



APPLICATION FOR SITE PLAN REVIEW BEFORE THE OAK BLUFFS PLANNING BOARD
(Section 10.4 of the Oak Bluffs Zoning By-laws)

Date: 1/2/2020

Applicant's Name Oak Bluffs Parks Department & Friends & Neighbors of Sunset Lake
Applicant's Mailing Address PO BOX 2552, Oak Bluffs MA 02557
Applicant's Telephone 617-413-8581
Applicant's E-mail sunsetlakemv@yahoo.com
Owner's Name Town of Oak Bluffs
Owner's Mailing Address PO BOX 1327, Oak Bluffs, MA 02557
Owner's Telephone 508-693-3554
Owner's E-mail _____

Applicant is (circle one): owner agent tenant licensee prospective purchaser other

Location of Property:

Address 0 Lake Ave & 25 Greenleaf Ave
Map/Parcel 141-1 & 259 Zoning District R1
Overlay Districts/DCPCs None

Description of Project: (you may attach additional sheets if needed)

See Attached FANS CPC Grant Proposal for in depth description of project.
Remove invasive plant species - replace with native species and plants that can survive the salt spray
Shore Stabilization around Sunset Lake. Ribbon Path around Sunset Lake -approved by CONCOM
Create storm water run off filtration gardens x2;
Cape Cod Berm down Greenleaf Ave to help with road runoff

Additional Review Required: (i.e. Development of Regional Impact from the MVC, Special Permit, Variance, etc.)

Does not meet DRI from MVC per Horsley Witten Group
WPA Form 5 - Order of Conditions & OB Wetlands Bylaw permit in hand and filed with the Registry of deeds

5. **Contact Person** Donna Hayes, President FANS
 6. **Mailing Address** 16 Siloam Avenue
 PO Box 2552
 Oak Bluffs, MA 02557
 7. **Telephone:** 617 413 8581
Email: sunsetlakemv@yahoo.com

8. **CPA Funding Category:** Open Space & Recreation

9. **Address of Proposal:** 0 Lake Avenue & 25 Greenleaf Avenue Oak Bluffs MA 02557
 (Map 8 & Lot 140, 141-1, 259)

10. **Goals and Objectives:** Our goals include restoration of the town's historic gateway, park and open space: Sunset Lake and Lakeside Park. At the turn of the Century, the Town of Oak Bluffs was given three individual gifts of land that together formed, what is now known as Sunset Lake and Lakeside Park (see attached map). At one time this area, also known as Squash Meadow, was the gateway to the Town of Oak Bluffs. The main access to the Town area was via a foot bridge over Sunset Lake. The foot bridge was known as "Crossing the Jordan" (see attached photos). Residents and visitors alike played in the park, dug for clams and rowed small boats in the Lake. However, over the last 60 years, the lake and wetlands slowly began filling in with invasive species, the water quality deteriorated so the clam diggers went elsewhere and the paddleboats disappeared. What was once a sparkling gateway to the Town of Oak Bluffs has slowly lost its luster, this project will bring new life to our historic gateway and park.

Description of Project

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A. Project Goal

- Emphasis on protecting the park and rehabilitating the lake to a thriving wetlands, active waterway and useable open space for residents and visitors
- Increase awareness and protection of Oak Bluffs natural wetlands
- Remove invasive plant species and replace with native plant species
- Way finding and educational signage for residents and visitors

B. Project Objectives

- Create a ribbon path ½ way around the park and lake in phase 2, (phase 3 will complete the path around the rest of the lake).
- Create a storm water retrofit garden (wet swale) @ Greenleaf & Dukes County
- Create a bio-retention basin at the Southwest corner of the park (Greenleaf & Paper Road)
- Create a Cape Cod Berm -Top of Greenleaf Ave to Paper Road.
- Plant native plants and shrubs to help stabilize the edge of the lake
- Loam & seed part of Lakeside Park in Pilot Project of a new grass seed that will provide slope stabilization
- Create a buffer strip of native vegetation around the pond to filter pollutants and protect water quality
- Gateway plaza (New York Avenue & Dukes County Avenue)
- Create informational signage on storm water retrofit and bio-retention gardens
- Create a barrier along park edge and roadway (Dukes County Avenue and Greenleaf Avenue) – fencing and or boulders

C. Describe how the project accomplishes the goals and objectives of the CPA

- Open Space: Protect and improve water quality in Sunset Lake
- Open Space: Protect and preserve open space (parkland)
- Recreation: Improve passive recreational opportunities on parkland

