

January 24, 2020

Mr. Adam Turner, Director
Martha's Vineyard Commission
PO Box 1447
Oak Bluffs, MA 02557

Re: Martha's Vineyard Regional High School – Athletic Field Improvements
(Amended DRI # 352)

Dear Mr. Turner;

On behalf of the Martha's Vineyard Regional Public Schools, we are pleased to provide the attached Amended Development of Regional Impact (DRI) application and design plans for the renovation of the athletic facilities at Martha's Vineyard Regional High School. The original DRI #352, was granted on May 7, 1992 for the renovation and expansion of the existing MVRHS buildings.

The property is located within the Residence Three (R-3) Zoning District. The proposed improvements include the following:

- 1. New eight lane 400m running track**
- 2. One (1) multi-purpose synthetic turf field**
- 3. One (1) natural grass athletic field renovation**
- 4. New LED Sports Lighting,**
- 5. 1000 Seat Grandstand & Pressbox**
- 6. Fieldhouse Building with locker rooms, bathrooms, trainer's room, concessions, weight room, classroom and storage.**
- 7. Track & Field Equipment Storage Shed**
- 8. Walkways, fences and associated site improvements.**

All proposed improvements will meet the requirement of the American's with Disabilities Act (ADA) and the Massachusetts Architectural Access Board (MAAB). The intent of this application is to present a thoughtful and ecologically based development plan for the improvements noted above.

Description of Existing Conditions:

The property is presently developed as the only High School located on Martha's Vineyard, containing 47.4 acres (+/-) with reasonably flat topography typical of the rural New England landscape. The frontage along Edgartown Vineyard Haven Road is approximately 1500'.

In the Fall of 2019 Epsilon Associates was engaged to review the subject property to determine if any local, State or Federal jurisdictional wetland resources area exist on or near the property.



Epsilon concluded that there were no wetland resource areas, vernal pools, riverfront areas or lands subject to NHESP located on, or near, the subject property. You will find a copy of Epsilon's October 10, 2019 memorandum attached for your records.

Huntress Associates, Inc. engaged Geotechnical Services, Inc. (GSI) to review the subsurface conditions within the proposed limit of work. The GSI report documents the existing subsurface conditions as containing sand deposits with varying amounts of gravel and medium to coarse sand. The test pits ranged from 6' to 8.4' below grade and no presence of ground water was encountered or observed within the soil horizons. A copy of GSI's report has been included as part of the project Stormwater Report prepared by Marchionda & Associates LP, and attached as part of this submission.

ATHLETIC FIELD SURFACE RECOMMENDATIONS

Given the history of discussion related to installing synthetic turf on Martha's Vineyard we have researched all of the most current and sustainable trends in the synthetic turf industry. Below is an outline of our goals and objectives in the review of available products to be considered at MVRHS.

Goal: To develop a sustainable synthetic turf specification which addresses concerns related to human health, player safety, heat, water quality and recycling at the end of life.

Objective #1: Specify a turf product that eliminates the polyurethane coating and heavy backing from the synthetic turf carpet.

HAI recommend that MVRHS consider a woven synthetic turf carpet. The woven products eliminate the use of polyurethanes in the backing and simplifies the recycling efforts at the end of the field's useful life.

Objective #2: Identify an alternative infill that is sustainable harvested, containing no heavy metals, PAH, VOC or other chemically based ingredients.

HAI recommends that MVRHS consider a product called **BrockFill**, Manufactured by **Brock USA**. This innovative infill product is manufactured from sustainably harvested Loblolly Pine trees from Georgia. The product is 100% organic, recyclable at the end of its useful life, and eliminates the need to use crumb rubber as an infill. The installed cost is also comparable to crumb rubber.

Objective #3: Identify a resilient shock pad which meets the above criteria, reduces the reliance on infill, and improves player safety and shock attenuation.



HAI Recommends that MVRHS consider the YSR resilient turf underlayment manufactured by Brock USA. The YSR pad is made of recyclable polypropylene, is cradle-to-cradle certified and has a 25-year warranty. The use of a resilient underlayment has been shown to reduce the risk of injuries from head to field contact by as much as 50%.

Objective #4: Draft a specification that requires end-of-life recycling, including chain of custody certification for all products.

The MVRHS track and field project is proposing a state-of-the-art synthetic turf system. The selected products include cradle to cradle certification, recycled content and sustainably harvested infill products. Most importantly, MVRHS is committed to a specification that addresses the full life cycle of the turf and infill products. This effort includes chain of custody documentation to ensure the turf never ends up abandoned, or in a landfill. Only manufacturers who are committed to recycling at the end of useful life will be allowed to bid on the project. Finally, we remain committed to third party independent testing to ensure the products we purchase for Martha's Vineyard Regional High School are environmentally safe and free of heavy metals, PAH, VOC, and PFAS/PFOS or other known contaminants.

Attached you will find the complete *MVRHS Athletic Field Master Plan* report prepared by Huntress Sports, dated February 4, 2019. Additional information regarding existing and proposed field use, preliminary project costs and associated plans and details can be found within that report.

This project proposes to provide track and field improvements for the current and future users of the high school and community based program that presently use the high school campus. As a result, the traffic impact to adjacent properties and the surrounding neighborhood will be minimal, and a waiver to the requirement to submit a traffic impact analysis is hereby requested. Similarly, as the present and proposed use of the site is for athletic events, no additional noise beyond that which is already associated with the current facility is anticipated.

The proposed track and field also includes a new sports lighting installation. The existing football field has a four (4) pole sports light system that was installed in 1996. The new sports light system also includes four poles and will be utilizing LED technology, reducing the electrical demand by up to 40% of the current use. Further, the new system includes significant improvements to control spill and glare. An updated photometric study of the new sports lighting system has been prepared and is attached as part of this application.

The proposed timeline for construction of all site improvements is approximately six (6) months, and the timeline for the construction of the field house is approximately twelve (12) month. The overall construction schedule is anticipated to be no more than eighteen (18) months in total and is dependent upon securing all required permits and the impact of winter conditions.



The renovations proposed under this site plan are intended to enhance the educational use of Martha's Vineyard Regional School District athletics fields by providing students safe, modern, and expanded school athletics facilities. The applicant respectfully requests that the Martha's Vineyard Commission consider this application in light of the educational benefits that will be afforded to these students, as well as the exemptions and requirements applicable to the educational use of property under Massachusetts law, including without limitation M.G.L. c.40A, §3.

This project will also require review and approval from the Oak Bluff's Planning Board under their Site Plan review guidelines. We have met with representatives of the Oak Bluff's Planning Board and look forward to completing our review of the project with them upon completion of the MVC hearing process.

Thank you for your time and consideration. Please feel free to call with any further questions or concerns.

Sincerely;
Huntress Associates, Inc.

A handwritten signature in black ink, appearing to read 'Christian C. Huntress', written in a cursive style.

Christian C. Huntress
President

- Att: 1. Epsilon Associates memorandum – Dated 10/10/19
2. Photometric Site Plan – Dated 12/19/19
3. Colored Rendering – Huntress Sports
4. MVRHS Stormwater Report – Dated 01/22/20
5. MVRHS Athletic Field Master Plan – Dated 02/4/19

Cc: Matthew D'Andrea – MVRPS Superintendent
Joseph Sullivan – Daedalus Projects, Inc.



DRI APPLICATION FORM

Please consult the MVC website or contact the Martha's Vineyard Commission's Development of Regional Impact (DRI) Coordinator for documents that explain the DRI process and how to fill out this application form.

