

Stone Bank Project – Additional Info requested by MVC (10/30/20)

1. Site Plan with Dimensions Attached. Please note that Units 1 & 2 are now in the basement of the bank building. The buildings to contain Units 3, 4 & 5 are not in serviceable condition and will be demolished. Accordingly, Units 3, 4 & 5 will be newly built. Units 6- 9 are also new.

Floor plans and elevations also attached.

2. First Floor Uses. The first floor of the bank building on Main Street will remain in commercial use. The first floor of the former drive-through building will remain in commercial use.

New buildings are not subject to the first floor restrictions according to an opinion by the Tisbury Town Attorney.

3. Union Street Parcel. This parcel will not be a part of the current application. However it will be deed restricted to contain one affordable housing unit. It is highly likely that when it is developed it will contain commercial use(s) on the first floor and apartment(s) above.

4. Circulation. The traffic circulation is unchanged and is shown on the site plan.

5. Lighting and Planting. These are also shown on Item #1. There are many existing plantings on the site. Two very large honey locusts will anchor either end of Units 8 & 9 and there is a mature dogwood in the courtyard. In addition there are many shrubs – boxwoods and others – some of which will remain in place. Others will be transplanted. The courtyard surface itself will be a lawn. Main walkways will be brick; secondary walkways will be blue stone stepping stones.

Lighting in the project will come entirely from LED landscape lighting on trees and shrubs, and from downlights located on the exterior porches. All of this site lighting will be controlled centrally on a house circuit with photocell and timer.

6. Removal of Structures. The three uninhabitable structures on east side of the property (the future site of Units 3 – 5) will be demolished. Units 3-5 will be newly built on essentially the same footprints

7. Street View. The street views of the main bank building will be preserved and not changed in any way. Similarly, the street views of the drive-through building will not be changed.

8. Water View Renderings Attached.

9. Sewer Letter from Select Board. A letter confirming additional sewer flow of 1076 gpd is attached.