19 "Landscape - Paving and Circulation Plan". See L2.02

5.7.5 Remove/modify existing curb cuts and traffic circulation routes as reflected on the 3/6/19 "Landscape - Paving and Circulation Plan". Continues to be part of Phase 2 construction planning.

5.7.6 Provide sufficient bike parking on the campus; See L2.02 for Phase 1 rack location. Bike parking will continue to be part of Phase 2 construction planning.

5.7.7 Implement a plan that encourages and subsidizes the cost of VTA bus passes for employees. Underway

5.7.8 Will enforce no parking on Village Road and adopt other traffic mitigation measures. See 1/6/20 MVCS memo

5.8 As offered by the Applicant, MVCS Will make their best effort to ensure that the following improvements off their leasehold (including those which are partially on, when applicable) are implemented with the Village Road Association—all of the following bullets are incorporated in the Village Road Improvement Project Plans A-01 and A-02 and the 1/6/20 MVCS memo with the exception of 5.8.6 which is still being negotiated.

5.8.1 The Speed Limit shall be posted at 20 mph and proper signage indicating that shall be installed.

5.8.2 Delineate roadway markings with a center line;

5.8.3 Ensure the elimination of ad hoc parking along Village Road;

5.8.4 Improve maintenance and enforcement of Village Road;

5.8.5 Consider and develop a plan for future widening of Village Road, if widening is deemed necessary in the future by public safety or regulatory authorities;

5.8.6 Accommodate a safe and mutually acceptable pull-off for the Vineyard Transit Authority (VTA).

Additional Conditions by Planning Board before CO:

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; See Vanasse Associates report and Village Road Improvement Project Plans A-01 and A-02. We have met with Chief Rose of the Oak Bluffs Fire Department on site on three occasions to modify plans as per his request. Signoff is pending.
- 2 The Fire Chief certifies compliance with all applicable laws, rules and regulations subject to his jurisdiction. SMCo met with Chief Rose of the Oak Bluffs Fire Department on site on three occasions and the plans have been modified as per his request. Signoff is pending.
- 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. After ECC construction.
- 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. After ECC construction.
- 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.

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. The commitments are in response to the following Horsley-Witten concerns:

- 4a asks us to consider pretreatment/sediment forebays and alternates to central dry wells: ***These ideas are being evaluated by the civil engineer and landscape architect.*** A forebay was added in the southwest corner of the parking lot.
- 4d suggests modifications the raingarden at the SW edge of parking: ***We think this is a good idea and will make that change.*** Updates to plan are complete.
- 4e. questions the formula used for nutrient calculations: ***These figures will be double-checked by civil engineer and vetted with Sheri Caseau, the MVC's Water Resources Planner.*** Chris Alley, civil engineer, to explain in person at meeting.
- 5a. Projected flows are different in the 5/9/19 design plan and the 2/19/19 nitrogen analysis. ***The flow numbers will be double- checked by civil engineer and vetted with Sheri Caseau, the MVC's Water Resources Planner.*** Chris Alley, civil engineer, to explain in person at meeting.
- 5b. Consider "NitROE" system as lower energy use alternative to "BioBarrier" system that is currently proposed. ***We are carefully following the NitROE pilot systems in Tisbury and will switch systems if it proves to be a better option.*** NitROE was considered but we would prefer to stick with a proven system.

Conditions to satisfy after Certificate of Occupancy:

5.9 MVC Monitoring:

5.9.1 The Applicant shall accommodate the MVC Traffic Monitoring program described below. As part of the MVC's regular technical assistance, for at least the next five years the MVC has committed to observe any issues and increase in volume on Village Road. MVC Staff will do the following:

5.9.1.1 Place traffic counters on Village Road twice a year for one week for five years;

5.9.1.2 Perform Turning Movement Count (TMC) and Queue Analysis twice a year for one week for five years;

5.9.1.3 Review MassDOT Crash Data;

5.9.1.4 Review anecdotal evidence of issues on and with Village Road and its tributaries;

5.9.1.5 Commission staff will meet with Village Road Association once a year to review data and findings.

In addition, MVCS shall secure and submit 911 call data from the Duke's County Sheriff's Department and include this data in all review meetings.

No action items until after ECC construction.