1. PROJECT NAME		
Martha's Vineyard Regional High School - Athletic Field Improvements		
2. PROJECT LOCATION		
Martha's Vineyard Regional High School 100 Eedgartown - Vineyard Haven Road - Oak Bluffs, Massachusetts 02557		
3. PROJECT SUMMARY		
This project proposes to construct a new 400m eight lane running track, one (1) multi-purpose synthetic turf field, 1000 grandstand w/ pressbox, sports lighting, fieldhouse, walkways and associated site improvements. The scope also includes the complete renovation of one (1) existing natural grass field. All improvements will be compliant with ADA and MAAB requirements.		
<i>Total site area (acres):</i> 47.4 acres (total campus)		
<i>Total area of existing buildings:</i> n/a	<i>Total area of proposed buildings:</i> 4800 sf (fieldhouse)	
<i>Estimated cost of construction:</i> \$7.7m		
4. APPLICANT		
Applicant	<i>Name:</i> Matthew D'Andrea, Superintendent	<i>E-mail:</i> mdandrea@mvyps.org
	<i>Address:</i> Office of the Superintendent - 4 Pine Street - Vineyard Haven, MA 02568	
	<i>Telephone:</i> 508.693.2007	<i>Fax:</i> 508.693.3190
Co-Applicant	<i>Name:</i>	<i>E-mail:</i>
	<i>Address:</i>	
	<i>Telephone:</i>	<i>Fax:</i>
Contact Person <i>(if different from applicant)</i>	<i>Name:</i> Christian C. Huntress	<i>E-mail:</i> chris@huntressassociates.com
	<i>Address:</i> Huntress Sports - 17 Tewksbury Street - Andover, MA 01810	
	<i>Telephone:</i> 978.470.8882	<i>Fax:</i> 978.470.8890
Preparer <i>(if different from applicant)</i>	<i>Name:</i> (See contact person)	<i>E-mail:</i>
	<i>Address:</i>	
	<i>Telephone:</i>	<i>Fax:</i>

5. OWNERS OF RECORD

Map Parcel	Owner's Name	Lot & Plan	Certificate of Title
55-4-0	MVRHS	n/a	n/a
55-2-0	MVRHS	n/a	n/a

6. REQUIRED PERMITS OR REGULATORY PERMISSIONS

	Agency	Permit or Regulatory Permission	File Number	Date of Filing	Acknowledgement of application attached
Referring Agency	OB - Planning Board	Site Plan Review			
Other Agencies					

7. APPLICATION FEE

Application Fee is enclosed

8. ATTACHMENTS

List of Abutters	Attached
Deed(s) for all involved parcels	Attached
Written Authorization(s) from owners of all involved parcels, if other than the Applicant	Submitted under separate cover
Locus Map	See attached plans
Plan(s) of Existing Conditions	See attached plans
Plan(s) of Proposed Development	See attached plans
Description of Proposed Development and Summary of Impacts	Refer to project documents
Traffic and Access Impact Report or LUPC waiver dated:	Waiver requested
Other technical report or document (specify)	Stormwater Report
Other technical report or document (specify)	
Other technical report or document (specify)	

9. APPLICANT'S CERTIFICATION OF ACCURACY

I hereby certify that all the information in this application form and attachments is true and accurate to the best of my knowledge. I agree to notify the Martha's Vineyard Commission of any substantial changes in the information provided in this application, in writing, as soon as it is practicable. I understand that the failure to provide the required information and fee may result in a procedural denial of my project.

Signature of Applicant or Legal Representative:	Date:
Signature of Co-Applicant or Legal Representative:	Date:
Signature of Owner (if different from Applicant):	Date:

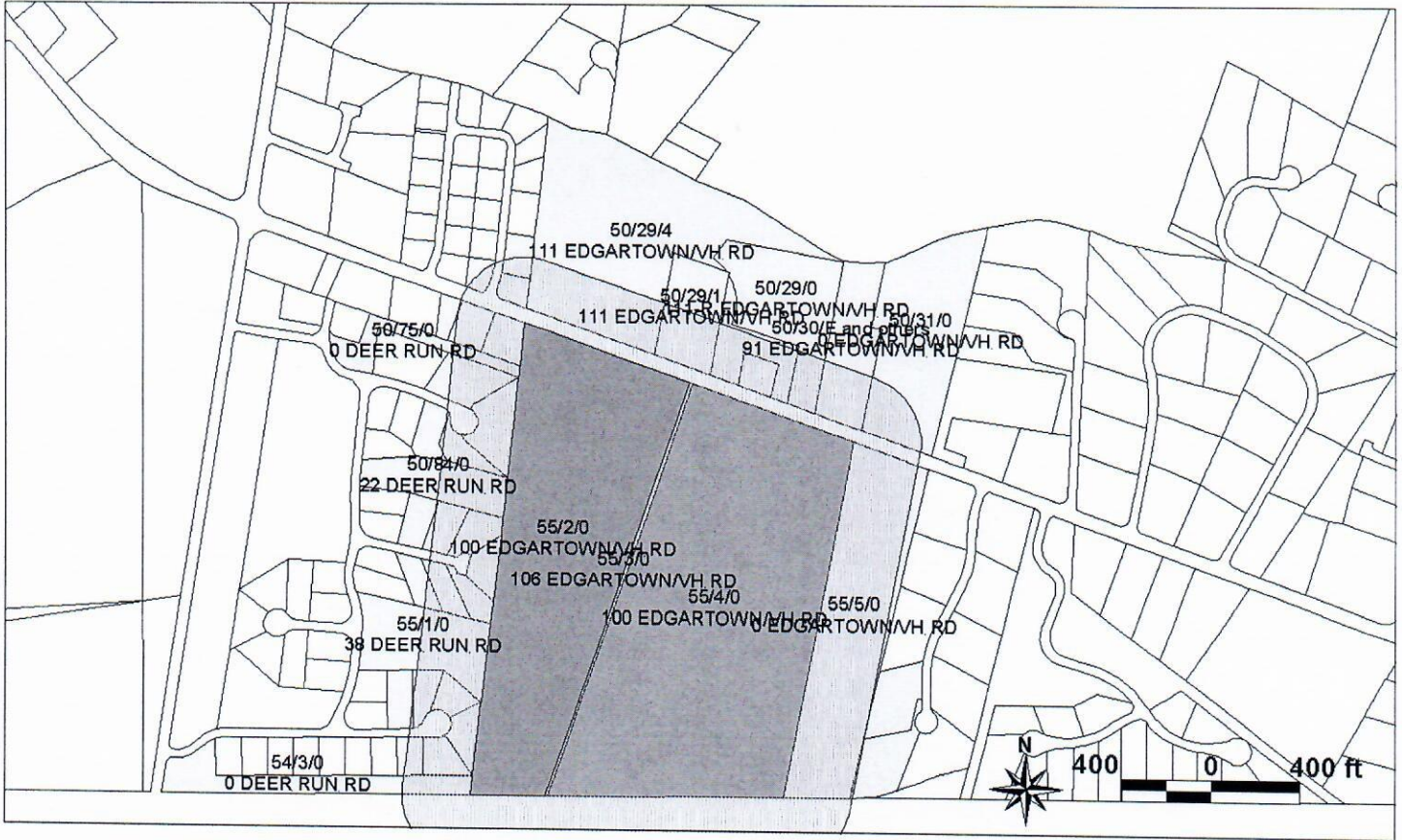
10. MVC CERTIFICATION OF APPLICATION COMPLETENESS

I hereby certify that this application is complete according to the requirements of the Martha's Vineyard Commission and that a Public Hearing may be scheduled.

