

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

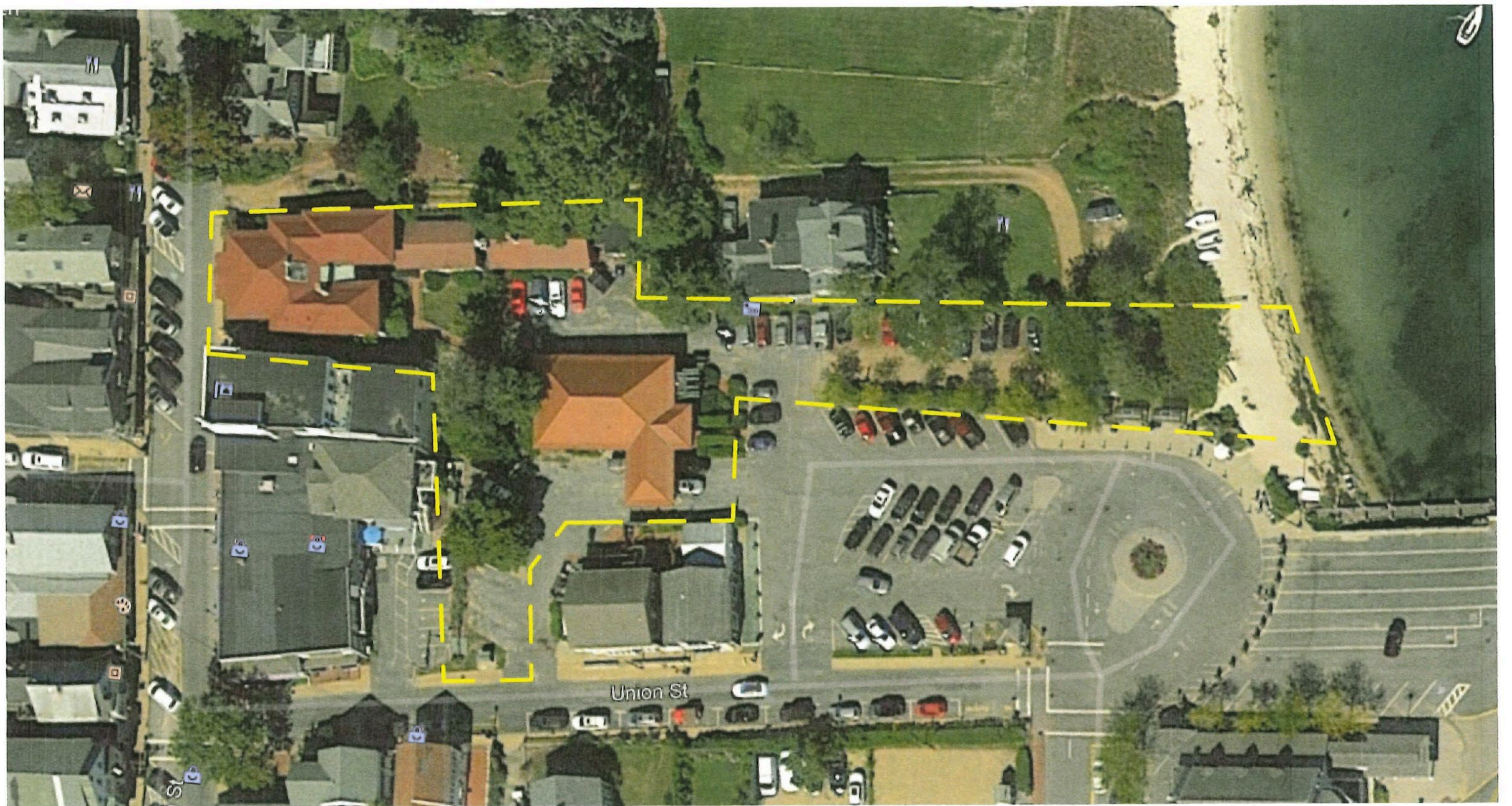
Building permit

**Checklist (v13):** 1.2 (Previous DRI), 3.1b (New commercial construction over 2,500 ft<sup>2</sup>), 3.1f (Change of use), 3.2a and 3.2b (Mixed-use development)

