July 21, 2022

Ms. Joan Malkin, Chair
Mr. Doug Sederholm
Chair, Land Use Planning Committee
Martha’s Vineyard Commission
The Stone Building
33 New York Avenue
Oak Bluffs, MA 02557

Re: 17 School Street, Oak Bluffs MA

Dear Ms. Malkin, Mr. Sederholm, and MVC members:

Thank you for the opportunity to participate in the Martha’s Vineyard Commission (MVC) public hearing on July 14, 2022 and the LUPC Staff-Applicant meeting on June 27, 2022.

This letter responds to the issues you raised at the public hearing held on July 14, 2022.

1) Proposed elevations of the floor in different parts of the house (back vs. front. etc.).
   First Floor Elevation (typical) - 11.00 (FEMA Flood Plain requirement)
   First Floor Elevation West Wing - 14.75
   Second Floor Elevation - 20.5

2) Written approval from the Town of Oak Bluffs for the sewer connection.
   Please see attached letter from the Waste Water Department dated February 21, 2007.

3) Proposed energy sources for the house.
   Building will comply with the Massachusetts State Energy Code.
   All appliances will be energy star rated.
   Insulation will be sprayed, open cell R-20 for walls and R-49 ceiling.
   Heating and air-conditioning - Ducted heat pump.
   Dual fuel range.

4) Document the existing house with photographs and measurements
   We will provide professional photographs and measurements of the house before demolition.

5) Landscape plan prior to receipt of a building permit or certificate of occupancy.
   We will provide a landscape plan before completion of construction.

6) Existing house to be offered for reuse offsite, including by the MV Camp Meeting Association.
   During the public hearing, the MVC inquired about the owners donating the building to a recipient for reuse offsite. Upon review, our understanding is that the building cannot be moved due to its
deteriorated condition and lack of structural integrity. As a result, this does not appear to be a realistic possibility.

Nonetheless, if there is an interested recipient who is willing to fully fund all aspects of the move and accept full liability and indemnify the owner for liability, we will consider such a proposal. We would like to have an agreement and the move completed on a mutually agreed upon date no later than October 1, 2022.

7) List of specific features to be salvaged or replicated.
   Please see attached drawing demarcating location of the features to be salvaged or replicated.

8) Restriction on development of the lot.
   We intend to comply fully with all laws and regulations pertaining to the property and its use. The proposed site plan submitted to the MVC defines the footprint of the new house and its location outside the wetlands. The existing cesspool will be pumped dry, crushed and backfilled with clean coarse compact sand. The proposed house will be connected to the town sewer.

   Sincerely,

   Peter Breese

Cc:  Darran Reubens
     Lucy L. Thomson
FEATURES:
- MAIN ROOF FORM
- SIDE GABLE DORMER
- PORCHES

THOMSON RESIDENCE - 17 SCHOOL STREET
JULY 14, 2022

REPLICATION OF DECORATIVE COMPONENTS
Dear Property Owner,

February 21, 2007

Recently the Town of Oak Bluffs installed a sewer line from the town hall to the pump station located at the bottom of School Street. We are writing you today to inform you that if you wish to tie in now or in the future the piping was sized to accommodate your property.

The way this system works is by using a pump chamber that you would purchase and have installed on your property so that wastewater from your home would be piped to this pump chamber and when necessary the pump would turn on and pump your wastewater out into the piping in the street.

It is estimated that the initial cost to you for the pump chamber and installation will be between $7,000.00 and $10,000.00. This cost is consistent with what it would cost to replace a failed septic system. If you do choose to tie your property into the system there will also be a minimum annual operating and maintenance charge of $400.00.

This information is being sent to you for informational purposes only and there is no requirement for you to tie into the system unless your septic system should fail. If your system fails in the future the board of health may require you to hook into the system instead of upgrading your septic system.

If you have any questions at all please do not hesitate to contact the wastewater department.

For the Commission

Joseph Alosso
Facilities Manager
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