

August 23, 2018

Ewell Hopkins, Chairman
Planning Board
Oak Bluffs, MA

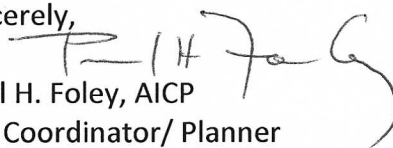
Subject: Lampost Conversion Modification (DRI 670-M)

Ewell,

Hello, I am writing to inform you that on Thursday June 14, 2018 the Martha's Vineyard Commission voted that the proposal by Windsor Circuit Ltd as presented by Chuck Sullivan of Sullivan Associates Architects to modify the 2016 approved DRI 670 to convert the top three floors of a five-story nightclub/restaurant to workforce housing with a new configuration and changes to the number and type of units and to the exterior architecture at 6 Circuit Avenue in Oak Bluffs (Map 9 Lot 22) is a minor modification in keeping with the original intent of the DRI 670 decision not requiring a public hearing review as a DRI and approving the change with a few additional conditions. You may proceed with the local permitting process.

The Commissioners noted that this was the original intent of the Applicant 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. The modification is to reconfigure the previously approved DRI 670 conversion of the top three floors of a five-story nightclub/restaurant. The proposed reconfiguration into 10 apartments is now allowed by the revised Oak Bluffs zoning. The modification increases the square footage by 1,500 sf; reduces the number of bedrooms from 24 to 22; increases the number of bathrooms from 5 to 10; and increases the number of kitchens from 3 to 10. Since the design of the building and the number and type of units changed and the Commission added some conditions a new written Decision for DRI 670-M is being issued. It will be reviewed tonight and signed and recorded soon and sent to you via certified mail. The new conditions are intended to ensure that it remains workforce housing and can be year round. If you have any questions please let me know.

Sincerely,


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

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

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