11. **Community Need:** Improving Sunset Lake & Lakeside Park offers the following benefits:

- Protecting our park lands for future use
- Enhancing vistas and recreational space
- Improve ecological wetlands systems
- Community education on wetlands, bio-retention garden, wet swale

12. **Community Support:** See attached letters of support

13. **Timeline:**

A. **What is the schedule for project implementation:**

Minor Site Plan:

A minor site plan is defined in 10.4.7 as applications for permits to build, alter or expand any non-residential building, structure or use in any district where such construction will exceed a total gross floor area of 500 square feet but not exceed a total gross floor area of 2000 square feet, or will not generate the need for more than 10 parking spaces.

Does this project qualify as a minor site plan?(circle one) **Y / N**

Site Plan Review Trigger(s):

- Construction, exterior alteration or exterior expansion of, or change of use within, a municipal, institutional, commercial, industrial or multi-family structure involving more than 500 square feet.
- Construction or expansion of a parking lot for a municipal, institutional, commercial, industrial, or multi-family structure or purpose.
- Grading or clearing more than ten percent of a lot, or 5,000 square feet, whichever is smaller, except for the following: landscaping on a lot with an existing structure or a proposed single or two family dwelling; clearing necessary for percolation and other site tests, work incidental to agricultural activity, work in conjunction with an approved subdivision plan, or work pursuant to an earth removal permit.
- Other (i.e. DCPC requirement, etc.) _____

Payment:

- Check to The Town of Oak Bluffs for \$350 - *Town Application - should be no fee*

Distribution of Submission: (see Oak Bluffs Zoning By-Law section 10.4 for complete description of requirements)

- Five Copies of the Site Plan delivered to the Planning Board
 - Digital Copy of Site Plan e-mailed to planningboard@oakbluffsma.gov (Assistant will distribute)
- OR**

Eight Copies of the Site Plan HAVE BEEN DISTRIBUTED BY APPLICANT to:

DEPARTMENT	INITIALS
<input checked="" type="checkbox"/> Wastewater	<i>JM</i>
<input checked="" type="checkbox"/> Water District	<i>EB</i>
<input checked="" type="checkbox"/> Board of Health	<i>EB</i>
<input checked="" type="checkbox"/> Highway Department	<i>EB</i>
<input checked="" type="checkbox"/> Police Chief	<i>EB</i> <i>min</i>
<input type="checkbox"/> Fire Chief	
<input checked="" type="checkbox"/> Building Commissioner	<i>al</i>
<input checked="" type="checkbox"/> Conservation Commission	<i>[Signature]</i>

Contents of Plan:

Five separate plans, 24"x36", minimum scale 1"=20' (1"=80' if minor site plan), prepared by a Registered Professional Engineer, Registered Land Surveyor, Architect, or Landscape Architect as appropriate.

Site Layout containing boundaries of the lot(s) in proposed development, proposed structures, drives, parking, fences, walls, walks, outdoor lighting, loading facilities, and areas for snow storage after plowing. First page includes:

locus plan at 1"=100' showing 1000 feet from project

Topography and drainage plan showing existing and proposed final topography at two-foot intervals and plans for handling storm water drainage (If Minor Site Plan then topographical plan may depict topographical contours at intervals available on maps provided by the USGS)

Utility and landscaping plan showing:

N/A all facilities for refuse and sewerage disposal or storage of all wastes
 the location of all hydrants, fire alarm and firefighting facilities on and adjacent to the site

all proposed recreational facilities and open space areas - *it's a park - it's open space*
 all wetlands including flood plain areas

Architectural Plan including:

H/A Ground Floor Plan
 Architectural Elevations of all proposed buildings } *No Building*
 Color Rendering

Landscaping plan showing:

Limits of work
 Existing tree lines
 All proposed landscape features and improvements including:
 Screening
 Planting areas with size and type of stock for each shrub or tree
 Proposed erosion control measures

Written Statement indicating:

Estimated time required to complete proposed project and any phases
 Detailed estimate of costs of all planned site improvements

Written Summary of contemplated projects indicating, where appropriate:

N/A Number of dwelling units to be built
 Acreage in residential use
 Evidence of compliance with parking and off-street loading requirements
 Forms of ownership contemplated for the property
 Summary of the provisions of any ownership or maintenance
 Identification of all land that will become common or public land

