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Determination (Partial) of the Martha's Vineyard Commission DRI 674 M5 Stone Bank Development

June 26, 2023

Reid "Sam" Dunn, Agent

Dunn Family, LLC dba Dunn MV Investments

79 Beach Road

Tisbury, MA

02568

Dear Sam Dunn:

On the evening of June 22, 2023 the Martha's Vineyard Commission convened to review DRI 674 M5 Stone Bank Development. DRI 674 M5 Stone Bank Development entails modifications made to buildings and grounds that are encompassed in DRI 674 M Stone Bank Condos and DRI 674 M3 Stone Bank Restaurant. Following a June 20, 2023 site visit and upon consideration of documentation and commentary, including, but not limited to, a staff report, a staff presentation, "Overall Site Plan and Elevations 23-1-23 CORRECTED," a May 3, 2023 Site Plan prepared by Schofield, Barbini, and Hoehn, Inc., a Southern Elevation Plan of Building D-2/30 Union Court drawn by "Sam Dunn" and dated May 12, 2023 and stamped by Registered Architect Maurice O'Conner on May 18, 2023, a Southern Elevation Plan of Building D-1/26 Union Court drawn by "Elise Elliston" on May 2, 2022 and amended January 1, 2023 and stamped by Registered Architect Maurice O'Conner on an unknown date, numerous staff photographs taken between February and June of 2023, and remarks by Sam "Reid" Dunn, the Commission has voted to approve the following modification items without holding a hearing or hearings:

- An **Exterior Staircase** and a Southern Roof **Skylight** (Building B/20 Union Court).
- **Azek Trelliswork** (Building D-2/30 Union Court).
- A Western Roof **Skylight** (Building E/8 Union Court).
- An **Access Ramp** and **Railings** (Building F/2 Union Court).
- **Door, Railing, and Window Changes** as reflected in "Overall Site Plan and Elevations 23-1-23 CORRECTED" (Building A/75 Main Street & 16 Union Street, Building B/20 Union Court, Building

D-1/26 Union Court, Building D-2/30 Union Court, D-2/30 Union Court, Building E/8 Union Court and Building F/2 Union Court).

- A **Windowless Western Exterior** (Building F/2 Union Court).

The preceding modification items were approved in a block vote. Through individual votes, following the aforementioned site visit, and in consideration of the aforementioned documentation and commentary, the Commission also voted to approve without a hearing or hearings **Solar Panels** on Building D-1/26 Union Court and all previously erected **Fencing** at the development site except for fencing in the vicinity of Building D-2/30 Union Court. The Commission further voted, following the aforementioned site visit, and in consideration of the aforementioned documentation and commentary, that **Unification of Units C and D** in Building B/20 Union Court didn't constitute a modification and required no further action.

Modification Items that remain outstanding, thus far, are as follows:

- **Metal Chimneys** (most buildings in the development): This modification item was set aside for future review. The possibility was raised during the June 22, 2023 Commission meeting that this modification item may also include the fireplaces the chimneys are connected to in various buildings.
- **Fencing, Retaining Walls, and a Foundation** (Building D-2/30 Union Court). The Commission awaits a third-party review of possible impacts the Fencing, Retaining Wall, and Foundation may or may not have on Stormwater flow in the area. Until such time as a third-party report is completed and reviewed, the Commission doesn't appear ready to bring the Fencing, Retaining Wall, and Foundation to a vote.

Thank you for your attention to this Partial Determination

Respectfully:

Rich Saltzberg
DRI Coordinator