July 23, 2021

Re: LUPC approvals for DRI 674-M Stone Bank Condos

Dear Sam,

I am writing to inform you that on Monday, June 19, 2021, the MVC Land Use Planning Committee (LUPC) reviewed the following documents and information as required by the MVC Decision for DRI 674-M (these are also available at the MVC office upon request, or on the DRI webpage under “Post-Approval Plans”):

1. Plans for Buildings A and F as amended
   a. Floor plans and elevations (4/21/21)
   b. Sketch of proposed new location of affordable unit in Building F (sent by email on 6/30/21)

2. Tisbury Historical Commission (THC) Recommendations (7/18/21)

The LUPC voted to approve the changes to Buildings A and F, including the revised location of the affordable unit (Unit R10) on the second flood of Building F, and to not require an adjustment to the affordable housing mitigation fee as result of the residential storage space being moved from Building C to Building A. The LUPC also voted to accept the THC’s recommendations; require that the Applicant comply with those recommendations; and require that permit-ready plans be submitted to the THC for additional review, including roof color and texture, third-party verification of compliance with all plans and conditions, and the feasibility of rooftop solar, after which a report from the THC will be provided to the LUPC for review and approval.

Looking ahead, the following Conditions must still be met prior receipt of a Building Permit and/or Certificate of Occupancy:

- Housing mitigation payment (Condition 2.8; prior to receipt of a Certificate of Occupancy).
- Additional report from Tisbury Historical Commission (Condition 4.4; prior to receipt of a Building Permit).
- Final landscape plan (Condition 6.2; prior to receipt of a Certificate of Occupancy).
In addition, the identification of intended commercial uses of Building A is subject to the Commission’s approval as a modification (Condition 1.2).

If you have any questions, or if there is anything we can help with, please let me know.

Sincerely,

Alex Elvin
DRI Coordinator

cc: Ross Seavey
    Pat Harris
    Harold Chapdelaine