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June 13, 2022

Mr. Alex Elvin, DRI Coordinator
Martha's Vineyard Commission
P.O. Box 1447
Oak Bluffs, MA 02557

By Email

Re: **Modification Request Lagoon Ridge Subdivision DRI 464-M3**

Dear Alex:

I am following up on the LUPC meeting June 6 concerning the three modification requests filed by CapeBuilt Lagoon Ridge, LLC to the 2016 MVC Decision approving Lagoon Ridge.

CapeBuilt amends its modification requests to request the change of the heading for Condition 8 from "Habitat" to "Open Space" and to delete Conditions 8.2, 8.2.1, 8.2.3, and 8.3 from the 2016 MVC Decision. Condition 8 can then be amended to:

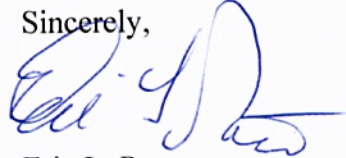
1. Include as Condition 8.1 the exact provisions of Condition 7 of the Oak Bluffs Planning Board Special Permit for Lagoon Ridge;
2. Include as Condition 8.2 the exact provisions of Condition 8 of the Oak Bluffs Planning Board Special Permit for Lagoon Ridge;
3. Include as Condition 8.3 the exact provisions of Condition 9 of the Oak Bluffs Planning Board Special Permit for Lagoon Ridge;
4. Include as Condition 8.4 the same provisions of the original Condition 8.2.2;
5. Add Condition 8.5 to require that Conditions 8.1 through 8.3 be completed within one year after the issuance of the first occupancy permit for a residence in Cluster C.
6. Delete from "6.1 Permitting from the Town" the reference in the requirements for the issuance of Building Permits the reference to Conditions 8.1, 8.2.1, and 8.2.2.

CapeBuilt also amends its modification request to request the removal of the last two sentences in Condition 7.8 requiring and referencing a surety bond. A second sentence can be added to Condition 7.8 requiring that, in the event a mitigation plan is required to offset the difference in the Nitrogen load, the applicant/owner shall present the mitigation plan to LUPC for its review and approval.

CapeBuilt looks forward to review by the Commission on Thursday, June 16.

Please let me know if you have any questions or need any further information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Eric L. Peters", with a stylized flourish extending to the right.

Eric L. Peters

cc: Robert L. Brennan, Jr., Manager (by email)