Signature of DRI Coordinator:	Date:
Signature of Executive Director:	Date:

TOWN OF OAK BLUFFS, MA
 BOARD OF ASSESSORS
 P.O. Box 1327, Oak Bluffs MA 02557

Abutters List Within 300 feet of Abutters to Parcel 55/2/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
4380	50-16-0-R	BORGES SANDRA NEIA PAIM BORGES JULIAN	1 SCHOOL HSE VLG	PO BOX 1774	EDGARTOWN	MA	02539
4390	50-27-0-R	SMESTAD SCOTT D SMESTAD SARA E	34 SCHOOL HSE VLG	34 SCHOOL HOUSE VILLAGE	VINEYARD HAVEN	MA	02568
4391	50-28-0-R	AROLD KENNETH AROLD DONNA	38 SCHOOL HSE VLG	38 SCHOOL HOUSE VILLAGE	VINEYARD HAVEN	MA	02568
4392	50-29-0-E	YMCA OF MARTHAS VINEYARD MARTHAS VINEYARD REGIONAL HIGH SCI	111-R EDGARTOWN/VH RD	111R EDGARTOWN VINEYARD HAVEN RD	VINEYARD HAVEN	MA	02568
10137	50-29-1-E	MARTHAS VINEYARD COMMUNITY SERVIC MARTHAS VINEYARD REGIONAL HIGH SCI	111 EDGARTOWN/VH RD	111 EDGARTOWN VINEYARD HAVEN RD	VINEYARD HAVEN	MA	02568
10136	50-29-3-E	OAK BLUFFS SKATE PARK MARTHAS VINEYARD REGIONAL HIGH SCI	111 EDGARTOWN/VH RD	111 EDGARTOWN VINEYARD HAVEN RD	VINEYARD HAVEN	MA	02568
9936	50-29-4-E	MARTHAS VINEYARD REGIONAL HIGH SCI	111 EDGARTOWN/VH RD	111 EDGARTOWN VINEYARD HAVEN RD	VINEYARD HAVEN	MA	02568
10029	50-30-0-R	MARTHAS VINEYARD ARENA INC	91 EDGARTOWN/VH RD	111R EDGARTOWN VINEYARD HAVEN RD	VINEYARD HAVEN	MA	02568
4393	50-30-E-E	MARTHAS VINEYARD ARENA INC	91 EDGARTOWN/VH RD	111R EDGARTOWN VINEYARD HAVEN RD	VINEYARD HAVEN	MA	02568
4394	50-31-0-E	OAK BLUFFS RESIDENT HOMESITE COMM	0 EDGARTOWN/VH RD	PO BOX 1941	OAK BLUFFS	MA	02557
4395	50-32-0-R	WHITE GEORGE E WHITE EILEEN C	128 EDGARTOWN/VH RD	P O BOX 1006	OAK BLUFFS	MA	02557
4396	50-32-1-R	RODRIGUES DACOSTA IVANETE M	132 EDGARTOWN/VH RD	PO BOX 690	EDGARTOWN	MA	02539
4397	50-32-2-R	OBERG DARLENE L BREEN PAUL J	124 EDGARTOWN/VH RD	PO BOX 952	OAK BLUFFS	MA	02557
4406	50-75-0-R	DEER RUN PROPERTY OWNERS ASSOCIA	0 DEER RUN RD	10 DEER RUN RD	VINEYARD HAVEN	MA	02568
4408	50-77-0-R	POPP FRANK M SHARON M	8 STRAWBERRY LN	8 STRAWBERRY LN	VINEYARD HAVEN	MA	02568

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
4409	50-78-0-R	KRONTHALER-WILLIAMS KAREN P	12 STRAWBERRY LN	942 N MAIN ST	ANN ARBOR	MI	48104-1035
4410	50-79-0-R	BIZZARRO MONTE J	11 STRAWBERRY LN	PO BOX 2522	EDGARTOWN	MA	02539
4411	50-80-0-R	FENNESSY SUZANNE M	7 STRAWBERRY LN	PO BOX 2569	EDGARTOWN	MA	02539
4415	50-84-0-R	DEER RUN PROPERTY OWNERS ASSOCIA	22 DEER RUN RD	10 DEER RUN RD	VINEYARD HAVEN	MA	02568
4454	54-3-0-R	DEER RUN PROPERTY OWNERS ASSOCIA	0 DEER RUN RD	10 DEER RUN RD	VINEYARD HAVEN	MA	02568
4457	55-1-0-R	DEER RUN PROPERTY OWNERS ASSOCIA	38 DEER RUN RD	10 DEER RUN RD	VINEYARD HAVEN	MA	02568
4458	55-2-0-E	MARTHAS VINEYARD REGIONAL HIGH SCI	100 EDGARTOWN/VH RD	PO BOX 1385	OAK BLUFFS	MA	02557
4459	55-3-0-E	UNITED STATES OF AMERICA	106 EDGARTOWN/VH RD	106 EDGARTOWN/VH RD	OAK BLUFFS	MA	02557
4460	55-4-0-E	MARTHAS VINEYARD REGIONAL HIGH SCI	100 EDGARTOWN/VH RD	PO BOX 1385	OAK BLUFFS	MA	02557
4461	55-5-0-R	LDS CHURCH TAX AD 543-1638	0 EDGARTOWN/VH RD	FINANCE RECORDS DEPT 22ND FL 50 EAST NORTH TEMPLE ST	SALT LAKE CITY	UT	84150-3620
4463	55-14-0-R	BILLINGS ANITA M	6 TORI LN	P O BOX 2216	OAK BLUFFS	MA	02557
4464	55-15-0-R	CHICKERING DAVID B DEBRA J	8 TORI LN	8 TORI LN	VINEYARD HAVEN	MA	02568
4465	55-16-0-R	JOHNSON RICHARD W JOHNSON DEBRA L	10 TORI LN	10 TORI LANE	VINEYARD HAVEN	MA	02568-4005
4466	55-17-0-R	BEFORD MARILYN J	11 TORI LN	C/O LYN J HODGES-LEWIS 11 TORI LANE	VINEYARD HAVEN	MA	02568
4467	55-18-0-R	CLARK ELENA	9 TORI LN	POBOX 3134	OAK BLUFFS	MA	02557
4468	55-19-0-R	WHITMON DAVID J CHRISTINE V	7 TORI LN	P O BOX 815	OAK BLUFFS	MA	02557
4469	55-20-0-R	WOODWARD GEOFFREY R KAREN E T/E	5 TORI LN	63 WILLIMANTIC RD	CHAPLIN	CT	06235
4474	55-25-0-R	WITTE PATRICIA A	24 DOLLY LN	P O BOX 4781	VINEYARD HAVEN	MA	02568
4475	55-26-0-R	WITTE PATRICIA A	26 DOLLY LN	P O BOX 4781	VINEYARD HAVEN	MA	02568
4476	55-27-0-R	FRANCOEUR DOROTHY COOKE PATRICIA	28 DOLLY LN	243 W 21ST STREET	NEW YORK	NY	10011
4477	55-28-0-R	MCNEELY JAMES J ESTABROOK JENNIFER L	29 DOLLY LN	29 DOLLY LN	VINEYARD HAVEN	MA	02568
4478	55-29-0-R	PRESCOTT CRAIG PRESCOTT MARSHA T	27 DOLLY LN	PO BOX 2055	OAK BLUFFS	MA	02557
4479	55-30-0-R	MEYST JAMES L LAURIE W	23 DOLLY LN	PO BOX 2623	VINEYARD HAVEN	MA	02568
4496	55-50-0-R	WENDT RUSSELL J	19 RYANS WY	19 RYANS WY	VINEYARD HAVEN	MA	02568
4497	55-51-0-R	LABELL JOHN G TR JOHN G LABELL NOMINEE TRUST	23 RYANS WY	23 RYANS WAY	VINEYARD HAVEN	MA	02568

