PROJECT NOTIFICATION FORM

Project Name: 4 State Road Redevelopment

Location / Address: 4 State Road

City / Town: Vineyard Haven, MA 02568

Project Proponent

Name: Xerxes Aghassipour

Address: 1 Lagoon Pond Road, #2109

City/Town/Zip/Telephone: Vineyard Haven, MA 02568  Tel: 617-877-7121

Agency license or funding for the project (list all licenses, permits, approvals, grants or other entitlements being sought from state and federal agencies).

<table>
<thead>
<tr>
<th>Agency Name</th>
<th>Type of License or funding (specify)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Martha’s Vineyard Commission</td>
<td>Development of Regional Impact (DRI-710)</td>
</tr>
<tr>
<td>Town of Tisbury</td>
<td>Building Permit</td>
</tr>
</tbody>
</table>

Project Description (narrative):

The project involves renovating the existing building located at 4 State Road, Vineyard Haven, MA 02568 and constructing an addition to its rear, with a total of 15 residential units and 7 commercial units on the first floor. The envelope of the existing building will remain with improvements and renovations to its interior. The addition to the rear of the property will NOT have a basement and only require a footing around its perimeter. The depth of the excavation will range from 3ft nearest to existing structure to existing grade. The 3ft excavation area is near disturbed ground due to the proximity of the existing structure’s basement/foundation which was built in 1930, its existing basement egress stairs and window wells, as well as the existing in ground septic system which are all located within the vicinity of the proposed addition. A section of the proposed excavation area is currently covered by an asphalt driveway. The remaining area of excavation is on disturbed ground as its been used as a parking area since the building was built in 1930 with evidence of remainants of hardscape/asphalt at or slightly below grade. The parking area also includes a medium that’s in the proposed excavation area. Pls note siteplan, cross section, and photos attached for review.

Does the project include demolition? If so, specify nature of demolition and describe the building(s) which are proposed for demolition.

The project will not involve the demolition of any buildings on the site. The ground around the building perimeter will require some excavating for footings. Existing ramps and egress metal stairs in disrepair will be removed. Pls note cross section plan attached – the proposed excavation will be ~3ft at its deepest to grade with the deepest area being near the existing structure which is disturbed ground due to its proximity of the existing structures basement and foundation and an existing in ground septic system located in the vicinity of the proposed excavation. Notes attached photos and plans.

Does the project include rehabilitation of any existing building? If so, specify nature of rehabilitation and describe the building(s) which are proposed for rehabilitation.

The project will involve renovating the existing building located at 4 State Road, Vineyard Haven, MA 02568. The interiors will be gut renovated. The exterior brick façade and existing metal roof will be repaired.
Does the project include new construction? If so, describe (attach plans and elevations if necessary).
The project proposes a new addition to the back of the building which will be new construction with some site improvements – Note plans and elevations attached for review. The addition will NOT have a basement and will require a foundation footing only, typically at ~ 4ft below grade and a slab. The proposed excavation will be ~3ft at its deepest to existing grade (not including above mentioned footing at its perimeter) with the deepest area being near the existing structure which is near disturbed ground due to its proximity to the existing structure’s basement, foundation and the existing in ground septic system.

To the best of your knowledge, are any historic or archaeological properties known to exist within the project’s area of potential impact? If so, specify.
The building is not in the Historic District of Tisbury and not over a 100 years old. The existing building was built in 1930. The abutting property, 10 State Road had an archaeological survey. The archaeological survey for the property at 10 State Road (DRI 622) was conducted in 2010. Kindly note we have spoken to Randy Jardin (508)-560-9045 who works with the American Indian Tribe on Martha’s Vineyard and have made arrangements for him to be on site during excavation so as to advise during the excavation process and have eyes should be deem it necessary to stop excavation and do any further investigation in the proposed area. We are happy to commit to this arrangement. As noted prior our plans do not call for a basement and we propose a foundation footing ~ 4ft below grade along the perimeter of the addition only, and 3ft excavation near the building to existing grade as noted on cross section plan attached. Since the building was constructed in the late 1920’ and the area around existing structure would most likely have been disturbed during construction and since there is an existing septic system in the proposed area of the addition below the area of proposed excavation and since the area is currently covered by asphalt and remnants of hard scape, as well as being used a parking lot many years with a landscaped central medium we hope the project can move forward without hindrance as the excavation is limited in scope and the area is of the prposed addition is on disturbed land.

What is the total acreage of the project area? The lot is .5 Acre (21,818 sq ft)

<table>
<thead>
<tr>
<th>Woodland</th>
<th>N/A</th>
<th>acres</th>
<th>Productive Resources:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wetland</td>
<td>N/A</td>
<td>acres</td>
<td>Agriculture N/A acres</td>
</tr>
<tr>
<td>Floodplain</td>
<td>See Site Plan</td>
<td>acres</td>
<td>Forestry N/A acres</td>
</tr>
<tr>
<td>Open Space</td>
<td>See Site Plan</td>
<td>acres</td>
<td>Mining N/A acres</td>
</tr>
<tr>
<td>Developed</td>
<td>See Site Plan</td>
<td>acres</td>
<td>Total Project Acreage .5 acres</td>
</tr>
</tbody>
</table>

What is the acreage of the proposed new construction? 4,604 sq ft.

