Demolition: Any act of pulling down, destroying, removing, or razing any building or a substantial portion (more than 50% of the floor area of the historic portion or more than 25% of any facade of the historic portion of the building), with or without the intent to replace the structure so affected.”

Section 3.4: Other Specific Commercial, Storage, and Industrial Facilities
   e. a restaurant or food establishment in a business or commercial zoned district that is designed for, or propose to expand to, 80-99 indoor/outdoor seats if the establishment is connected to a municipal sewer system.
     -Mandatory Referral Requiring MVC Concurrence

Fn 10 Footnote 149 applies to this section as well.

Section 8.1A Demolition or Alteration of Historic Structures
   Any Demolition (or any exterior alteration of an historic or architecturally significant feature, as determined by the local Historic Commission or, in the absence of such a Commission, by a comparable entity in the Town) or relocation of a structure that either:
   a. has been identified as having historic significance by a local historic commission or architectural commission, by a general plan of the Town, by the Massachusetts Historical Commission, or is listed with the National or Massachusetts Registers of Historic Places
     -Mandatory Referral and MVC Review
   b. is more than 100 years old
     -Mandatory Referral Requiring MVC Concurrence

Section 8.1B Alteration of a Significant Exterior Feature of Historic Structures
   Any exterior alteration of an historic or architecturally significant feature, as determined by the local Historic Commission or, in the absence of such a Commission, by a comparable entity in the Town, of a structure identified in section 8.1A above.”
     -Mandatory Referral Requiring MVC Concurrence
2. Relationship to DRI Checklist

2.1 Demolitions are provided for in Sections 8.1A and 8.1B of the Martha’s Vineyard DRI checklist.

8.1A Demolition or Alteration of Historic Structures
Any Demolition or relocation of a structure that either:
   a) has been identified as having historic significance by a local historic commission or architectural commission, by a general plan of the Town, by the Massachusetts Historical Commission, or is listed with the National or Massachusetts Registers of Historic Places;
      - Mandatory Referral and MVC Review
   b) was constructed before January 1, 1900 is more than 100 years old
      - Mandatory Referral Requiring with MVC Concurrence

8.1B Alteration of a Significant Exterior Feature of Historic Structures
Any alteration of an historic or architecturally significant exterior feature of a structure identified in section 8.1A above, as determined by the local Historic Commission or, in the absence of such a Commission, by a comparable entity in the Town.
      - Mandatory Referral Requiring MVC Concurrence

Note: Sections 8.1A and 8.1B do not apply to structures located within:
   - established historic districts and which are already protected by local historical or architectural review that has the legal authority to condition and permanently deny an application; or
   - the Martha’s Vineyard Camp Meeting Association’s Wesleyan Grove National Historic Landmark District.

2.2 The DRI Checklist defines “Demolition” as follows:

“All act of pulling down, destroying, removing, or razing any building or a substantial portion (more than 50% of the floor area of the historic portion of the building or more than 25% of any façade of the historic portion of the building visible from a public way), with or without the intent to replace the structure so affected.”