50-16-0-R	BORGES SANDRA NEIA PAIM BORGES JULIAN PO BOX 1774 EDGARTOWN, MA 02539	50-27-0-R	SMESTAD SCOTT D SMESTAD SARA E 34 SCHOOL HOUSE VILLAGE VINEYARD HAVEN, MA 02568	50-28-0-R	AROLD KENNETH AROLD DONNA 38 SCHOOL HOUSE VILLAGE VINEYARD HAVEN, MA 02568
50-29-0-E	YMCA OF MARTHAS VINEYARD MARTHAS VINEYARD REGIONAL HIGH SCH 111R EDGARTOWN VINEYARD HAVEN RD VINEYARD HAVEN, MA 02568	50-29-1-E	MARTHAS VINEYARD COMMUNITY SERVIC MARTHAS VINEYARD REGIONAL HIGH SCH 111 EDGARTOWN VINEYARD HAVEN RD VINEYARD HAVEN, MA 02568	50-29-3-E	OAK BLUFFS SKATE PARK MARTHAS VINEYARD REGIONAL HIGH SCH 111 EDGARTOWN VINEYARD HAVEN RD VINEYARD HAVEN, MA 02568
50-29-4-E	MARTHAS VINEYARD REGIONAL HIGH SCH 111 EDGARTOWN VINEYARD HAVEN RD VINEYARD HAVEN, MA 02568	50-30-0-R	MARTHAS VINEYARD ARENA INC 111R EDGARTOWN VINEYARD HAVEN RD VINEYARD HAVEN, MA 02568	50-30-E-E	MARTHAS VINEYARD ARENA INC 111R EDGARTOWN VINEYARD HAVEN RD VINEYARD HAVEN, MA 02568
50-31-0-E	OAK BLUFFS RESIDENT HOMESITE COMMI PO BOX 1941 OAK BLUFFS, MA 02557	50-32-0-R	WHITE GEORGE E WHITE EILEEN C P O BOX 1006 OAK BLUFFS, MA 02557	50-32-1-R	RODRIGUES DACOSTA IVANETE M PO BOX 690 EDGARTOWN, MA 02539
50-32-2-R	OBERG DARLENE L BREEN PAUL J PO BOX 952 OAK BLUFFS, MA 02557	50-75-0-R	DEER RUN PROPERTY OWNERS ASSOCIA 10 DEER RUN RD VINEYARD HAVEN, MA 02568	50-77-0-R	POPP FRANK M SHARON M 8 STRAWBERRY LN VINEYARD HAVEN, MA 02568
50-78-0-R	KRONTHALER-WILLIAMS KAREN P 942 N MAIN ST ANN ARBOR, MI 48104-1035	50-79-0-R	BIZZARRO MONTE J PO BOX 2522 EDGARTOWN, MA 02539	50-80-0-R	FENNESSY SUZANNE M PO BOX 2569 EDGARTOWN, MA 02539
50-84-0-R	DEER RUN PROPERTY OWNERS ASSOCIA 10 DEER RUN RD VINEYARD HAVEN, MA 02568	54-3-0-R	DEER RUN PROPERTY OWNERS ASSOCIA 10 DEER RUN RD VINEYARD HAVEN, MA 02568	55-1-0-R	DEER RUN PROPERTY OWNERS ASSOCIA 10 DEER RUN RD VINEYARD HAVEN, MA 02568
55-2-0-E	MARTHAS VINEYARD REGIONAL HIGH SCH PO BOX 1385 OAK BLUFFS, MA 02557	55-3-0-E	UNITED STATES OF AMERICA 106 EDGARTOWN/VH RD OAK BLUFFS, MA 02557	55-4-0-E	MARTHAS VINEYARD REGIONAL HIGH SCH PO BOX 1385 OAK BLUFFS, MA 02557
55-5-0-R	LDS CHURCH TAX AD 543-1638 FINANCE RECORDS DEPT 22ND FL 50 EAST NORTH TEMPLE ST SALT LAKE CITY, UT 84150-3620	55-14-0-R	BILLINGS ANITA M P O BOX 2216 OAK BLUFFS, MA 02557	55-15-0-R	CHICKERING DAVID B DEBRA J 8 TORI LN VINEYARD HAVEN, MA 02568
55-16-0-R	JOHNSON RICHARD W JOHNSON DEBRA L 10 TORI LANE VINEYARD HAVEN, MA 02568-4005	55-17-0-R	BEFORD MARILYN J C/O LYN J HODGES-LEWIS 11 TORI LANE VINEYARD HAVEN, MA 02568	55-18-0-R	CLARK ELENA POBOX 3134 OAK BLUFFS, MA 02557

55-19-0-R

WHITMON DAVID J
CHRISTINE V
P O BOX 815
OAK BLUFFS, MA 02557

55-20-0-R

WOODWARD GEOFFREY R
KAREN E T/E
63 WILLIMANTIC RD
CHAPLIN, CT 06235

55-25-0-R

WITTE PATRICIA A
P O BOX 4781
VINEYARD HAVEN, MA 02568

55-26-0-R

WITTE PATRICIA A
P O BOX 4781
VINEYARD HAVEN, MA 02568

55-27-0-R

FRANCOEUR DOROTHY
COOKE PATRICIA
243 W 21ST STREET
NEW YORK, NY 10011

55-28-0-R

MCNEELY JAMES J
ESTABROOK JENNIFER L
29 DOLLY LN
VINEYARD HAVEN, MA 02568

55-29-0-R

PRESCOTT CRAIG
PRESCOTT MARSHA T
PO BOX 2055
OAK BLUFFS, MA 02557

55-30-0-R

MEYST JAMES L
LAURIE W
PO BOX 2623
VINEYARD HAVEN, MA 02568

55-50-0-R

WENDT RUSSELL J
19 RYANS WY
VINEYARD HAVEN, MA 02568

55-51-0-R

LABELL JOHN G TR
JOHN G LABELL NOMINEE TRUST
23 RYANS WAY
VINEYARD HAVEN, MA 02568



I CERTIFY THAT THE ABOVE NAMES WERE
TAKEN FROM THE MOST RECENT TAX LIST
BOARD OF ASSESSORS



Town of Edgartown
BOARD OF ASSESSORS
P. O. Box 886
Edgartown, MA 02539
508-627-6140

The attached list, dated 1/10/2020, is a list of persons who are abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within 300 feet of the property line of the petitioner, all as they appear on the most recent applicable tax list (M.G.L. Chap. 40A Sec.11).

S. Paul Sen

Alanna Goodale Date 1/15/2020

Petitioner: HUNTRESS SPORTS Parcel # 23-1.1

**TOWN OF
EDGARTOWN**
WEBMAIL

Cindy Sherman <csherman@edgartown-ma.us>

MVRHS - Certified Abutters List

1 message

Chris Huntress <chris@huntressassociates.com>

To: "csherman@edgartown-ma.us" <csherman@edgartown-ma.us>

Fri, Jan 10, 2020 at 1:02 PM

Hi Cindy, and thanks for taking my call a few minutes ago. The address for the **MVRHS is 100 Edgartown Vineyard Haven Road**, and I would like to request a certified abutters list for use with the Oak Bluffs Planning Board and MVC.

I will mail a check for \$10 made out to the Town of Edgartown today...thanks again.

Please let me know if you have any questions.

Chris

Christian C. Huntress, RLA

President

HUNTRESS *Sports*

17 Tewksbury Street

Andover, MA 01810

c: 978.758.6290

p. 978.470.8882

f. 978.470.8890

www.huntressassociates.com

www.sportsfieldaerials.com

3426



23/ 1/ 1/ /

MASSACHUSETTS COMMONWEALTH
OF
BOX
BOSTON , MA 02114

MEMORANDUM

Date: October 10, 2019

To: Mr. Chris Huntress, RPLA, Huntress Associates, Inc.

From: Jack Vaccaro, Senior Consultant, Epsilon Associates, Inc.

Subject: **Martha's Vineyard Regional High School Sport Facility Project, Field Reconnaissance Summary.**

On September 27, 2019, Epsilon Associates, Inc. ("Epsilon") conducted a site reconnaissance of the Martha's Vineyard Regional High School property. The purpose of the site visit was to determine if local, state or Federal-jurisdictional wetland resource areas exist on or near the estimated limits of work associated with a proposed sports facility project at the High School.

According to MassGIS data, there are no wetland resource areas, including floodplain, vernal pools or riverfront area, located within or near Epsilon's study area. Epsilon's field reconnaissance confirmed same. Additional detail is provided below and on the enclosed MassGIS maps.

Track and Field Area (behind High School)

The wooded areas immediately adjacent to the track are dominated by pitch pine with sweet fern and black huckleberry present in the understory. Other woody plants observed include black cherry (saplings) and quaking aspen (tree). Moving further back from the track, the plant community transitions abruptly to a white oak-white pine forest with black huckleberry dominant in the shrub layer mixing with a few bracken ferns. The wooded area north of the track and closest to the high school is a dense monoculture of pitch pine saplings.

No wetlands were observed in wooded areas adjacent to the track facility.

Athletic Campus.

An area of mature forest is located at the southeast corner of the athletic campus. The plant community within this wooded area is similar to the pine oak forest in the areas furthest from the track described above, but with less pine and more scrub oak present in the understory. Most of the predominant vegetation consisted of black huckleberry and white oak with lesser amounts of bracken fern and scrub oak.

