1. **Wastewater, Groundwater, Flooding, and Risk from Other Natural Hazards**
   1.1 Stormwater Management: N/A
   1.2 Flooding Mitigation: N/A
   1.3 Risk from Other Natural Hazards
   1.4 Wastewater: The premises is tied into the Town sewer. The project will reduce the necessary flow by over half.

2. **Open Space and Landscaping**
   2.1 Landscaping Plan: N/A

3. **Night Lighting, Noise**
   3.1 Exterior lighting shall be limited to external sign illumination, security lighting, and emergency lights required by code, which are downward-shielded to prevent light spilling off the property. There shall be no flood lighting.
   3.2 All exterior lighting – except for security lighting, which shall be on motion detectors – shall be on timers and shall be turned off during the day as well during the night from one hour after the store closes at night to one hour before it opens in the morning.
   3.3 A final exterior lighting plan shall be submitted to and is subject to the approval of the MVC LUPC prior to the issuance of a CO.
   3.4 There shall be no formal or informal activities on the property that exceed the Commonwealth of Massachusetts Department of Environmental Protection's Noise Control Regulation 310 CMR 7.1 0 at all boundaries of the property or that exceed the Town of Tisbury noise regulations.

4. **Scenic Values**
   4.1 Building Design: Final architectural plans and details, to be substantially the same as the plan approved by the Commission, shall be submitted for the review and approval of the MVC Land Use Planning Committee before a Building Permit is issued.

5. **Workforce Housing**
   5.1 Workforce Housing: The units will be rented to employees of local businesses either permanent year-round housing or temporary housing as needed.

6. **Construction Process**
   6.1 Construction Management Plan: A Construction Management Plan shall be submitted for the review of the Martha's Vineyard Commission Land Use Planning Committee how construction will be staged and the timing of any sidewalk interruptions.

7. **Modifications to this Decision**
   7.1 Required MVC Approval: The applicant shall not alter the design or use of the premises from the approved plan, uses, and operating conditions without the approval of the Martha's Vineyard Commission.