



Martha's Vineyard Commission

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May 3, 2022

Geoghan Coogan
4A Causeway Road
Tisbury, MA

Re: Mansion House Parking (DRI 550-M4) - LUPC approval of final plans

Dear Geoghan,

I am writing to confirm that on May 2, 2022, the MVC Land Use Planning Committee discussed the following as required by conditions 1 and 2 of the MVC approval of DRI 550-M4:

- Final parking and landscape plan (1/13/22)
- Lighting analysis (8/21/21)
- Lighting pole spec sheets (1/11/22)
- Various clarifications and statements from the applicant regarding signage and efforts to create a road association (April 2022)

The commission voted to approve the above with the following clarifications:

- The luminaires (lighting fixtures) of the proposed lighting poles may not be more than 12 feet above the ground. The commission acknowledged that some method other than concrete bases (which would increase the total height of the luminaires) can be used to protect the poles from vehicles.
- The lighting poles must be wired or installed so that individual luminaires can be turned off as necessary to reduce light pollution.
- It is preferable to increase the number of proposed hornbeam trees from 3 to 4 or 6, with some closer to the road where the added shade could reduce dust from passing vehicles. The applicant agreed to work with commissioner Ben Robinson on finalizing the number and location of trees.

Documents related to the modification are available on the [MVC webpage](#) for the project under "Post-Approval Plans," with hard copies available by request at the MVC office.

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: Sherm Goldstein
Susan Goldstein
Josh Goldstein
Ross Seavey
Ben Robinson