

Stillpoint Project

West Tisbury Planning Board presentation

June 6, 2022

Project Team

Stillpoint Board of Directors

Bill Russell - Clerk

Scott Fish - Treasurer

Thomas Bena - President

Professional Consultants

Ben Robinson - Project Manager

Josh Gothard Music Street Architects - Architect of Record

Reid Silva Vineyard Land Surveying - Civil Engineer

Marilyn Vukota - Attorney

Community Partners

Jake Davis

Dana Nunes

Eric Adams

Jen Randolph



Mill Brook Watershed

Witch
Brook

Crocker
Pond

Priester's
Pond

Mill
Brook

Fisher
Pond

Albert's
Pond



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Narrative

In a world that is so divided and combative, Stillpoint will offer a place for hard conversations, deep reflection, and strengthening of community bonds.

Offerings

- classes, discussions, workshops, retreats, and the arts
- offer a space to learn how to be quiet and still.
- help people learn how to listen and how to have conversations with people who don't share their beliefs
- provide community members, visiting teachers, and artists space to teach and to share their talents and wisdom.

Core Values

- **education**—lifelong learning in a variety of disciplines
- **quiet**—cultivation of mindfulness, space to go deeper into the issues of your life
- **connection**—connecting with other community members regardless of their beliefs
- **action**—practical steps to help people live a more peaceful and harmonious life
- **nature**—land bank trails and forested land are a very important part of this project

Site Program

Phase one:

- Re-purpose the existing barn structure to house all events and gatherings classified as use group A3. The existing building has one restroom, add one additional handicap accessible restroom within the existing footprint to meet use group code requirements. Create ADA accessible entry into the building
- Install a public water supply with a 100' radius zone 1 protection area
- Create parking and entry drive for 35-40 parking spaces and 3 spaces for Land Bank parking including ADA parking near the building

Phase two:

- Build a 20'x30' timber frame workshop

Code and Permitting

Change of use through West Tisbury Zoning Board of Appeals (*Section 9.2 WT Zoning Bylaws based on 3.1 use table and 8.5-2 Non-Residential Uses in the RU and VR Districts*)

Martha's Vineyard Commission (*DRI checklist 6.1*)