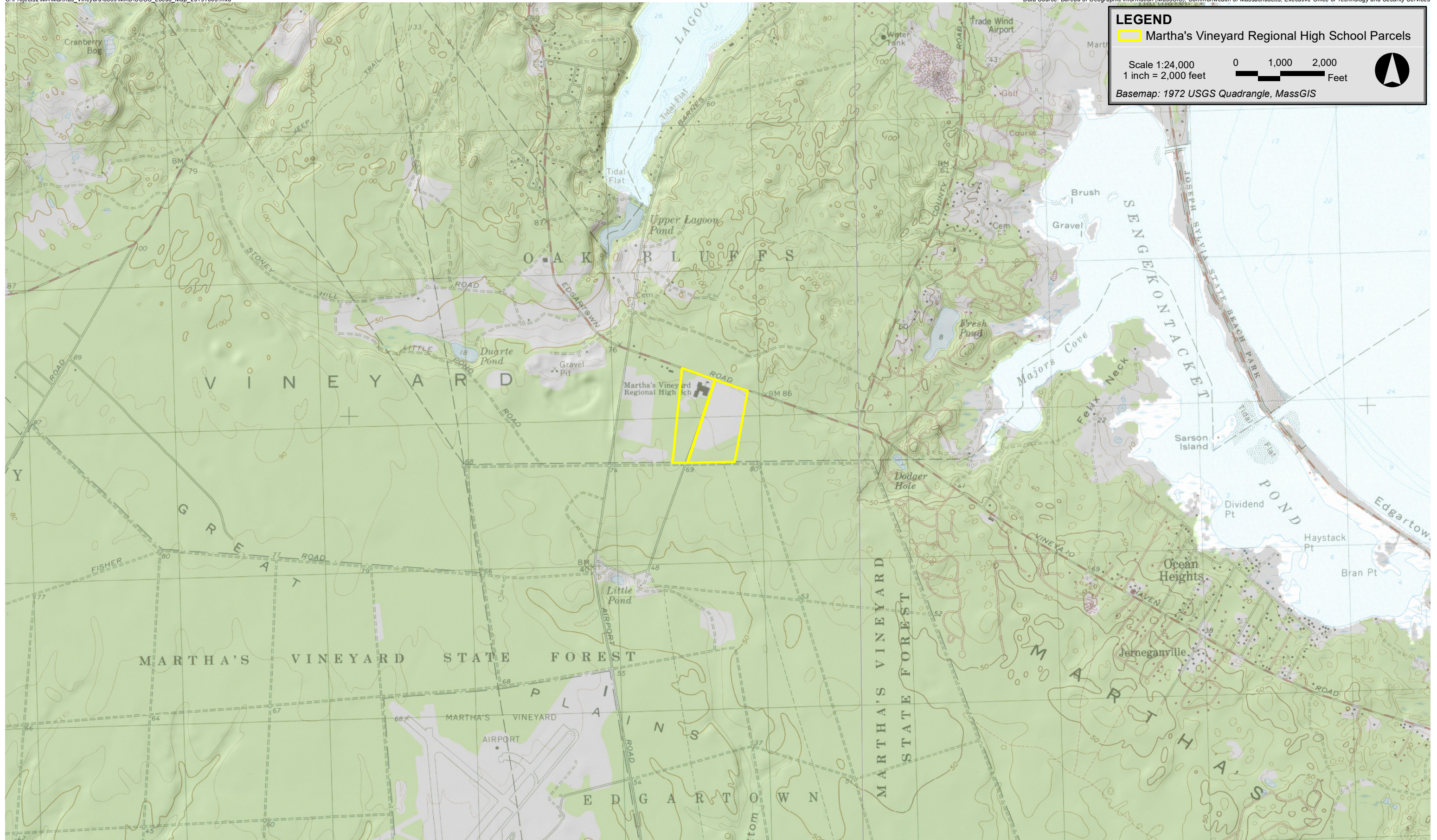
Six parallel transects were walked within this forested area to visually confirm that there are no wetlands or vernal pools present in this area of the site.

Note that a portion of the study area in this location is within Priority Habitat mapped by the Natural Heritage and Endangered Species Program (“NHESP”). See attached map.

Other Observations

A wide firebreak has been cleared along Fire Road directly south of the High School parcel. Within the mowed area several species that are commonly associated with sandplain grassland including scrub oak saplings, sweet fern, Pennsylvania sedge, little bluestem and other upland grasses were observed. No wetland resource areas were identified in this location.

JV/MH



LEGEND

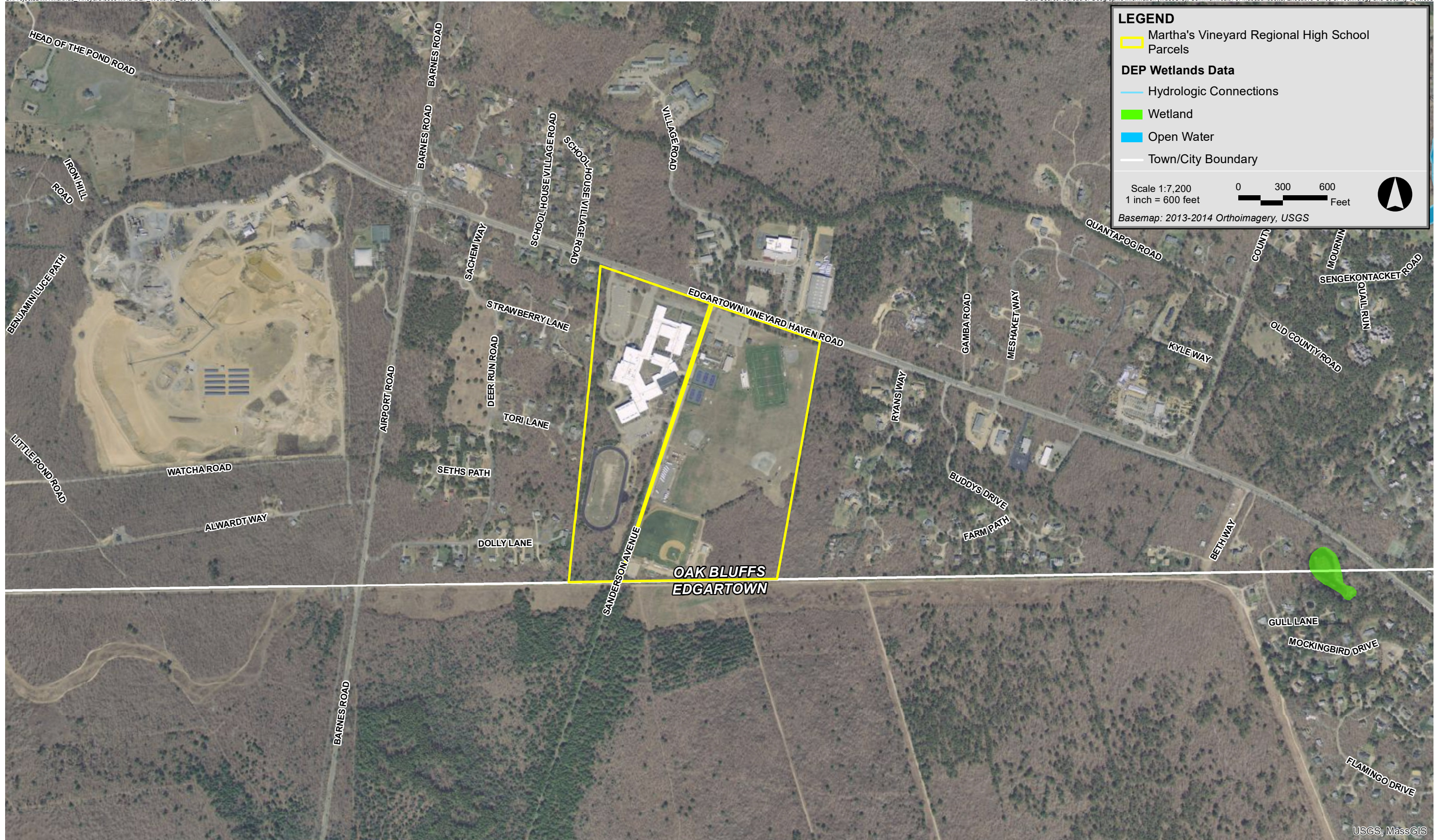
Martha's Vineyard Regional High School Parcels

