

1. 4:00 P.M. Public Hearing - Sparks Avenue MCD Project Revisions Update 01-31-2023

Documents:

[PUBLIC HEARING- SPARKS AVE MCD PROJECT REVISIONS UPDATE 01-31-2023.PDF](#)



SITE DESIGN ENGINEERING, LLC.

11 Cushman Street, Middleboro, MA 02346
P: 508-967-0673 F: 508-967-0674

January 31, 2023

SDE No. 20245

Nantucket Planning Board
2 Fairgrounds Road
Nantucket, MA 02554

Subject: MCD Application
18, 18A, 20, 22, 24 & 26 Sparks Ave
Assessors Map 55 Parcels 231.1, 231.2, 307-310

Dear Members of the Board:

The applicants for the Sparks Ave MCD application have prepared multiple project revisions to address concerns raised by Board members, abutters and the general public. The proposed project revisions are noted below.

1. **Proposed Building/Uses.** The building size has been adjusted to accommodate site layout and internal use changes. The building size is now approximately 17,577 square feet consisting of a basement storage level and three above ground floors. The building footprint has increased to accommodate removal of uses in the lower level (basement). Proposed first floor uses include an 8-lane bowling alley, small restaurant and take-out food restaurant. Apartments are proposed partially on the first floor and entirely on the second and third floors. There will be 32 apartments consisting of 59 bedrooms.
2. **Driveway Access.** Site access is proposed via two-way shared driveways on each side of the site with the respective abutting property owners. The western driveway will be a shared driveway with the Cumberland Farms property turning their abutting one-way exit into a two-way driveway. The eastern driveway entrance will be located on the project site and will be shared with the abutting property at 16 Sparks Ave (House Fitters). The existing driveway at 16 Sparks Ave would be removed under this plan. This driveway proposal would remove 3 existing driveways with no new driveways proposed. This proposal was reviewed by the abutting property owners and they agreed that we should proceed with presenting this shared access plan to the Board for review.
3. **Parking.** The proposed uses under this application consist of an 8-lane bowling alley, 50 seat restaurant, take-out food restaurant and 32 residential apartments. The total number of parking spaces required under the zoning bylaw is calculated to be 103, see attached parking calculations. The site plan provides 90 on-site parking spaces. The MCD application requested parking credits which if granted would reduce the required number of parking spaces to 77 resulting in 13 extra parking spaces. The requested parking credits are noted within the attached parking calculation table. The parking credits requested are consistent with approvals the Board has issued for other applications.

4. Vehicular Circulation. The shared driveways provide common access to this property as well as abutting properties to the east and west allowing for easy vehicle movements and potential shared parking. The main circulation pattern is around the proposed building with secondary access provided to the parking area at 16 Sparks Ave. Relocation of the driveway from 16 Sparks Ave onto this project site reduces the number of vehicle movements in the vicinity of the residential uses on the 16 Sparks Ave property.
5. Loading Zone. The changes to the site layout allowed for better traffic flow and an easily accessible loading zone. The loading zone will be located on the eastern side of the property adjacent to a landscape island and driveway. This location provides easy access for trucks while also providing additional screening to the abutting properties at 16 Sparks Ave.
6. Trash Removal. The proposed dumpster space was relocated to the southwestern corner of the property and enlarged for greater storage area. This location provides easy truck access while also providing a greater separation from abutting properties.
7. Pedestrian Access. A 10-foot sidewalk is proposed along Sparks Ave and internal sidewalks are proposed along the remaining three sides of the building. Crosswalks are also proposed to connect to abutting sidewalks adjacent to Cumberland Farms and Sparks Ave. Bicycle racks will also be provided within the property.
8. Stormwater. A stormwater capture and treatment system designed in accordance with applicable stormwater regulations is proposed. The system will capture, treat and infiltrate all stormwater originating from the property. The system will provide treatment levels in excess of what's required within the Wellhead Protection District. The proposed system design will also be undergoing review by the Wannacomet Water Company for issuance of a finding of water quality compliance.
9. Groundwater. The scope of the proposed basement level use has been reduced to ancillary storage and mechanical systems. This change in use has reduced the depth of excavation and construction required thereby removing this lower level from groundwater intrusion.
10. Landscape, Screening & Lighting. Landscaping and screening will be provided along the entire southern property line adjacent to the abutting residential properties as well as along portions of the eastern property line.

We look forward to continuing our review of this application at your meeting on February 13. Please call me with any questions at (508) 503-3500 or email dmulloy@sde-ldec.com.

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Sparks Ave

Respectfully,
Site Design Engineering, LLC.



Daniel C. Mulloy, PE.

cc: Cohen & Cohen
ACK Mid Island, LLC
ACK Offices, LLC
Cordtsen Design Architecture

Enclosures:

Sparks Ave MCD Parking Requirements 1-17-23
Sparks Ave MCD Site Plans sheets 1-8 dated 1-17-23
Sparks Ave Stormwater Report dated 1-17-23

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SPARKS AVE MCD PARKING REQUIREMENTS

January 17, 2023

USE	SPACES REQUIRED	QUANTITY	UNIT	TOTAL REQUIRED
APARTMENT	1 PER BEDROOM		BEDROOM	
3 bed	3	6		18
2 bed	2	15		30
1 bed	1	11		11
	TOTAL RESIDENTIAL UNITS	32		
RESTAURANT	1 PER 6 SEATS	50	SEATS	8
TAKE OUT FOOD, RESTAURANT	5 PER STATION & 1 FOR EACH 4 SEATS	1 STATION & 12 SEATS	STATIONS & SEATS	8
BOWLING ALLEY	3 PER LANE	8	EACH	24
EMPLOYEE PARKING	1 PER 3 EMPLOYEES	12	EACH	4
			TOTAL SPACES REQUIRED	103
			TOTAL SPACES PROVIDED	90
			REQUESTED PARKING SPACES TO BE WAIVED	13
			PARKING SPACE CREDITS REQUESTED	
Zoning section 139-12D(3)(e)(ii) waiving on-street public parking within 500 feet of the site				-12
Zoning section 139-12D(3)(e)(iii) waiving shared parking with abutting properties				0
Zoning section 139-12D(3)(e) waiving 10% of total required parking spaces for common access and site interconnections				-10
Zoning section 139-12D(3)(e) waiving employee parking to provide transit incentive program				-4
			TOTAL REQUESTED PARKING SPACES TO BE CREDITED	-26
			TOTAL PARKING SPACES REQUIRED WITH CREDITS	77