

RE: Tabernacle
Martha's Vineyard Camp Meeting Association
0 Trinity Park and 0 MVCA
Oak Bluffs, MA
Map 81 Parcel 3.1 and Map 11 Parcel 1E



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

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– Notice of Decision –
Site Plan Review June 8, 2022

**Tabernacle
Martha's Vineyard Camp Meeting Association**

Re: Phase V of the restoration project including a proposed new addition/accessory structure, approximately 1,300 gsf in area, containing [10] permanent gender-neutral toilet rooms intended to serve occupants, staff, and other island visitors, and provides an alternate accessible route to the stage.

Decision and Conditions

Following a public hearing opened on **May 26, 2022**, and continued to **June 8, 2022**, the Planning Board consisting of Ewell Hopkins, Erik Albert, and Bill Cleary, voted 3-0 to approve the Site Plan as submitted with the following conditions:

- 1. Wastewater:** Required is a statement of feasibility, signoff, or a letter of intent from the Wastewater department with forecasted flow. *A roll call vote of Condition 1: Albert, nay; Cleary, aye; Hopkins, aye.*
- 2. Third-party review:** Applicant is required at their expense to engage a third party to look at other environmental techniques beyond bioretention, including the possibility of reducing the amount of impermeable surfaces and stormwater management. *A roll call vote of Condition 2: Albert, aye; Cleary, aye; Hopkins, aye.*

In granting the approval the Board considered the following sections of the Zoning By-Law and felt that the applicant had satisfactorily addressed them with the stated preceding conditions.

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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.

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.

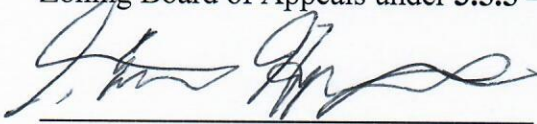
10.4.8.5. Minimize glare from headlights and lighting intrusion.

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.

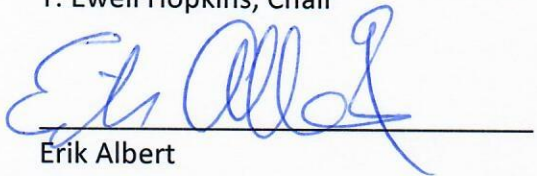
10.4.8.7. Minimize contamination of groundwater from on-site waste-water disposal systems or operations on the premises involving the use, storage, handling, or containment of hazardous substances.

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

In approving this site plan, the Board requires that the applicant return to the Planning Board with the recommendations made by the third-party review for final signoff. Also, it is the board's understanding that per the Building Department, applicant still requires a special permit from the Zoning Board of Appeals under **3.5.5 – Non-Conforming Uses and Structures**.



T. Ewell Hopkins, Chair



Erik Albert



Bill Cleary