March 16, 2022

Ross Seavey
Tisbury Building Commissioner
66 High Point Lane
Tisbury, MA

Re: LUPC decision regarding final THC recommendation for DRI 674-M

Dear Ross,

The MVC Land Use Planning Committee met on Monday, March 14, to discuss the Feb. 7, 2022, recommendations from the Tisbury Historical Commission regarding the Stone Bank Condo project (DRI 674-M), which was required prior to the issuance of a Building Permit. The recommendations were written to supersede the THC recommendations that the LUPC approved in July 2021, and are attached here, along with the earlier recommendations and various clarifications from the THC and applicant.

The LUPC voted to approve recommendations 1 and 2 of the Feb. 7 letter, but not recommendation 3 regarding solar panels. In regard to recommendation 1, the LUPC clarified that a site inspection will be attended by both the THC and LUPC. In regard to recommendation 3, the LUPC noted that 1) the MVC had conditioned the project to include solar panels, so not including them would require a DRI modification, and 2) the MVC may not delegate authority (in this case a decision about solar panels) to local boards if the boards do not already have that authority. The LUPC also voted to revoke its earlier approval of the July 2021 THC recommendations, with the exception that the applicant will document the existing structures on the property with detailed photographs and other information to be made available to the MVC and Martha’s Vineyard Museum.

Please note that the following proposed changes to the project will require a modification to DRI 674-M before the relevant construction occurs:

- The applicant’s proposal to not include rooftop solar panels.
• The additional deck and balcony on the north side of Building B as presented to the THC on Feb. 2, 2022 (the building just east of the main building)
• The proposed elimination or delayed construction of the second floor of Building C (the drive-through building).
• The proposed use of asphalt shingles, rather than wood or terra cotta shingles, on any of the buildings.

Please let me know if you have any questions.

Sincerely,

Alex Elvin
DRI Coordinator

cc: Sam Dunn
    Christine Redfield
    Doug Sederholm
    Adam Turner
Martha’s Vineyard Commission  
33 New York Avenue  
Oak Bluffs, MA. 02557

February 7, 2022

Re: DRI 674-M – The Stone Bank 75 Main Street, Tisbury, MA.

Updated recommendations and conditions for the proposed renovations and new construction to the property at 75 Main Street Tisbury, MA 02568

On February 2, 2022 the Tisbury Historical Commission voted to recommend the proposed changes to Building A, with its inclusion of a second floor balcony to unit 4.

The updated conditions listed below are to supersede the prior THC conditions submitted July 18, 2021 with the following comments and conditions:

1. An on site inspection (date to be determined by both parties), Applicant will provide sample mock ups of the following: Proposed paint colors and or natural finishes of all exterior trim, sidewall, rails decks and stairs. Samples of the wire mesh deck and rail materials. Samples of fences and paving.

2. The Applicant will continue to assume full and complete responsibility to restore and correct any changes, omissions or accidental damage to the existing main building 75 Main Street whose physical address is 75 Main Street, Tisbury, MA.

3. THC will not recommend rooftop solar arrays for this project based on the pre-existing historical roofs and the pitch of the new construction roofs not being conducive to such panels. We also believe the addition of solar panels would negatively impact the unique design of this compound.

Our board trusts the Applicant will continue with his efforts to improve and revitalize our downtown area. We believe together we have the same goal of protecting and maintaining the architectural and historic residential character of the Town of Tisbury.

Respectfully submitted,

Christine Redfield, Vice-chairperson  
Tisbury Historical Commission
Martha's Vineyard Commission  
33 New York Ave  
Oak Bluffs, MA. 02557

July 18, 2021

Re: DRI 674-M - The Stone Bank 75 Main Street Tisbury, MA.

Recommendations for Conditions for the proposed renovations and new construction to the property at 75 Main Street Tisbury, MA.

On June 2, 2021 the Tisbury Historical Commission voted to recommend the proposed renovations and new construction on the property known as the Stone Bank located at 75 Main Street including the 'bank drive-through' building and property that extends to Vineyard Haven Harbor based on the plans dated April 21, 2021.