Scale 1:24,000
1 inch = 2,000 feet

0 1,000 2,000 Feet

Basemap: 1972 USGS Quadrangle, MassGIS

Huntress MV A-field Martha's Vineyard, Massachusetts



Huntress MV A-field Martha's Vineyard, Massachusetts

Martha's Vineyard McCarthy Field

Oak Bluffs, MA

Lighting System

Pole / Fixture Summary						
Pole ID	Pole Height	Mtg Height	Fixture Qty	Luminaire Type	Load	Circuit
F1-F2	90'	90'	9	TLC-LED-1500	12.87 kW	A
		90'	2	TLC-LED-1500	2.86 kW	B
F3-F4	90'	16'	2	TLC-BT-575	1.15 kW	A
		90'	10	TLC-LED-1500	14.30 kW	A
		90'	2	TLC-LED-1500	2.86 kW	B
		25'	2	TLC-BT-575	1.15 kW	A
4			54		70.38 kW	

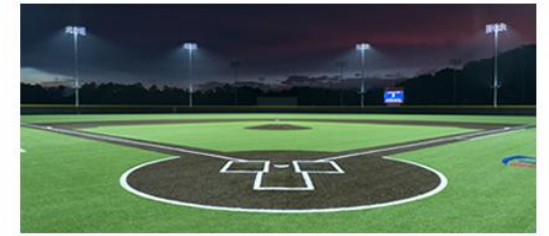
Circuit Summary			
Circuit	Description	Load	Fixture Qty
A	FB/SO	58.94 kW	46
B	Track	11.44 kW	8

Fixture Type Summary							
Type	Source	Wattage	Lumens	L90	L80	L70	Quantity
TLC-LED-1500	LED 5700K - 75 CRI	1430W	160,000	>81,000	>81,000	>81,000	46
TLC-BT-575	LED 5700K - 75 CRI	575W	52,000	>81,000	>81,000	>81,000	8

Light Level Summary

Calculation Grid Summary								
Grid Name	Calculation Metric	Illumination					Circuits	Fixture Qty
		Ave	Min	Max	Max/Min	Ave/Min		
Football	Horizontal Illuminance	53.2	44	60	1.34	1.21	A,B	54
Press Box Candela	Horizontal	1.40	1.08	1.65	1.53	1.29	A	46
Press Box Candela	Max Candela (by Fixture)	13349	9725	16566	1.70	1.37	A	46
Soccer	Horizontal Illuminance	52.4	44	60	1.34	1.19	A,B	54
Track Spill	Horizontal Illuminance	0.03	0.01	0.06	8.25	3.05	A	46
Track	Horizontal Illuminance	8.71	2	32	13.04	4.36	B	8
Zero Grid	Horizontal Illuminance	13.6	0	60	3073.75		A,B	54

From Hometown to Professional



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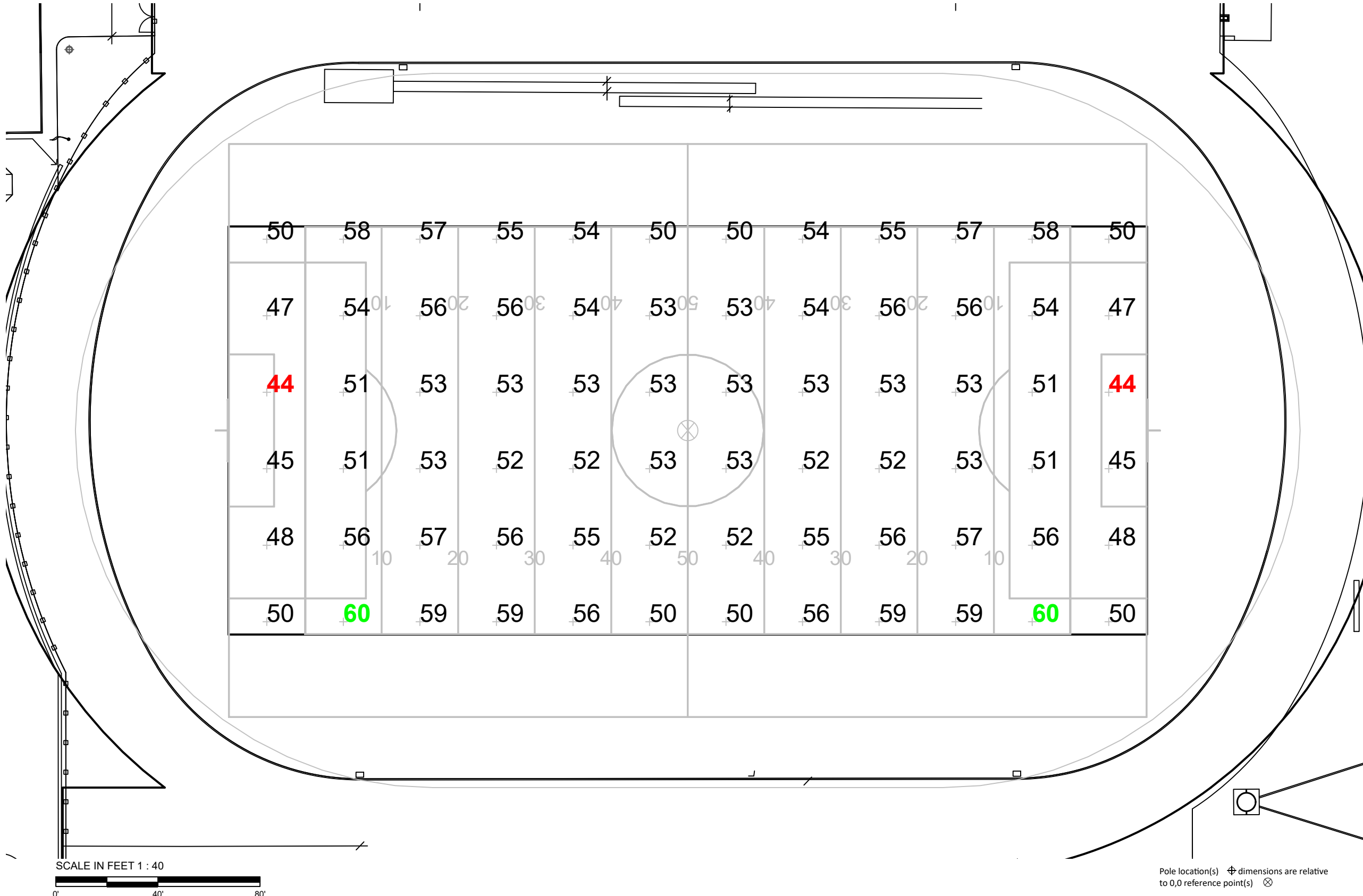
EQUIPMENT LIST FOR AREAS SHOWN

Pole		Luminaires						
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	F1-F2	90'	-	15.5'	TLC-BT-575	2	2	0
				90'	TLC-LED-1500	11	11	0
2	F3-F4	90'	-	25'	TLC-BT-575	2	2	0
				90'	TLC-LED-1500	12	12	0
4	TOTALS					54	54	0

Martha's Vineyard McCarthy Field
Oak Bluffs, MA

GRID SUMMARY	
Name:	Football
Size:	360' x 160'
Spacing:	30.0' x 30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY			
MAINTAINED HORIZONTAL FOOTCANDLES			
Entire Grid			
Scan Average:	53.21		
Maximum:	60		
Minimum:	44		
Avg / Min:	1.20		
Max / Min:	1.34		
UG (adjacent pts):	1.19		
CU:	0.45		
No. of Points:	72		
LUMINAIRE INFORMATION			
Color / CRI:	5700K - 75 CRI		
Luminaire Output:	160,000 / 52,000 lumens		
No. of Luminaires:	54		
Total Load:	70.38 kW		
Lumen Maintenance			
Luminaire Type	L90 hrs	L80 hrs	L70 hrs
TLC-LED-1500	>81,000	>81,000	>81,000
TLC-BT-575	>81,000	>81,000	>81,000
Reported per TM-21-11. See luminaire datasheet for details.			



Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



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ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN

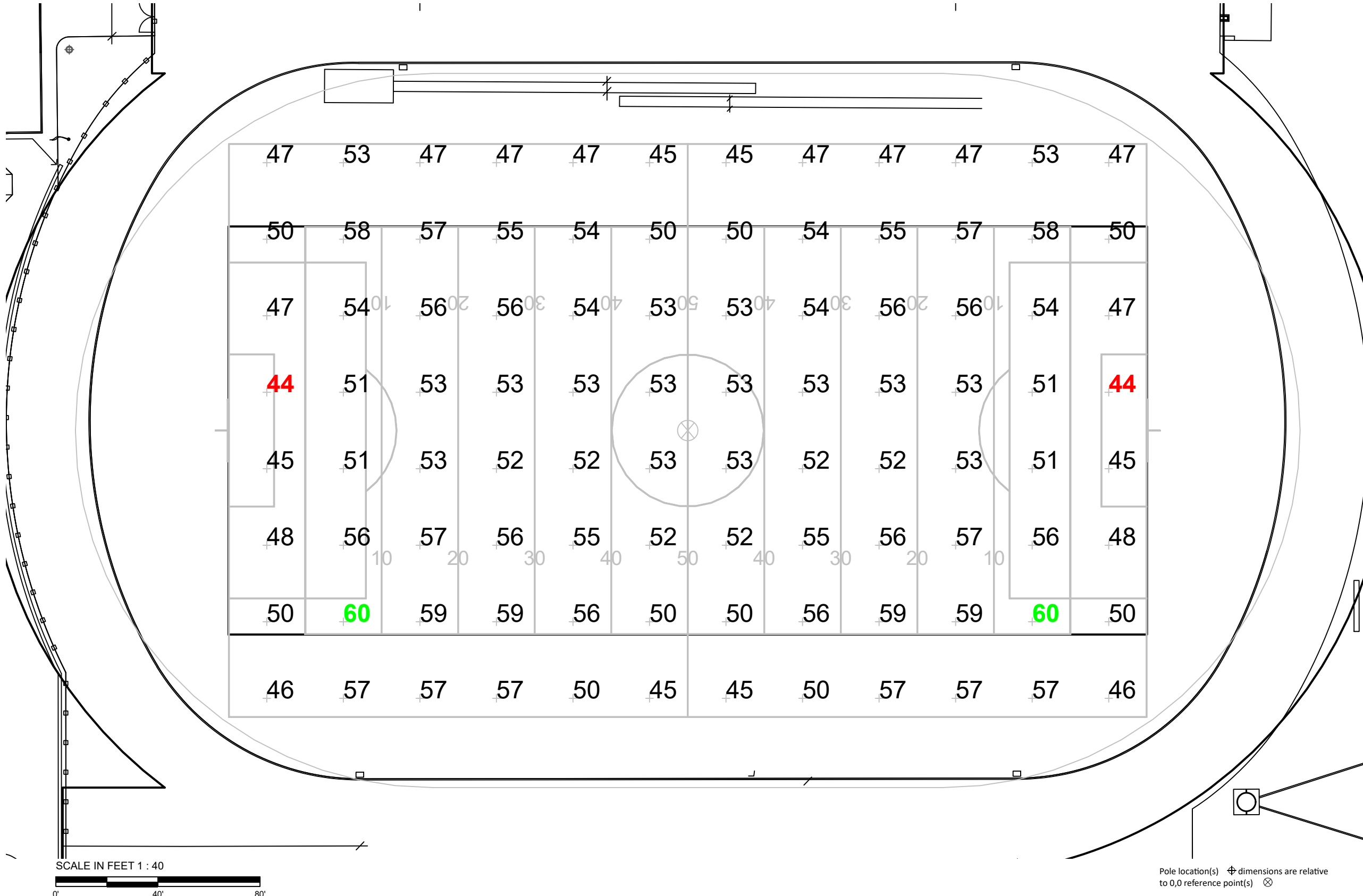
Pole		Luminaires						
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	F1-F2	90'	-	15.5'	TLC-BT-575	2	2	0
				90'	TLC-LED-1500	11	11	0
2	F3-F4	90'	-	25'	TLC-BT-575	2	2	0
				90'	TLC-LED-1500	12	12	0
4	TOTALS					54	54	0

Martha's Vineyard McCarthy Field
Oak Bluffs, MA

GRID SUMMARY	
Name:	Soccer
Size:	360' x 225'
Spacing:	30.0' x 30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY			
MAINTAINED HORIZONTAL FOOTCANDLES			
Entire Grid			
Scan Average:	52.37		
Maximum:	60		
Minimum:	44		
Avg / Min:	1.18		
Max / Min:	1.34		
UG (adjacent pts):	1.23		
CU:	0.59		
No. of Points:	96		
LUMINAIRE INFORMATION			
Color / CRI:	5700K - 75 CRI		
Luminaire Output:	160,000 / 52,000 lumens		
No. of Luminaires:	54		
Total Load:	70.38 kW		
Lumen Maintenance			
Luminaire Type	L90 hrs	L80 hrs	L70 hrs
TLC-LED-1500	>81,000	>81,000	>81,000
TLC-BT-575	>81,000	>81,000	>81,000

Reported per TM-21-11. See luminaire datasheet for details.



Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



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ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN								
Pole			Luminaires					
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	F1-F2	90'	-	15.5'	TLC-BT-575	2	0	2
				90'	TLC-LED-1500	11	2	9
2	F3-F4	90'	-	25'	TLC-BT-575	2	0	2
				90'	TLC-LED-1500	12	2	10
4	TOTALS					54	8	46

GRID SUMMARY	
Name:	Track
Size:	Irregular
Spacing:	30.0' x 30.0'
Height:	3.0' above grade

