



RE: Martha's Vineyard Regional High School
Athletic Field, Site Plan Review
100 Edgartown Vineyard Haven Road
Oak Bluffs, MA, Map 55 Parcels 2&4

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

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**Notice of Decision – Site Plan Review
October 5, 2021**

**Martha's Vineyard Regional High School, Athletic Field Project
100 Edgartown-Vineyard Haven Road, Oak Bluffs. Map 55, Lots 2 & 4.**

Project Description

Construct a new 400-meter, eight-lane running track, one multi-purpose synthetic turf field with sports lighting and scoreboard, a 704-seat grandstand with pressbox, a 4,800 sf field house (to be constructed once it can be serviced by a wastewater connection), a track and field equipment storage shed, reconfigured parking and pedestrian areas; and renovate one existing natural grass multi-purpose field.

Decision and Conditions

Following public hearings on **Monday, October 4, 2021** and **Tuesday, October 5, 2021**, the Planning Board consisting of Ewell Hopkins, Erik Albert, Bill Cleary, and JoJo Lambert, voted 3-1 to approve the Site Plan as submitted with one condition as outlined below. Member Mark Crossland recused himself. In so doing, the Board considered and sought to strengthen those conditions set forth in **MVC Decision DRI 352-M4** but only those within their scope of review under the Dover Amendment per legal guidance dated July 8, 2020 from Town Counsel Michael Goldsmith.

- 1. Condition:** Pedestrian access to Edgartown Vineyard Haven Road from the Sports Complex or the adjacent parking lot shall be exclusively via Sanderson Avenue. The Applicant shall extend the chain link fence shown on EX-1 Plan dated 10-23-19 northerly to the boundary of the Edgartown-Vineyard Road and then westerly until the boundary of Sanderson Avenue. The Applicant may substitute natural plantings in place of fencing as long as the screening prohibits pedestrian access other than through the approved parking lot/facilities.

In granting the approval the Board was only able to consider the following sections of Oak Bluffs Zoning By-Law 10.4:

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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.

** Outside of the board's scope of review, per legal guidance*

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

The board voted 4-0 to include a condition regarding pedestrian access to Edgartown Vineyard Haven Road from the Sports Complex or the adjacent parking lot: Access must be exclusively via Sanderson Avenue.

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

** Outside of the board's scope of review, per legal guidance*

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.

** Addressed above in 10.4.8.2 as it pertains to parking*

10.4.8.5. Minimize glare from headlights and lighting intrusion.

** Outside of the board's scope of review, per legal guidance*

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.

** Outside of the board's scope of review, per legal guidance*

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.

** Outside of the board's scope of review, per legal guidance*


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

** Addressed above in 10.4.8.2 as it pertains to parking*

Vote to Approve



Ewell T. Hopkins, Chairperson



Bill Cleary



Erik Albert

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THIS DECISION WAS FILED WITH THE TOWN CLERK ON OCTOBER 12, 2021



Colleen Morris, Town Clerk

October 12, 2021

Dated

Pursuant to Section 10.4.12 any decision of the Planning Board may be appealed in accordance with G.L. c. 40A, §17 to a court of competent jurisdiction.