



March 15, 2018

Ewell Hopkins, Chairman
Planning Board
Oak Bluffs, MA

Subject: Phillips Mixed-Use (DRI 663-M)

Ewell,

Hello, I am writing to inform you that on Thursday February 15, 2018 the Martha's Vineyard Commission voted that the proposal by Donna Leon and Susan Phillips as presented by Chuck Sullivan of Sullivan Associates Architects to modify the 2016 MVC DRI 663 approval to demolish an existing 8,570 sf 1-3 story building (part of which was built in 1880) and reconstruct a 3-story 17,844 sf (with basement) mixed-use building in the historical style to eight apartments, rather than eight hotel rooms, located at 30 Circuit Avenue in Oak Bluffs (Map 8 Lot 272) is a minor modification in keeping with the original intent of the decision not requiring a public hearing review as a DRI and approving the change. You may proceed with the local permitting process.

The Commissioners noted that this was the original intent of the Applicants but that they had to first clarify some issues with the town zoning. The town zoning was subsequently revised slightly in order to more clearly and specifically allow residential units above commercial units in the B-1 District. If you have any questions please let me know.

Sincerely,

Paul Foley, AICP
DRI Coordinator/ Planner
Martha's Vineyard Commission

CC: Tom Perry (Building Inspector); Chuck Sullivan (Architect)

T 508-693-3453 – f 508-693-7894 – P.O. BOX 1447 – 33 New York Avenue – Oak Bluffs, MA 02557
INFO@MVCOMMISSION.ORG – WWW.MVCOMMISSION.ORG