MassDEP for public water supply

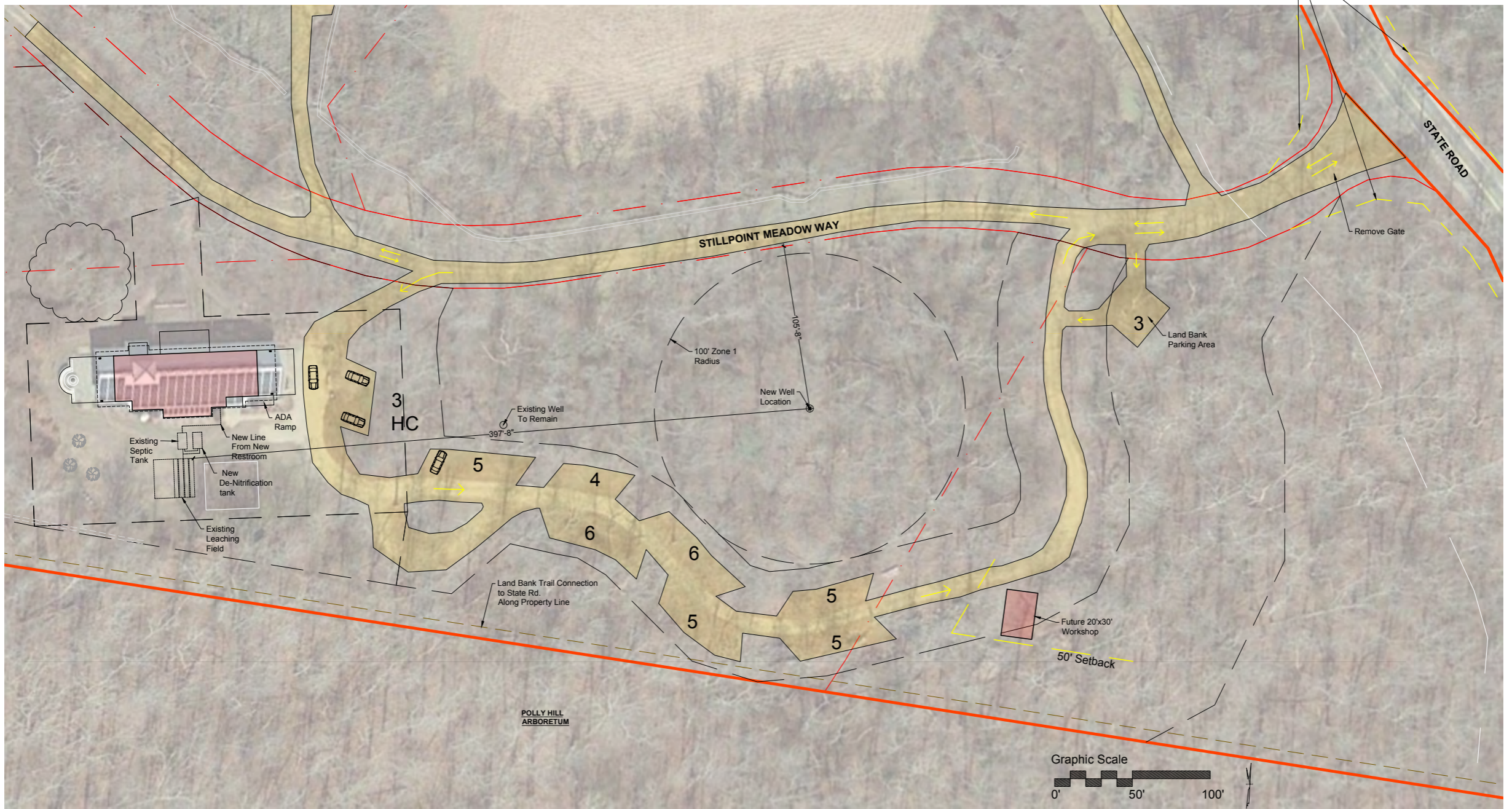
Usage and Traffic

- Biggest weekday event (once weekly) 100 patrons (plus 3-6 staff or volunteers)
- Saturdays in the summer, there could be a 100 person event (plus 3-6 staff or volunteers) probably starting at 6:30 or 7:00pm
- Peak Summer activity evenings (June-August)
 - 2-3 nights a week 40-60 and 3-6 staff or volunteers
 - Peak Summer activity daytime (June-August)
 - 2-3 events each day with 10-50 patrons and 3-6 staff or volunteers (8AM-9AM, 10 AM-noon, and 3-4:30PM)
- 0-1 deliveries and pick-ups daily (Monday – Saturday)
- Off season activity (September – May)
 - 3 nights 20-50 patrons 3-6 staff
 - 6 days 10-50 patrons 3-6 staff
- A recent traffic study was conducted and found that this project (with the above usage) will have a *minimal* impact on traffic.

Nitrogen

Meet the Martha's Vineyard Commission Water Quality Policy

- Based on usage of 48 weeks (6 days/week) per year and up to 200 users per day using 3g as stated in 310 CMR 15.203 System Sewage Flow Design Criteria
- Lots 4.11 and 4.13 total 7 acres and give us a nitrogen budget of 276.70 kg over 40 years
- The property load accounting for the users, roof runoff, landscaping and impervious surfaces is 255.09 kg over 40 years
- This also entails using a 10mg/L limit enhanced nitrogen upgrade to the existing septic system and a potentially expanded leaching field



① Site Plan
Scale 1" = 30'

