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November 9, 2021

Adam Turner, Executive Director
Alex Elvin, DRI Coordinator
Martha's Vineyard Commission
33 New York Avenue
Oak Bluffs, MA 02557

RE: **DRI 704 - AMENDED OFFERS**
112 DUKES COUNTY AVENUE, OAK BLUFFS, MASSACHUSETTS

Dear Adam and Alex,

The applicant, DC Studios LLC, hereby submits the following amended Offers to the Martha's Vineyard Commission relative to the property located at 112 Dukes County Avenue, Massachusetts (the "Property"):

1. The 'street facing front' portion of the first floor fronting Dukes County Avenue will be reserved for commercial use only.
2. The construction of the proposed building on the property shall use environmentally sound practices to maximize energy efficiency and must be designed and constructed to meet Massachusetts Stretch Code Compliance.

3. All appliances (refrigerators, ovens, water heaters, and clothes dryers) will be electric and Energy Star certified.
4. All HVAC to be high efficiency electric heat pumps with programmable thermostat being required for each unit.
5. The proposed building will utilize on-site solar technology through the installation of solar panels on the roof.
6. All exterior lights will be meet Stretch code requirements and will be Dark Sky compliant.
7. The applicants will install a conduit to allow for charging stations for electric vehicles.

The seven offers recited above remain the same as set forth in my letter to you dated August 13, 2021, but due to this process, much has changed.

While the benefits of the application still far outweigh its detriments, this protracted permitting process is resulting in a more enduring detrimental impact on the island of Martha's Vineyard: the loss of the Dillon family, who have resided and worked here for 17 years, and their thriving business that employs dozens of people.

The applicants are taking their young family and their well-established cabinet making business to New Hampshire. From the outset, the applicants have stated that they intend to house their employees at 112 Dukes County Avenue, while building their cabinet making shop at 114/116 Dukes County

Avenue. Due to the myopic opposition of abutters, how this project came before the MVC as a DRI in the first place, and the lack of any wastewater flow whatsoever in the Town of Oak Bluffs, the applicants have decided that it was not worth the time, the effort, or the expense to fight to build a central location for their thriving business in the B-1 district in Oak Bluffs. This has led to the business decision to market 112, 114, and 116 Dukes County Avenue for sale.

Due to this change in plans, the Martha's Vineyard Commission should not consider the applicant's heretofore stated promise to house their employees at 112 Dukes County Avenue as a benefit to their application.

It is the Dillon's hope for the future of this island that the Martha's Vineyard Commission and the Town of Oak Bluffs find a way to encourage the development of sustainable businesses on the island by young hard-working tradesmen and craftsmen like Ryan Dillon.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert D. Moriarty". The signature is fluid and cursive, with a long horizontal stroke at the end.

Robert D. Moriarty, Esq.

Dated: November 9, 2021