

Mr. Adam Turner  
Executive Director  
Martha's Vineyard Commission  
33 New York Ave  
Oak Bluffs, MA 02557

May 20, 2020

**Subject: Modification to DRI No. 345M-3**

Dear Mr. Turner:

I hereby request a modification to the previously-approved Development of Regional Impact number 345M-3 at 386 State Road in the Town of Tisbury. This DRI was originally approved by the Martha's Vineyard Commission in 1992 for the development of a miniature golf course. The original approval was modified in 2003 to allow the addition of a climbing wall. I am now seeking approval of the following changes to the property:

- Remove the climbing wall
- Add a food truck
- Construct a small wooden deck for outdoor seating
- Install six picnic tables
- Install six small music speakers throughout the miniature golf course

The climbing wall is not physically attached to the ground. It sits on wheels and can be easily removed from the property. The food truck will be open to the public and will sell food for 100% takeout.

Additionally, I plan to build a small outdoor wooden deck for a seating area, which will be open to the general public. I will install six new picnic tables, some of which will sit on the ground and some of which will sit on the new wooden deck.

Finally, I plan to install six small speakers throughout the miniature golf course for ambient background music. The speakers are designed to look like small natural rocks, and will be integrated into the landscaping. The speakers will not be easily visible, and music will be kept to a low volume that will not be audible beyond the limits of the property.

All of the above changes will be carried out in compliance with local laws and applicable codes, and shall be subject to review and approval by the Town of Tisbury's permitting authorities, including local food truck regulations, Board of Health, and building department requirements.

Please let me know if you have any questions or require any additional information.

Thank You,

*Brook Katzen*

Brook Katzen  
386 State Road, LLC