Old Stone Bank Condos
DRI 674-M

Land Use Planning Committee
July 19, 2021
Old Stone Bank Condos

Applicant and owner: Sam Dunn
Permits: Tisbury Planning Board
Building permit

Checklist (v13): 1.2 (Previous DRI), 3.1b (New commercial construction over 2,500 ft²), 3.1f (Change of use), 3.2a and 3.2b (Mixed-use development)

MVC Decision: 5/13/21
LUPC: 6/28/21
Residential (R) and Commercial (C and O) Units as Approved

- R1, R2, R3, C1
- R4, R5, O1, O2
- R6, C2
- R7
- R8
- R9, C3
- R10, R11, C4
Residential (R) and Commercial (C and O) Units as Amended

- Residential Units: R1, R2, R3, R4, R5, R6, R7, R8, R9, R10, R11, R12
- Commercial Units: C1, C2, C3, C4, C5
- Other Units: O1, O2, O3
Items submitted for LUPC approval

• Plans for Buildings A and F as amended (Conditions 1.2, 2.6)
• Report on Tisbury Historical Commission review (Condition 4.4)
Review of changes to Buildings A and F
Condition 1.2 To comply with Tisbury Zoning Bylaw 05.21.01, which prohibits commercial uses from occurring above residential uses in the B1 district, the bottom floor of Building A shall be for commercial use only. An affordable housing unit equivalent to Unit R2 as shown in the floor plans dated 1/19/21 shall be included in Building F, and the plans for Buildings A and F as amended shall be submitted to the LUPC for review and approval prior to the issuance of a Building Permit. The identification of intended commercial uses of Building A is subject to the Commission’s approval as a Modification.

Condition 2.6 If Unit R2 of Building A is not permitted to be used for residential housing, then a unit not smaller than the square footage of unit R2 shall be made available for housing on the same terms as conditions 2.1-2.6.

The affordable unit is now in Building F
- About 635 ft² as opposed to 640 ft²
- Second floor as opposed to ground floor
- Same kitchen and bathroom amenities
- Increased natural lighting
Building A as approved
Building A as approved
Building A as amended
Building C

No longer residential storage
Building A as approved
Building A as amended
Building A as amended
Building F as approved

Building F as amended
Affordable unit (proposed – Building F)

UNIT RH 0635SF
AFFORDABLE UNIT

BUILDING "F" SECOND FLOOR
1/8"=1'
Total residential and commercial units

<table>
<thead>
<tr>
<th>Approved</th>
<th>Amended</th>
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<tbody>
<tr>
<td>• Residential: 11</td>
<td>• Residential: 10</td>
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<td>• Commercial: 6</td>
<td>• Commercial: 8</td>
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Condition 4.4 The Tisbury Historical Commission’s final review of the architectural details of buildings A-F, accounting for the applicant offers and MVC conditions, shall return to the LUPC for approval prior to the issuance of a Building Permit.

Tisbury Historical Commission recommendations provided on July 18
Not yet submitted

• Identification of intended commercial uses of Building A
• Landscape plan (no final plan yet, although the plan with location of condensers shows the removal of six trees)
• Payment of housing mitigation fee (to Tisbury Affordable Housing Trust Fund)