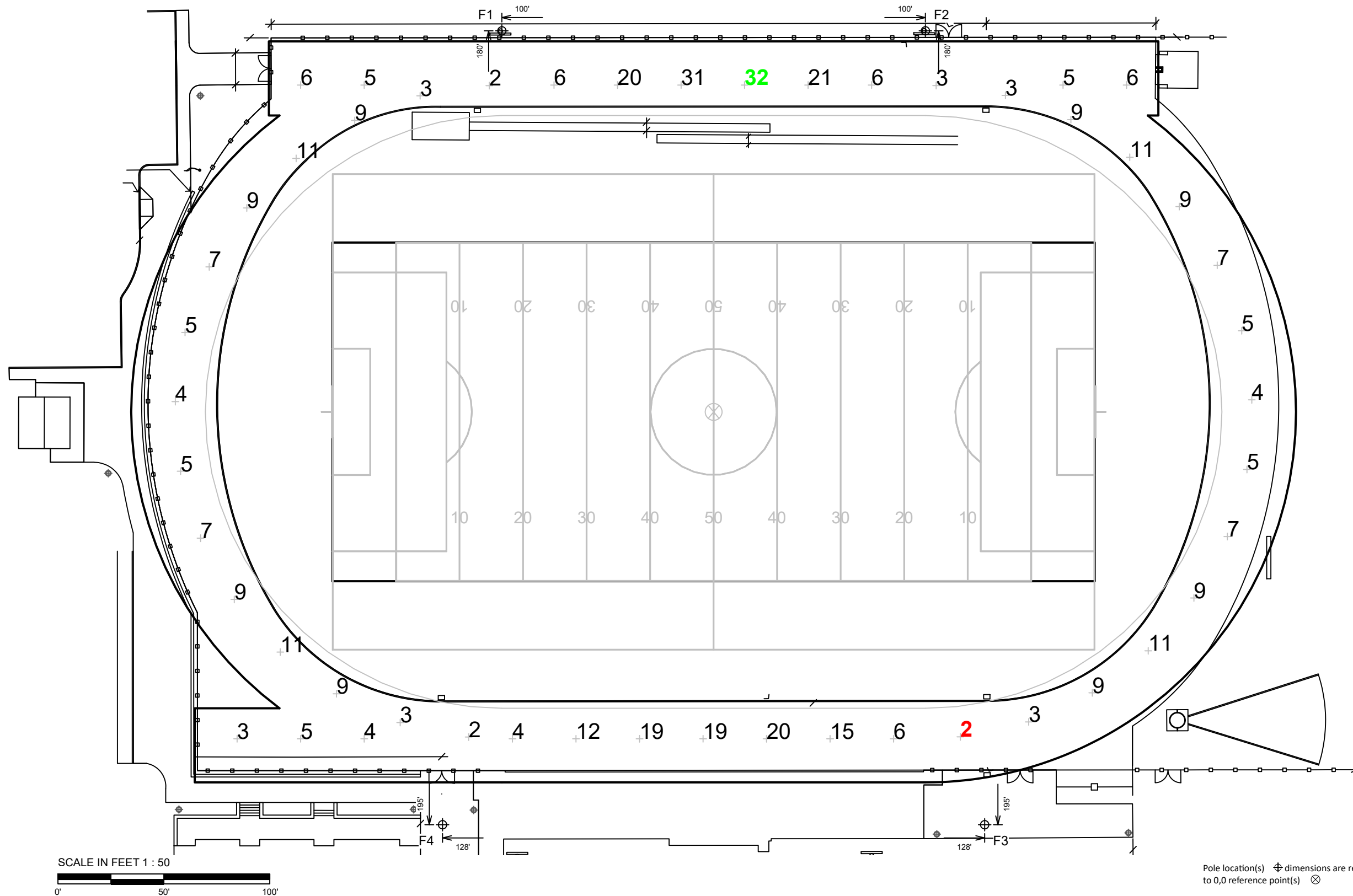
ILLUMINATION SUMMARY			
MAINTAINED HORIZONTAL FOOTCANDLES			
Entire Grid			
Scan Average:	8.71		
Maximum:	32		
Minimum:	2		
Avg / Min:	3.59		
Max / Min:	13.04		
UG (adjacent pts):	0.00		
CU:	0.31		
No. of Points:	50		
LUMINAIRE INFORMATION			
Color / CRI:	5700K - 75 CRI		
Luminaire Output:	160,000 lumens		
No. of Luminaires:	8		
Total Load:	11.44 kW		
Lumen Maintenance			
Luminaire Type	L90 hrs	L80 hrs	L70 hrs
TLC-LED-1500	>81,000	>81,000	>81,000
Reported per TM-21-11. See luminaire datasheet for details.			

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



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EQUIPMENT LIST FOR AREAS SHOWN								
Pole			Luminaires					
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	F1-F2	90'	-	15.5'	TLC-BT-575	2	11	0
				90'	TLC-LED-1500	11	11	0
2	F3-F4	90'	-	25'	TLC-BT-575	2	2	0
				90'	TLC-LED-1500	12	12	0
4	TOTALS					54	54	0

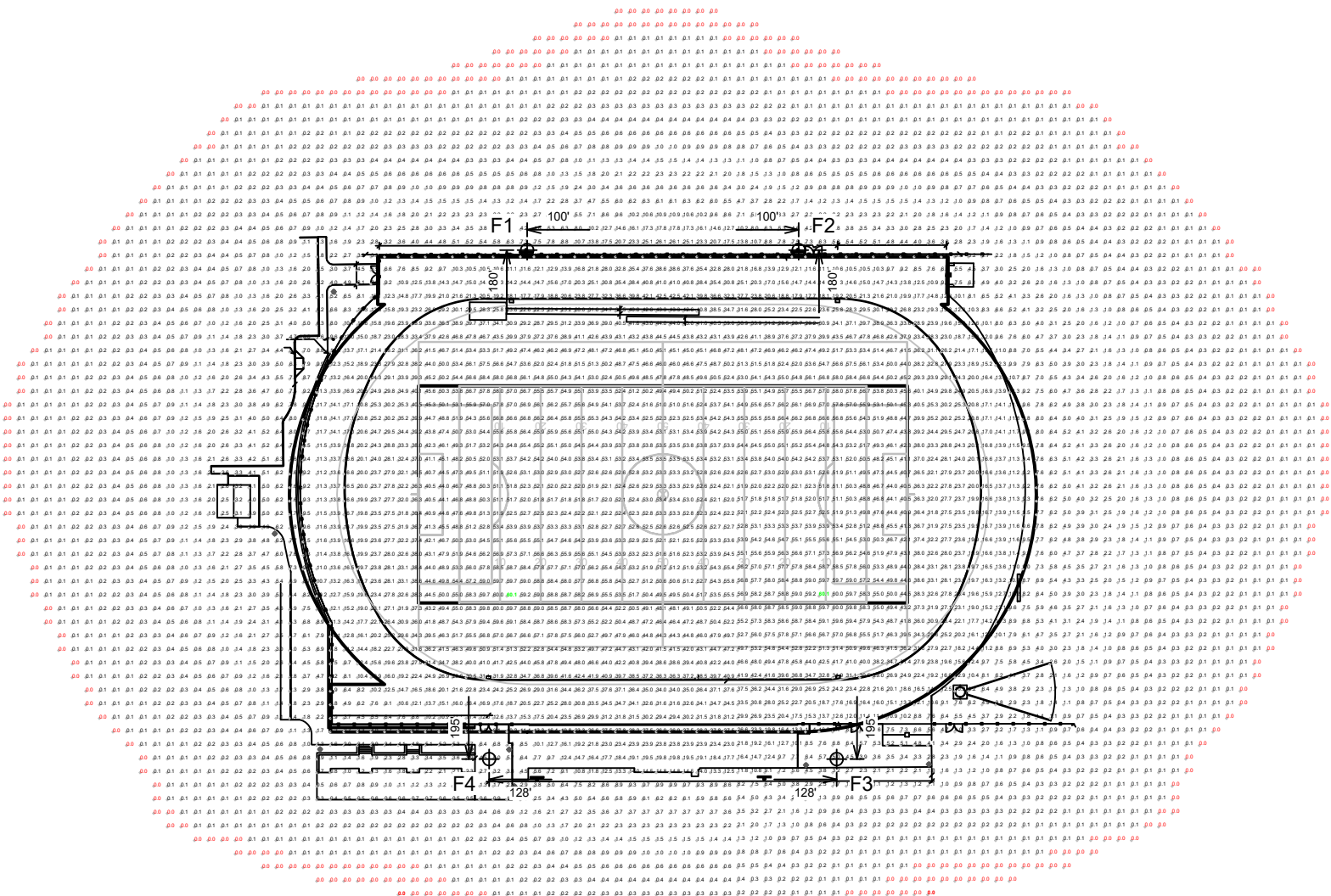
Martha's Vineyard McCarthy Field

Oak Bluffs, MA

GRID SUMMARY	
Name:	Zero Grid
Size:	980' x 720'
Spacing:	10.0' x 10.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY			
MAINTAINED HORIZONTAL FOOTCANDLES			
		Entire Grid	
Scan Average:	13.59		
Maximum:	60		
Minimum:	0		
Avg / Min:	694.70		
Max / Min:	3073.75		
UG (adjacent pts):	2.16		
CU:	0.94		
No. of Points:	5311		
LUMINAIRE INFORMATION			
Color / CRI:	5700K - 75 CRI		
Luminaire Output:	160,000 / 52,000 lumens		
No. of Luminaires:	54		
Total Load:	70.38 kW		
Lumen Maintenance			
Luminaire Type	L90 hrs	L80 hrs	L70 hrs
TLC-LED-1500	>81,000	>81,000	>81,000
TLC-BT-575	>81,000	>81,000	>81,000

Reported per TM-21-11. See luminaire datasheet for details.

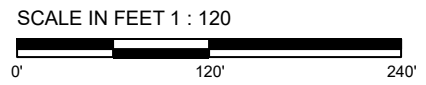


Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗





HUNTRESS Sports



MARTHA'S VINEYARD REGIONAL HIGH SCHOOL

Athletic Field Master Plan

