

DRI 250-M Upper Main Street Change of Use.

1. Wastewater, Groundwater, Flooding, and Risk from Other Natural Hazards

- 1.1 Stormwater Management: All stormwater shall be managed on-site, as shown on the plans.
- 1.2 Wastewater: The property has been granted permission to connect to the Town Sewer system to service the proposed use.
- 1.3 Risk from Other Natural Hazards: The building shall be designed to meet the Massachusetts State Building Code and its amendments.

2. Open Space and Landscaping

- 2.1 Landscaping Plan: The Applicant has produced a final landscape plan pursuant to the Martha's Vineyard Commission Landscape design policy. The landscaping plan shows plant species, quantities, and locations. The Town of Edgartown Planning Board shall approve this plan before construction.
- 2.2 Maintenance of Landscape: All fertilizers shall be slow-release, water-insoluble nitrogen source types. No synthetic pesticides including herbicides, fungicides and/or insecticides shall be used in the maintenance of landscaping. All landscape shall be maintained as shown on the plan, in perpetuity.
- 2.3 Parking Layout/Open Space: The final parking layout plan and delineation of open space areas and uses thereon is shown on the Plans submitted.

3. Night Lighting, Noise

- 3.1 Exterior lighting shall be limited to external sign illumination, security lighting, and emergency lights required by code, which are “dark sky compliant”, downward-shielded to prevent light spilling off the property. There shall be no flood lighting.
- 3.2 All exterior lighting – except for security lighting, which shall be on motion detectors.

4. Energy, Recycling

- 4.1 Solar Panels: The applicant shall install solar panels on the roof area delineated on the plans.
- 4.2 Waste Management: The applicant shall install recycling bins at convenient locations inside and outside the building and maintain them regularly.

5. Traffic and Transportation

- 5.1 Bicycling: The applicant shall provide and maintain bike racks within the parking areas, and shall provide information about alternative means of transportation to customers and employees such as by posting signs indicating alternative means of transportation for customers and employees at several public and employee areas around the site.
- 5.2 Cross-Walks: The applicant shall distribute written material to guests to define

safe cross walk passage across Upper Main Street.

6. Scenic Values

6.1 Building Design: Architectural details shall be substantially the same as the plan approved by the Commission.

7. Economy and Employment

7.1 Uses: The property shall be used as an Inn.

7.2 Local Vendors: Whenever possible and practical, local vendors shall be used for the purchase of any product or service.

8. Low-Income, Moderate-Income, and Workforce Housing

8.1 Affordable Housing Contribution: The applicant shall restrict property located at 29 Chase Road, Edgartown MA, which is currently being acquired, to be used as year round employee housing for two (2) occupants..

9. Construction Process

9.1 Construction Management Plan: Phase 1 of construction will start on or about August 1, 2021 with a completion date of April 15, 2022. Initial work is to demolish the back left addition to make room for the new foundations. This will be followed by the construction of the four new guestrooms to be constructed and closed in by late fall. At that point all of the exterior work on the structure will be completed so any dust & noise will be contained inside the structure. Interior mechanical and finishes will follow with a completion scheduled for mid to late April. Staging of the project will consist of a dumpster and materials to be placed on the left side of out building. Parking for workers will be on the property at the rear of the building.

Construction hour will be Monday thru Friday from 8am to 5pm and 8am to 3pm on Saturday

10. Modifications to this Decision

10.1 Required MVC Approval: The applicant shall not alter the design or use of the premises from the approved plan, uses, and operating conditions without the approval of the Martha's Vineyard Commission.