



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

P.O. Box 1327
Oak Bluffs, MA 02557
Ph. 508-693-3554 X154 Fax 508-693-5375

December 22, 2017

**Decision of the
Oak Bluffs Planning Board
Oak Bluffs Town Hall Reconstruction**

Applicant Proposal: To demolish the existing Town Hall and construct a new 3-story 21,000 G.S.F Town Hall (w/ partial basement) on the same site. The proposal also includes a temporary town hall across the street with three double-wide trailers.

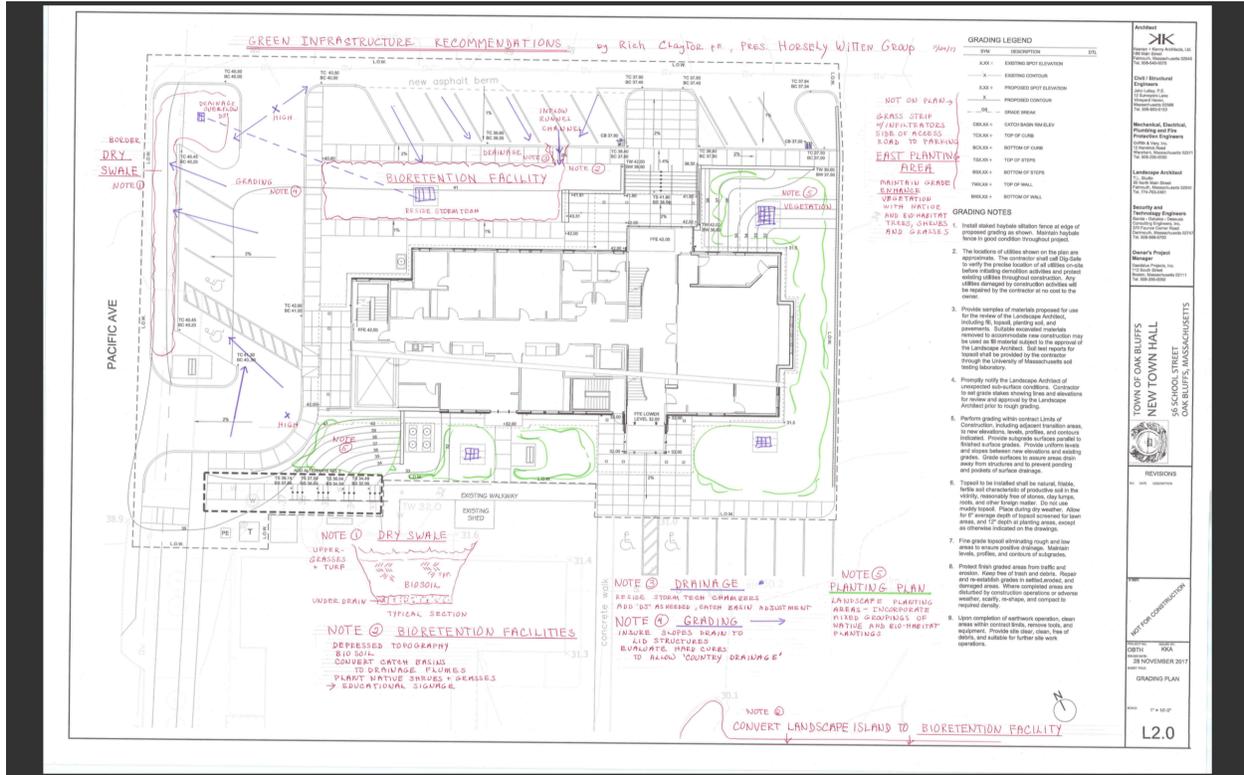
Decision: The Oak Bluffs Planning Board voted unanimously to approve this site plan with applicant agreed-to conditions (see below) during a public meeting of the Planning Board on December 14, 2017. This position was reached after thorough review of DRI#678 - MVC Staff Report - 2018-09-28 and a series of public meetings held by the Oak Bluffs Planning Board. Additional due-diligence beyond that addressed in the decision of the Martha's Vineyard Commission is listed as follows:

- Integrated site Engineering & Landscaping plan, parking policy & design.
- Public transit & non-motorized vehicle design, Expanded Use impacts.
- Traffic flow / patterns.
- Impact on Library operations.
- Internal layout.
- HVAC buffering/design plan.
- Solar plan.
- Energy design.

Applicant agreed to the following conditions:

- Change the parking on School Street and off of Pacific Avenue to diagonal after the recommendation of the MVC staff and Land Use Planning Committee.
- All landscape planting done with Island contractor.
- Wood flooring in place of vinyl in most areas.
- Include EZH2O bottle filling water coolers to reduce plastic use.
- Include an ADD ALT design between Town Hall site and Town Library.
- Having consulted with the Vineyard Transit Authority, include a more formal Mass Transit stop which better serves the Town Library and the new Town Hall.

- Incorporate green infrastructure recommendations from Rich Claytor of the Horsley Witten Group.
- Consult with Rob Meyers of South Mountain with regard to solar planning and capacity.
- Ensure the Planning Board has a dedicated office on the first floor with other permitting departments.



T. Ewell Hopkins, Chairperson