



BOX 1447, OAK BLUFFS, MASSACHUSETTS, 02557, 508-693-3453,
FAX 508-693-7894 INFO@MVCOMMISSION.ORG WWW.MVCOMMISSION.ORG

Martha's Vineyard Commission

DRI # 719 Island Autism Group Master Plan MVC Staff Report – 2022-7-18

Per the request of the West Tisbury Planning Board on July 5th, 2022, staff worked with the applicant in getting additional information regarding the traffic generated from this proposal. The applicant (Island Autism) satisfied this request by submitting, detailed information regarding the day-to-day operations on and off the site. Staff then conducted a more comprehensive evaluation of the traffic generated from this project.

ITE Land Use Code (253): Congregate Care Facility

Congregate Care Facilities are independent living developments that provide centralized amenities such as dining, housekeeping transportation and organized social/recreational activities. Limited medical services (such as nursing and dental) may or may not be provided.

***Vehicle ownership levels are very low at Congregate Care Facilities; the facilities employees or services provided to the residents generate the majority of the trips to the sites.**

Proposed Trip Generation:

MVC staff conservatively projects that the Island Autism project would generate roughly 17 daily trips considering that not all staff will be on the property at the same time. Service trips from cleaning crews, landscaping/maintenance vehicles, and garbage pickups are accounted for in that projection considering they will not be on site daily. Age ranges of the children are from 5 to 22 years old, and the applicant has stated that the residents of this development do not own and will not be driving their own vehicles. The applicant has stated, though there might be 20 total workers per season, only a certain number will be working on site, at one (same) time. Based on this information Island Autism projects that 4 workers will arrive, and 4 workers will depart during the AM Shift. This estimate is also projected during the PM Shift, 4 workers will depart, and 4 workers will arrive. It should also be noted that not all employees/staff will drive their own individual vehicles. Some will carpool, others will take public transportation.

Programs - After school and summer camp:

The applicant has stated that school age groups are not on the property in the morning even in the summer months. This is because most of their members in that age group are also in ESY (extended school year) programming. This means they will often come to the Center from the school programming that ends at 1pm in summer. The tolerance of scheduled programming is about 2-3 hours, all programming runs 1:30-4:30pm (M-F). Currently their ESY programming is at the West Tisbury school where twice a week (farming weather permitted), they are brought from the school to the farm via van and then return by van to the West Tisbury school for parental pick up. During the school year the hours shift slightly with after school starting at 2:40pm and ending closer to 5:00pm. If/when post construction the parking lot is completely full, parents may opt to pick their children up on site, but children will always arrive by van. Activities vary

from day-to-day. Some days the kids will be sailing, swimming, bowling etc. so they will not even come to the farm. There is no weekend programming for this group. In resolution to the concerns regarding the camp activities, the applicant has offered that camp participants will be picked up and dropped off daily at an off-site location and transported to the camp. The camp will use multi person vans to accomplish this

Programs - Adult job training and programming:

The applicant has stated that the adults will also be arriving and departing in vans. As previously mentioned, most of the people who qualify for the residential portion of the Island Autism program will not drive or own vehicles. There will be staff driving in and out at shift end but mostly they will arrive in the morning before the school age groups and switch over or shift change after the school age children have left for the day. Though not on site all at one time, roughly twenty staff split between school age counselors and residential staff will be driving. School age counselors would come during the afternoon, residential counselors at other times. The farm manager will live on site. Concerns regarding farm stand traffic should be minimal. The applicant has emphasized that they are not a production farm as much as a program training farm. The farm work is a vehicle to teach job skills. Therefore, they will not have twenty farm hands or multiple large machines. They will grow vegetables, cut flowers and herbs, and keep chickens. Once this is mastered, they may have sheep, goats, or a donkey but the purpose is not to sell massive amounts of produce or encourage large numbers of visitors. The purpose is to job train people in a small, quiet environment and then ripple them out as they are ready.

Farm Stand:

The applicant has indicated that there are three planned parking spaces for the farm stand. They expect the flow to be similar if not less than other small farm stands. As stated above, they are a training farm and will not produce lots of anything that is available to the public. Should yields be substantial, the applicant intends to distribute it out to the community via the farmers market, other farm stands and maybe Cronigs. Large sales on site are not the goal and traffic is expected to be minimal. At an abutters request, the applicant has offered to put a sign at the end of the drive that suggests people go right as they enter onto Lamberts Cove Road. This will send farm stand traffic towards the business district.

Construction:

The applicant has spoken with their OPM and he has pointed out that the site is large enough that supplies like lumber and shingles etc. could be brought to the site in fewer larger deliveries and then stored on site until they were needed.

Crash History:

This portion of Lambert's Cove Road does not have a crash history that reaches the District or Statewide averages for concern.

Sight Distances:

The existing sight distances at the proposed site driveway are acceptable. The required sight distance for a 30mph is 200 feet. The sight distances in both directions far exceed the minimum requirements.

PARKING:

The proposed project will provide 12 parking spaces. The West Tisbury bylaw requires two spaces per dwelling unit. The parking meets the Town requirement.

Recommendation:

The applicant has satisfied all requests from MVC staff. The proposed project will not have a negative nor significant impact on Lambert's Cove Road or the surrounding roadways.