The members of the THC request submissions for approval by the THC for the following:

a. A minimum 4'x4' sample of any and all proposed paint or finish colors of the exterior siding (clapboards or shingles).

b. Confirmation and approval by the THC of all paint and or natural finishes of all exterior trim, sidewalk, rails decks and stairs.

c. A minimum 4'x3' sample of the wire mesh deck and rail material inclusive of color options proposed on the aforementioned plans.

d. Location and type of screening to be built for any and all exterior mechanicals such as but not limited to HVAC units, storage tanks, generators, pumps and the like. The THC understands the locations for such equipment will develop during construction and requests the MVC defer approval of such to the THC.

e. From earlier discussions with the Applicant the THC requests the MVC require the Applicant submit all exterior lighting for approval by the THC and the Planning Board.

f. From earlier discussions with the Applicant the THC requests the MVC require the Applicant submit all door and window selections and trim details inclusive of manufacture specifications for approval by the THC.
g. From earlier discussions with the Applicant the THC requests the MVC require the Applicant submit specifications of any and all fences and gates for approval by the THC.

h. From earlier discussions with the Applicant the THC request the MVC require the Applicant submit samples and specifications of all paving including but not limited steps, walkways, parking and mechanical pads for approval by the THC and the Planning Board.

As chairman of the THC, it is my recommendation all plans presented for final approval contain the following information to be reviewed and confirmed by the Tisbury Historical Commission:

1. All areas where existing conditions are to be retained, repaired or replaced to match existing shall be clearly noted on plans of the exterior elevations.

2. Photographs of all exterior fenestration, doors, eves, bracket work and rafter details shall be provided for historical cataloging and verification.

3. Proposed changes to any existing conditions shall be photographed and include detailed scale drawings of the proposed change such as; windows, window trim and sash; doors, door trim and hardware; exposed rafters, soffits, facia, frieze and rake boards; new openings or changes to any of the stonework on the main bank building.

4. The Applicant will clearly denote any and all changes to the original main Stone Bank building prior to permitting.

5. The applicant will assume full and complete responsibility to restore and or correct any changes, omissions or damage to the existing 75 Main Street mainbuilding both included and not included in the final submission and approved by the THC/MVC. This would not preclude the Applicant from making a request for a change during the course of the project.

6. Third party verification of compliance with all plans and conditions.

Please contact me with any thoughts or questions.

Sincerely,

Harold Chapdelaine, chairperson
Tisbury Historical Commission
Hi Alex,

I requested Sam answer these directly and his comments are below in red:

Are the plans dated 9/15/21 different than the plans reviewed in June by THC? There may have been a window changed here or there but the only significant changes are the substitution of a hip roof for a gable roof on Unit R-3 (asked for by THC) and the addition of a deck on the north side of Unit R-4. If so they want a copy of the earlier plans for comparison.

Have the labels for the units changed since June? The Unit labels, no. However the building labels were changed by the Town at some point. The Bank is 75 Main. From there the buildings are labeled A through F going clockwise. Go figure. The latest site plan reflects this.

Hope this helps, please let me know if you need anything else from THC.

Christine

---

On Tuesday, February 22, 2022, 02:46:03 PM EST, Alex Elvin <elvin@mvcommission.org> wrote:

Hi Christine,
Were you able to confirm whether the Stone Bank plans dated 9/15 were the same ones that the THC reviewed in June? We would like to schedule an LUPC meeting to review the updated THC recommendations on either March 7 or 14, but we just need to confirm this first.

Thanks,

Alex

---

Alex Elvin  
Development of Regional Impact (DRI) Coordinator  
Martha's Vineyard Commission  
The Olde Stone Building  
33 New York Avenue  
Oak Bluffs, MA 02557  
(774) 563-5363

From: christine redfield <christine_redfield@yahoo.com>  
Sent: Monday, February 14, 2022 9:45 PM  
To: Alex Elvin  
Subject: Fwd: Stone Bank

Alex,

For your first request of the plans I may need to wait until I'm back home on my computer, what I have saved in my email has the newer plan submitted in September but has multiple dates on the plans.

Below I attach Sam's answers to Harolds July letter. Before he came before the board this month I distributed the July letter to the board and after a discussion it was a unanimous opinion that this letter was excessive in its demands and not the boards opinion of what was discussed in the June meeting. Unfortunately we do not have minutes to refer to and in all honesty I have no intention of contacting Harold's family at this trying time for them. If you weren't aware, his diagnosis is terminal and he's with hospice at home.

The proposed changes are to a balcony addition to unit 4, building A (also attached below). A second change was proposed for unit 9, but then withdrawn as the board had issue with the scale so this might come before us in the future but was not brought to a vote at this meeting. Without the plans with me I can't tell if buildings names/units were changed.

Sam informed us the "drive up teller" building will remain as is and not with the second floor addition BUT the new owner will hold the rights to the design for potential future use.