What is the present land use of the project area?
The current building is partially occupied as commercial office space and parking on the rear of the lot. The prior owner Pat Gregory passed a few years back and his family would like to sell the property. It is under agreement to purchase contingent on permit approvals.

Please attach a copy of the section of the USGS quadrangle map which clearly marks the project location.
Attached - APPENDIX A / Photos & Plans - APPENDIX B / In Ground Septic System - APPENDIX C

This Project Notification Form has been submitted to the MHC in compliance with 950 CMR 71.00

Signature of Person submitting this form Date: 08-06-21

Name: Xerxes Aghassipour
Address: 1 Lagoon Pond Road, #2109
City / Town: Vineyard Haven, MA 02568
Telephone: 617-877-7121

REGULATORY AUTHORITY

930CMR 71.00: M.G.L. c. 9, §§ 26-27C as amended by St.1988, c.254.
**APPENDIX C (continued)**

**Commonwealth of Massachusetts**

**Title 5 Official Inspection Form**

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

# 4 State Rd. Tisbury Map 9 A Lot 6

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Forty-One Main St., Inc. P.O. Box 2462</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner Information</td>
<td></td>
</tr>
<tr>
<td>Owner's Name</td>
<td>Vineyard Haven</td>
</tr>
<tr>
<td>City/Town</td>
<td></td>
</tr>
<tr>
<td>State</td>
<td>MA</td>
</tr>
<tr>
<td>Zip Code</td>
<td>02589</td>
</tr>
<tr>
<td>Date of Inspection</td>
<td>4/30/15</td>
</tr>
</tbody>
</table>

Inspection results must be submitted on this form. Inspection forms may not be altered in any way. Please see completeness checklist at the end of the form.

**A. General Information**

1. Inspector:

   Douglas E. Cooper  
   Name of Inspector  
   Cooper Environmental Services, LLC

   Company Name  
   #33 Old Dunham's Corner Way

   Company Address

   City/Town  
   Edgartown

   State  
   MA

   Zip Code  
   02539

   Telephone Number  
   508-627-9586

   License Number  
   2857

**B. Certification**

I certify that I have personally inspected the sewage disposal system at this address and that the information reported below is true, accurate and complete as of the time of the inspection. The inspection was performed based on my training and experience in the proper function and maintenance of on site sewage disposal systems. I am a DEP approved system inspector pursuant to Section 15.340 of Title 5 (310 CMR 15.000). The system:

- [ ] Passes  
- [ ] Conditionally Passes  
- [ ] Fails

- [ ] Needs Further Evaluation by the Local Approving Authority

   Douglas E. Cooper  
   Inspector's Signature

   4/30/15  
   Date

The system inspector shall submit a copy of this inspection report to the Approving Authority (Board of Health or DEP) within 30 days of completing this inspection. If the system is a shared system or has a design flow of 10,000 gpd or greater, the inspector and the system owner shall submit the report to the appropriate regional office of the DEP. The original should be sent to the system owner and copies sent to the buyer, if applicable, and the approving authority.

***This report only describes conditions at the time of inspection and under the conditions of use at that time. This inspection does not address how the system will perform in the future under the same or different conditions of use.***
D. System Information (cont.)

Sketch Of Sewage Disposal System: Provide a view of the sewage disposal system, including ties to at least two permanent reference landmarks or benchmarks. Locate all wells within 100 feet. Locate where public water supply enters the building. Check one of the boxes below:

- hand-sketch in the area below
- drawing attached separately
APPENDIX B (continued)

Disturbed Ground – Septic / Asphalt

Asphalt - In Ground Spetic (Existing)
Distrubed Ground - Parking Area – Parking Median and Asphalt / Hard Substrate Beyond Excavation
NOTE: PROPOSED ADDITION WILL ALSO
REQUIRE 4'-0" DEEP FOOTING AROUND
PERIMETER AND 3'-0" DEEP UNDER THE
ELEVATOR.

APPENDIX B (continued)
APPENDIX B (continued)

Notes:
1. The property is located in the B1 Zoning District.
2. The Tisbury Conservation Commission has jurisdiction over land within the FEMA 100 year storm zone and land within 100 feet of the FEMA 100 year storm zone.
3. CB = concrete bound bound
   SB = stone bound bound

Site Plan
Tisbury, Mass.
Prepared For
4 State Road MVY LLC
Scale: 1" = 20' July 23, 2021
Schotfield, Barbini & Hoehn Inc.
Land Surveying & Civil Engineering
12 Surveyor's Lane, Box 339
Vineyard Haven, Mass.
508-693-2761
www.schotfield.net
MV 3735

EXISTING PLAN
4 State Road
Vineyard Haven
Martha's Vineyard, Massachusetts

Delano & Co.
1 Lagoon Pond Road, #2109
Vineyard Haven, Massachusetts
APPENDIX B (continued)
APPENDIX B (continued)

LEFT ELEVATION

FRONT ELEVATION