Entry Sight lines



Looking east at entry as you exit



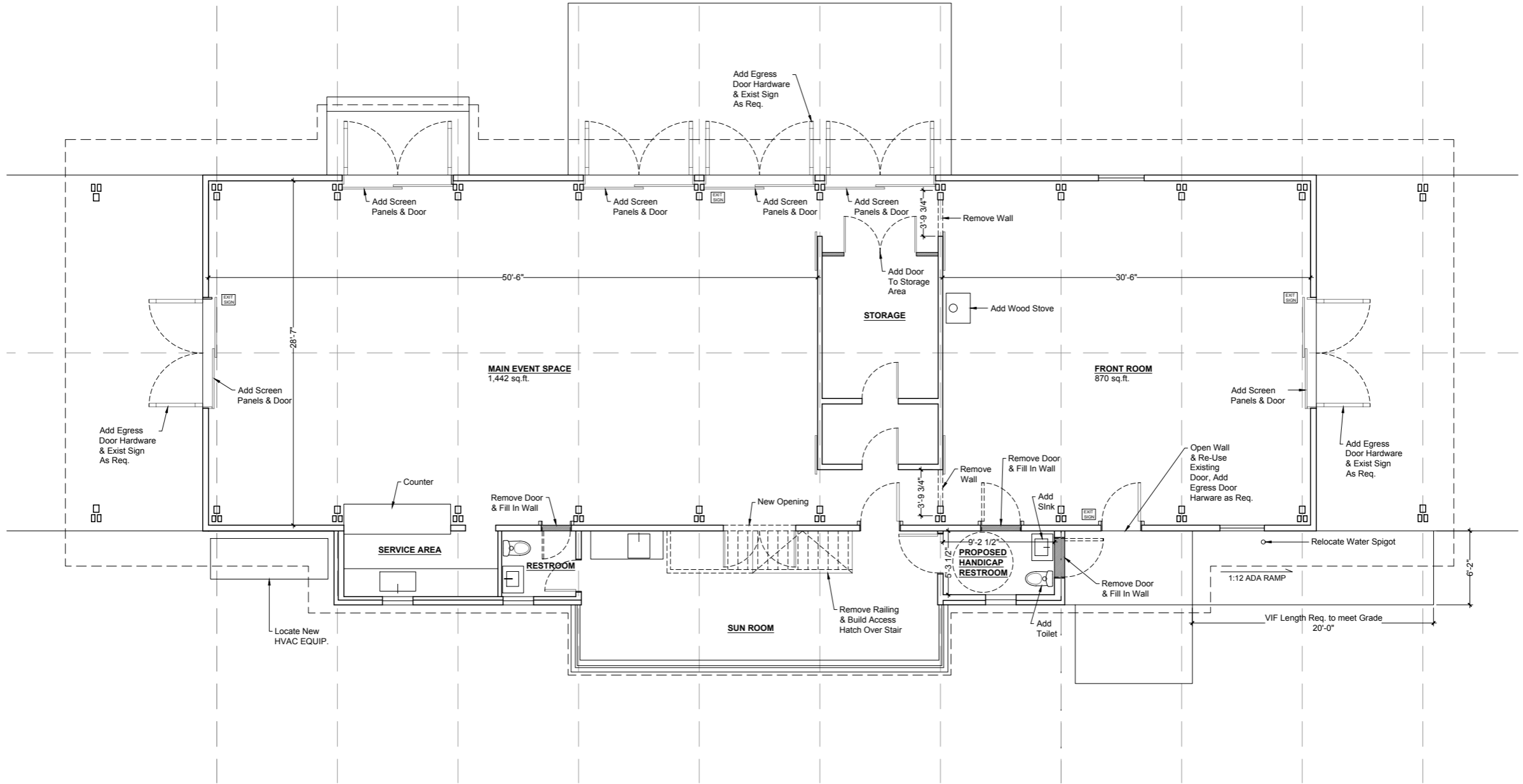
Looking west at entry as you exit



Looking east at entry as you enter



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1 First Floor Plan
Scale 1/4" = 1'-0"

1. Code Requirements
2. Assembly Group A-3 (303.4)
3. Max Occupancy Load for Main Space 1,442 sq.ft. at 7 sq.ft./person = 206 (TABLE 1004.1.2)
4. Max Occupancy Load for Front Room 870 sq.ft. at 7sq.ft./person = 124 (TABLE 1004.1.2)
5. Restroom requirement (2) Restrooms, (1) ADA Accessible (248 CMR 10.10(18); Table 1)
6. 1:12 ADA Exterior Ramp (521 CMR 24.00: RAMPS)
7. Exit signs to be located at all means of egress (780 CMR 1023.0 EXIT SIGNS AND LIGHTS)
8. All Egress Doors to have proper door hardware (1010.1.9 Door Operations)