



Martha's Vineyard Commission

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June 29, 2021

Mark Nicotera
Trademark Services, LLC
213 Lake Street
Tisbury, MA

Re: LUPC approvals for DRI 532-M4 Carroll's Trucking Campus Plan

Dear Mark,

I am writing to inform you that on Monday, June 28, 2021, the MVC Land Use Planning Committee (LUPC) reviewed the following documents as required by the MVC Decision for DRI 532-M4:

1. Landscape Plan dated 6/21/21
2. Civil Plans dated 4/20/21
3. Drainage Report dated 12/16/19
4. NitROE septic system contract dated 4/27/21
5. Fire Protection Narrative dated 2/15/21
6. Fire Protection Field Report dated 4/8/21
7. Workforce Housing Plans dated 5/23/21-6/25/21
8. Workforce housing timeline narrative dated 6/24/21

Committee members acknowledged that the LUPC on January 6, 2020, had reviewed various materials, including a landscape plan, drainage report, septic system monitoring and sampling document, and stormwater plans. The LUPC at the time had required some revisions but allowed the applicant to move forward with a building permit.

The LUPC voted on June 28 to approve items 2-6 above, and to require that a revised landscape plan for Lot 19 be submitted to the LUPC for review and approval prior to receipt of a certificate of occupancy for the workforce housing, which is on an abutting parcel and will influence the plan. In particular, the revised plan should show the proposed landscaping for the portion of Lot 19 that is currently covered in woodchips. In addition, the applicant will submit to the LUPC for review and approval a landscape plan for the eastern portion of Lot 19, which the applicant has stated will be undertaken in a future phase.

The LUPC acknowledged receipt of items 7 and 8, which did not require LUPC or MVC approval, and discussed an apparent discrepancy in the as-built square footage of the warehouse building compared to the MVC approval. The Fire Protection Narrative (item 5) states that the cumulative square footage of the building is 58,800 square feet, while the applicant has stated that the actual square footage is around 53,600 square feet. In either case, the building would be larger than the approved 51,000 square feet. The LUPC agreed that the applicant will work with MVC staff to clarify the discrepancy, which may result in either 1) the applicant seeking a modification to allow for the increased size of the building, or 2) a correction to the MVC Decision. MVC staff will again notify the applicant in writing when the discrepancy is resolved.

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

Sincerely,

A handwritten signature in black ink that reads "Alex Elvin". The signature is written in a cursive, slightly slanted style.

Alex Elvin
DRI Coordinator

cc: Forrest Filler
Ross Seavey