



## Martha's Vineyard Commission

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February 11, 2022

John Abrams  
South Mountain Company  
PO Box 1260  
West Tisbury, MA 02575

### Re: Satisfaction of DRI 472-M4 Condition 1.1

Dear John,

I am writing to confirm that on Thursday, Nov. 18, 2021, the Martha's Vineyard Commission reviewed the proposal by South Mountain Company to satisfy Condition 1.1 of DRI 462-M4 (South Mountain Company Expansion). The Commission voted to approve the proposal, contingent upon 1) the proposal being carried out, including MVC review of the required modification to DRI 462, and 2) construction of the proposed housing.

Condition 1.1 of DRI 462-M4 is as follows:

*As offered by the Applicant, South Mountain Company will contribute:*

- A total of \$150,000 in cash and/or pro-bono services will be donated to one or more affordable housing project in West Tisbury.*
- If the mitigation comes in the form of a monetary payment, the specific commitment will be made within 24 months of the time the approval is registered at the Dukes County Registry of Deeds, and it will be completed within 36 months of the same dated.*
- If the mitigation comes in the form of pro-bono services, an itemized accounting of services amounting to \$150,000 (which could be a combination of cash and pro-bono services) will be submitted to the MVC. The specific commitment will be made within 24 months of the time this Decision is registered at the Dukes County Registry of Deeds, and it will be completed within 36 months of that same date.*
- In either case, the MVC will have first opportunity to review the proposed project, and the MVC must approve the disposition of the funds and/or proposed services before the mitigation conditions is satisfied.*

The proposal by South Mountain to satisfy this condition is as described in the attached schematics and letter dated Oct. 14 and 15, 2021. At the MVC meeting on Nov. 18, the Commission further clarified that the proposed monetary contribution by South Mountain will be \$250,000 to help subsidize the project, and that the payment must be completed by Sept. 11, 2022 (36 months from the MVC Decision), as stated in the condition. The MVC approval as documented here applies only to the \$250,000 monetary contribution, which addresses Condition 1.1 of DRI 462-M4, as stated above.

If you have any questions, or if there is anything we can help with, please let me know.

Sincerely,

A handwritten signature in dark ink that reads "Alex Elvin". The signature is written in a cursive, slightly stylized font.

Alex Elvin  
DRI Coordinator

cc: Matt Coffey  
Joe Tierney  
Pam Thors

# south mountain

COMPANY

TO: Martha's Vineyard Commission  
FROM: John Abrams, South Mountain Company and Philippe Jordi, Island  
Housing Trust  
DATE: 11/15/21  
RE: Red Arrow Road Community Housing

Members,

The MVC approved expansion of South Mountain Company (SMCo) facilities in September 2019 (decision attached). There was one condition: a \$150,000 affordable housing contribution. The following is an explanation of how we propose to satisfy that condition.

South Mountain Company (SMCo) has reached agreement with Island Cohousing to purchase a 3 acre parcel from them at the Northeast corner of their property (assessor's parcel 10-200). The new property will be adjacent to and accessed by Red Arrow Road. The purchase price is \$150,000.

The purpose of the purchase is to create a small attainable housing cluster. The project is a collaboration between Island Housing Trust (IHT) and SMCo.

The project is proposed to include four units of high quality net zero housing with permanent restrictions as follows:

- One unit with one bedroom (560 SF) to be restricted to 80% AMI and sold by lottery to qualified applicants by IHT/town of WT.
- Two units with two bedrooms (742 SF each) to be restricted to 150% AMI and purchased by SMCo to retain as workforce rental housing or sell as workforce homeownership housing
- One unit with three bedrooms (1345 SF) to be sold to Julius and Mila Lowe, current residents of West Tisbury, and restricted for use as year round housing. They are our partners in the purchase.
- A shared storage shed.

There will be a Nitrore de-nitrifying wastewater disposal system to serve a maximum of nine bedrooms on the property.

The project will require \$375,000 in subsidies from the following sources:

- \$125,000 contribution from IHT'
- \$250,000 contribution from South Mountain Company

A preliminary site plan is attached. Permitting and final design will begin as soon as you approve this proposal. Construction will be complete on or before June 30, 2023.

# PROPOSED CONTEXT MAP



## NOTES

- The proposed 2.95 acre site is carved out of the northeastern portion of the existing Island Cohousing (ICoHo) community site, which is a mix of forest lands, ponds, homes, and gardens.
- The lot shape avoids an existing concrete form-yard, which is leased from ICoHo.
- A generous clearing allows for plentiful solar access to each of the four proposed units and gardens, while also respecting forest-clearing regulations.

# PROPOSED SITE PLAN








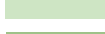




## SCHEME CONTEXT

- Northern Entry
  - Compact parking and cobbled entry court
  - Central gardens and edible hedgerows
  - Generous individual plots and common green
- 
- The lot shape avoids an existing concrete form-yard, which is leased from ICoHo.
- 
- A generous clearing allows for plentiful solar access to each of the four proposed units and gardens, while also respecting forest-clearing regulations.

## SITE DETAILS

- Conservation Area - 47,250 sf (37% of site)
- Cleared Area - 60,460 sf
- Area of Disturbance - 38,430 sf

## LEGEND

-  BUILDING
-  PATHWAY
-  EX. 1' CONTOURS
-  PROPOSED CONTOURS
-  UTILITY SPACE
-  COMMON GREEN
-  SHARED GARDENS
-  PRIVATE GARDENS
-  PROPERTY LINE
-  50' SETBACK

# PROPOSED SITE SECTION