- Other evidence necessary to indicate compliance with Oak Bluffs Zoning By-law
- Drainage Calculations by a Registered Professional Engineer
- Drainage Design conforms with Town's Subdivision Regulations
- Additional narrative assessments (as may be required by Planning Board) of on site and off site impacts of the proposed project on:
 - N/A Traffic
 - Drainage
 - N/A Noise
 - Other environmental factors
- Certification that the proposal is fully compliant with the provisions, if applicable, of the Americans with Disabilities Act and the Massachusetts Architectural Barriers Board

Waiver of Technical Compliance Written Request

The Planning Board may, at their discretion, waive any of the technical requirements of Section 10.4.5 where the project involves relatively simple development plans or constitutes a minor site plan. Please Note, if the Board refuses a waiver request, the application may be denied or approval delayed by a minimum of two weeks.

Written Request for Waiver may be attached to this application or provided below:

Additional Comments for Planning Board:

Design plans and all engineering work completed by Horsley Witten Group of Sandwich (HW is very familiar with OB ecological projects)

Project has been fully vetted since day 1 by OB CONCOM - WPA-Form 5 - Order of Conditions has been issued & filed in Dukes County Registry of deeds -Book 1507- pg 927- Project vetted by CPA Committee & funds allocated per town meeting

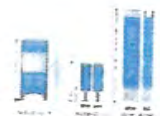
Project vetted by OB Town Administrator, Selectmen, Building Inspector, Highway Superintendent, Parks Department, Wastewater, MVCMA, OBA, Friends of OB, & surrounding neighbors of the park

Authorization:

- Applicant is owner OR Letter from owner giving applicant authority to apply for site plan review and act on their behalf

I hereby request a site plan review as described above:

Signed *Arthur J. ...*
 Title *Oak Bluffs Park Commissioner*
 Date *1/7/2020*



DESIGN HIGHLIGHTS

- 1 FORMAL GATEWAY AT INTERSECTION OF LAKE AVENUE AND DUKES COUNTY. PROMOTE THE DISCOVERY OF OAK BLUFFS WITH WAYFINDING AND EDUCATIONAL SIGNAGE.
- 2 OVERLOOK VISTA ON SOUTHEAST CORNER OF PARK WHERE GREENLEAF MEETS DUKES COUNTY.
- 3 ADA ACCESSIBLE RIBBON WALK TRAVERSES TO THE PERIMETER OF SUNSET LAKE.
- 4 BUFFER ENHANCEMENT & RESTORATION TO IMPROVE THE HEALTH & PRESERVATION OF SUNSET LAKE.
- 5 MAINTAIN SEASONAL OVERFLOW PARKING POTENTIAL. PRESERVE AMAZING PANORAMIC VIEWS.
- 6 IMPROVES PARK CONNECTIVITY, FROM WASHINGTON PARK TO CAMPOROUGH AND BEYOND.
- 7 REPAIR TIDAL HEADWALL TO PREVENT FURTHER EROSION.
- 8 IMPROVE BUS PULLOFF CONDITIONS.

STORMWATER SOLUTIONS

- 1) SHALLOW SAND FILTER CAN BE MOWED REGULARLY AND SERVE THE COMMUNITY AS PASSIVE OPEN SPACE.
 - 2) WET SWALE AT THE SOUTHEAST CORNER WILL ALLEVIATE FLOODING ISSUES ON DUKES COUNTY & GREENLEAF AVENUE.
 - 3) BIORETENTION BASIN WILL IMPROVE WATER QUALITY IN SUNSET LAKE & HELP REDUCE EROSION CAUSED BY URBAN RUNOFF ORIGINATED BY SIMPSON & SPRUCE AVENUE AND THE ASSOCIATED HOMES UP GRADIENT.
- A STEPPED TERRACE BIOSWALE CONNECTS TWO BIORETENTION BASINS FROM TOP TO BOTTOM OF THE STEEP SLOPE. A BOARDWALK CROSSWALK & STRONG PLANTING DESIGN WILL MAKE THIS A FOCAL ELEMENT.
- PERMEABLE RIBBON WALK PROMOTES INFILTRATION AND WILL PROTECT THE COASTAL BANKS. ALL BUFFER ENHANCEMENT WORK BY PREVENTING SHEET FLOW FROM WASHING OVER AND DISTURBING THE SHORELINE.

**SUNSET PARK
PRELIMINARY CONCEPT PLAN
JULY 2017; UPDATED OCTOBER 2017**