The board had a lengthy discussion with Sam and this is why our newest letter may seem light in comparison to the July letter but we were confident that it should supersede the prior.
Hi Christine,

Looking at the letter Harold wrote on July 18, there are two sections. I would respond as follows:

**First Section**
Here THC asks ask for material samples and design details. The design details were delivered prior to the September meeting, including exterior materials, railing design, window selections, fencing design and lighting. There were certain items that were to be viewed in the field during construction, including paint colors, wire mesh for railings and fences, and paving. We agreed to build samples of these in the field at the appropriate time during construction so they could be viewed by THC in actual context.

**Second Section**
Here THC is asking for the applicant to be responsible for certain actions with respect to the existing buildings. To be clear there are only two existing buildings -- the Main Bank and the Drive Through Building. Two buildings on the site have already been demolished -- an addition to the Main Bank and an outbuilding/garage.

There are very few changes to the existing buildings and these have been documented already in the current drawings. I believe this complies with Items 1 & 4. We are also committed to repairing/restoring the existing buildings where necessary. Significant repairs have already been made on the Drive Through building and the work is continuing. This addresses Item 5.
Items 2 & 3 ask for documentation of the existing buildings with photographs. We do not feel it is appropriate to ask us to do this. We are not in any historic district. The buildings are there in full view if any organization wishes to create an historical record.

Item 6 asks for third party verification. Given the inefficiency of the process to-date and the lack of meeting minutes or other documentation of meetings, we fear that asking a third party to step in to the process will result in more questions than answers. We do not want go through a time-consuming process of walking a third party through what has become a highly convoluted process, nor do we think it's appropriate to ask us to pay the cost involved.

Finally, as I told you in our conversation there are two changes to the plans that I hope you will approve at the meeting on February 2. These involve the addition of decks to Unit 4 and Unit 9. I've attached drawings of these and am happy to explain them at the meeting.

Thanks,

Sam
Hi Christine,

I'm reviewing the THC letter regarding the Stone Bank, and I was hoping you could clarify the following:

- Are the plans dated 9/15/21 different than the plans that the THC reviewed in June? If so, please provide the earlier plans for comparison.
- Were any of the materials listed in items a-h or 1-4 of the THC letter in June (available here) provided to the THC?
- What are the proposed changes to building A that were approved in this round? The letter mentions a newly proposed balcony on unit 4, but unit 4 is shown as being in building B. Have the labels for the units changed since June?
- Recent plans for the drive-through building (part of a separate DRI) show it as having one floor rather than two. Was this addressed during the THC review?

Please call or email with any questions.

Thanks,

Alex

Alex Elvin
Development of Regional Impact (DRI) Coordinator
Martha's Vineyard Commission
The Olde Stone Building
33 New York Avenue
Oak Bluffs, MA 02557
(774) 563-5363

From: Tisbury Historic Commission_William St. Historic Distr. <THC_WSHD@tisburyma.gov>
Sent: Monday, February 7, 2022 2:36 PM
To: Alex Elvin; Ross Seavey; Sam Dunn
Subject: Letter from THS Re: DRI 674-M – The Stone Bank 75 Main Street
Gentleman,

Attached please find the Tisbury Historic Commissions updated recommendations and conditions for the proposed renovations and new construction to the property at 75 Main Street Tisbury, MA 02568

Please let me know if any of your departments require an original copy.

Thank you,

Christine Redfield, Vice-chairperson
Tisbury Historical Commission
William Street Historic District Commission
thc_wshd@tisburyma.gov
BUILDING "F"
EAST ELEVATION
SCALE: 1/8" = 1'-0"
REV: 11/7/21
E.L.
BUILDING "A"
NORTH ELEVATION  UNITS 0.1, 0.2, R.4 + R.5

SCALE: 1/8" = 1' 0"

08.15.2021

REVISED: 9.29.21
I certify that the property lines shown on this plan are the lines dividing existing ownerships, and that the lines of the streets and ways shown are existing, and that no new lines for division of existing ownership or for new ways are shown.

This survey and plan were prepared in accordance with the Standards and Technical Standards for the Practice of Land Surveying in the Commonwealth of Massachusetts.

I certify that the preparation of this plan conforms with the rules and regulations of the Registrar of Deeds effective January 1, 1978 and as amended.

[Signature]
December 6, 2021

 план of Land in Tisbury, Mass.
Prepared For
Old Stone Bank Condominium

Plan Surveying & Civil Engineering
12 Surveyor's Lane, Box 339
Vineyard Haven, Mass. 02568
508-693-2781
www.bbihsc.net
MV 4338
Sheet 1 OF 3