*MVC Decision: 5/13/21*

*LUPC: 6/28/21*





LOCUS

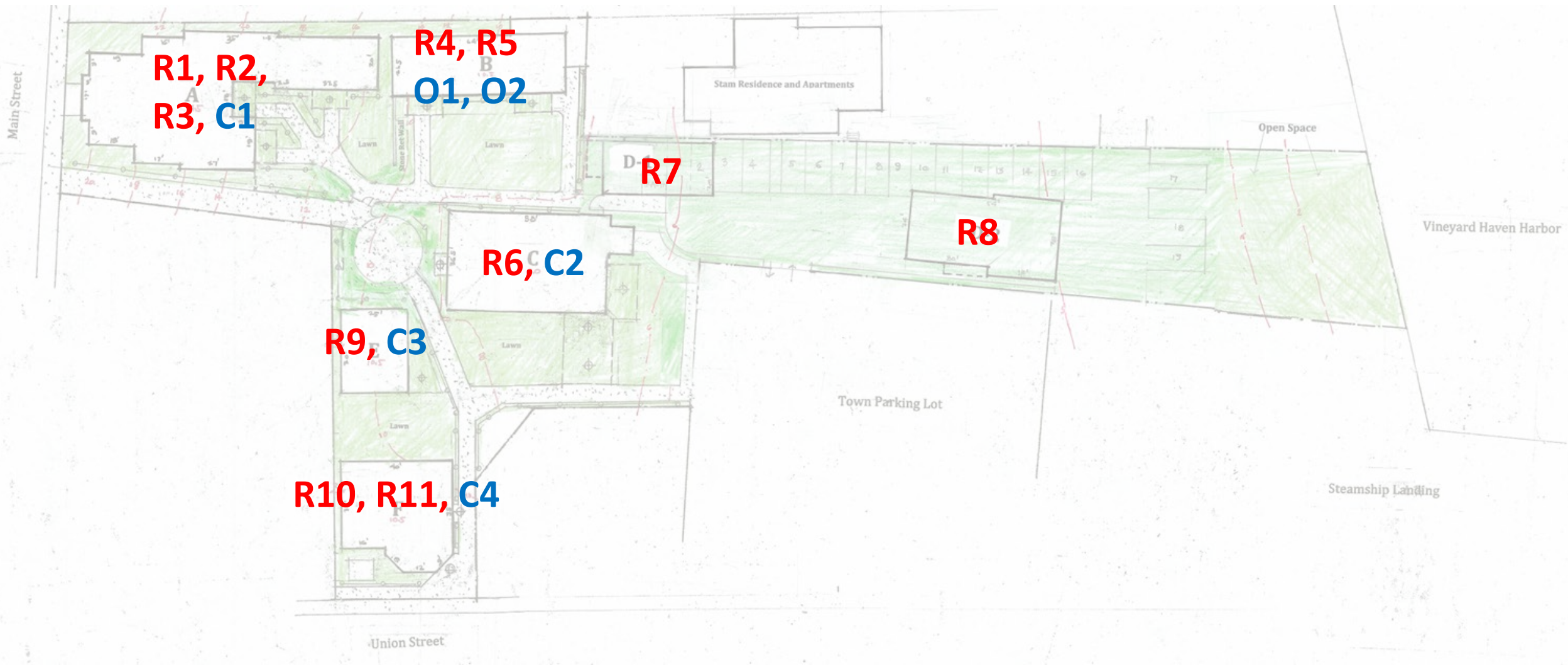
NOT TO SCALE



# Site Plan as Approved

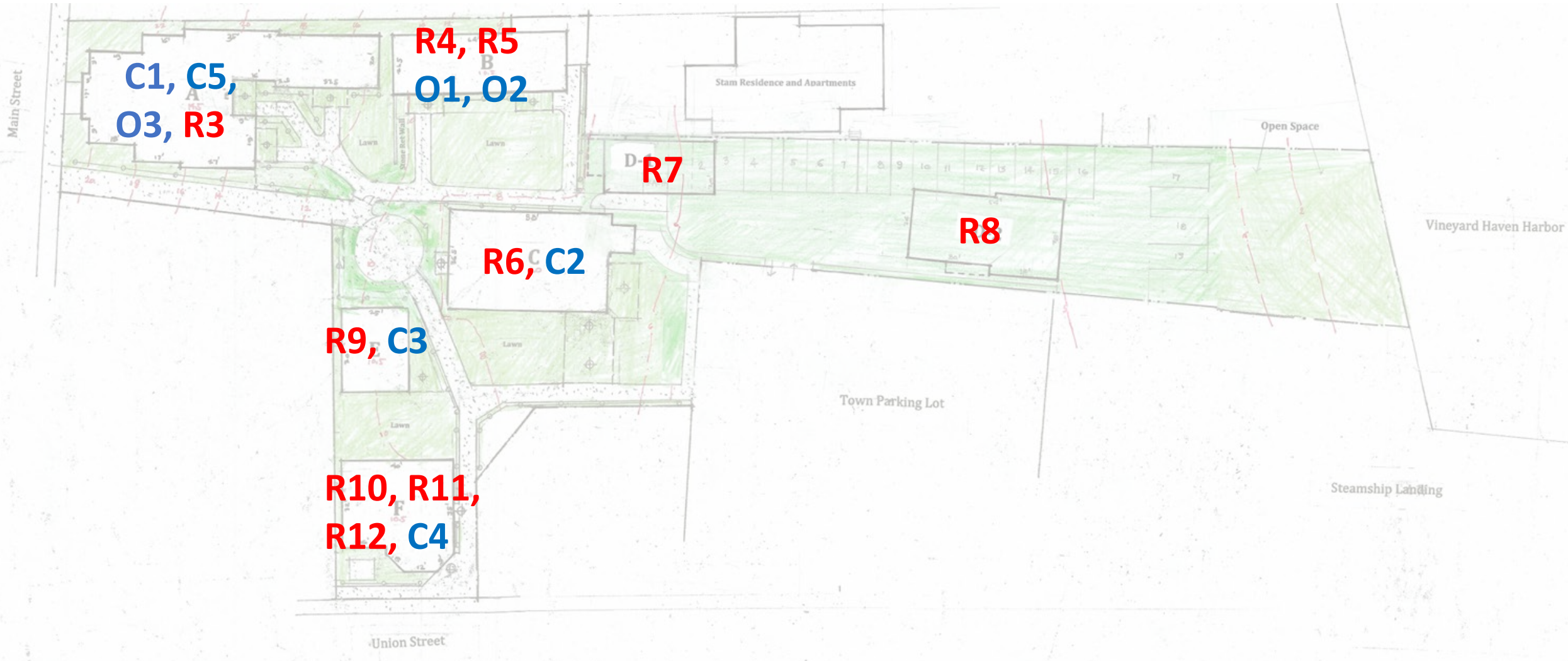


# Residential (R) and Commercial (C and O) Units as Approved





# Residential (R) and Commercial (C and O) Units as Amended



# 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



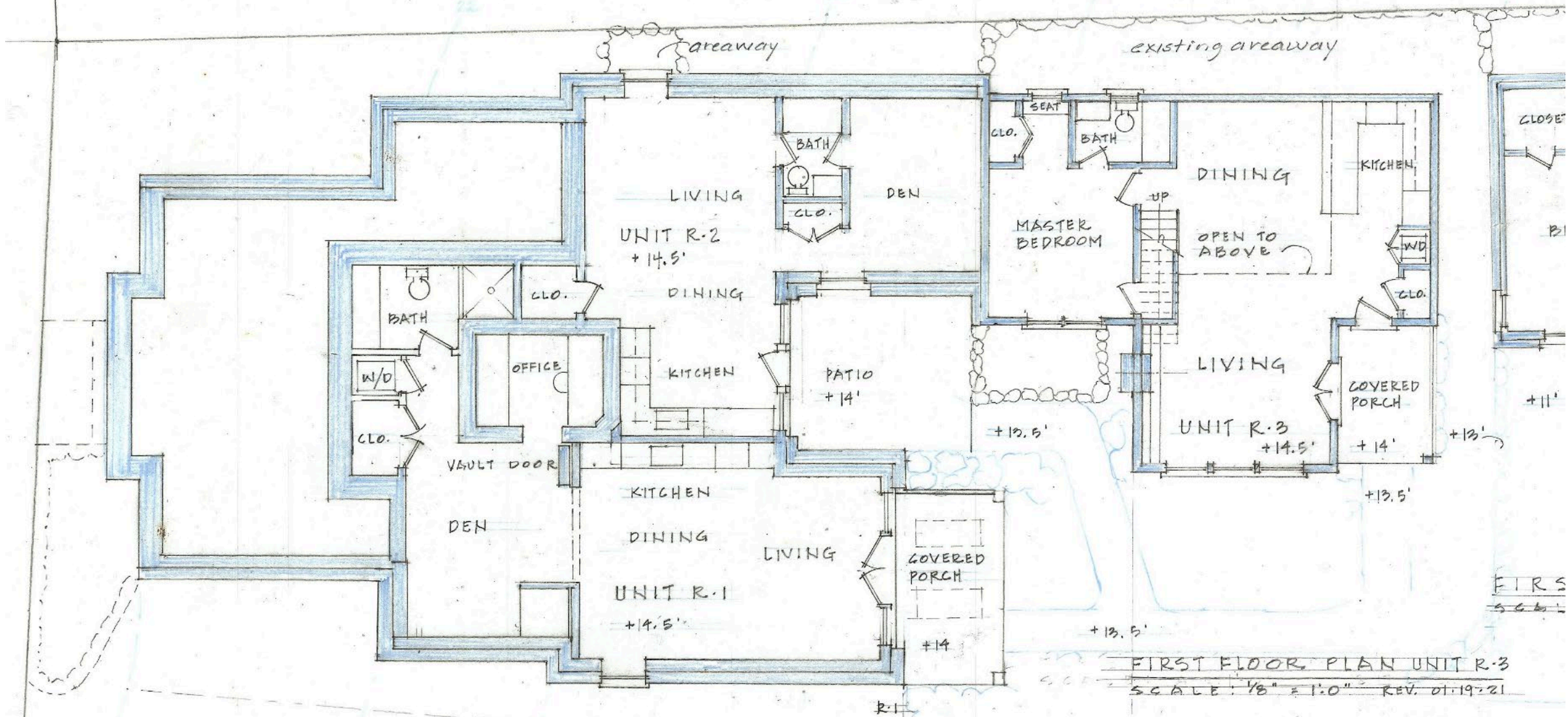
Condition 1.2 To comply with Tisbury Zoning Bylaw 05.21.01, which prohibits commercial uses from occurring above residential uses in the B1 district, the bottom floor of Building A shall be for commercial use only. An affordable housing unit equivalent to Unit R2 as shown in the floor plans dated 1/19/21 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 ft<sup>2</sup> as opposed to 640 ft<sup>2</sup>
- Second floor as opposed to ground floor
- Same kitchen and bathroom amenities
- Increased natural lighting

# Building A as approved



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

+20'

+18'

+16'

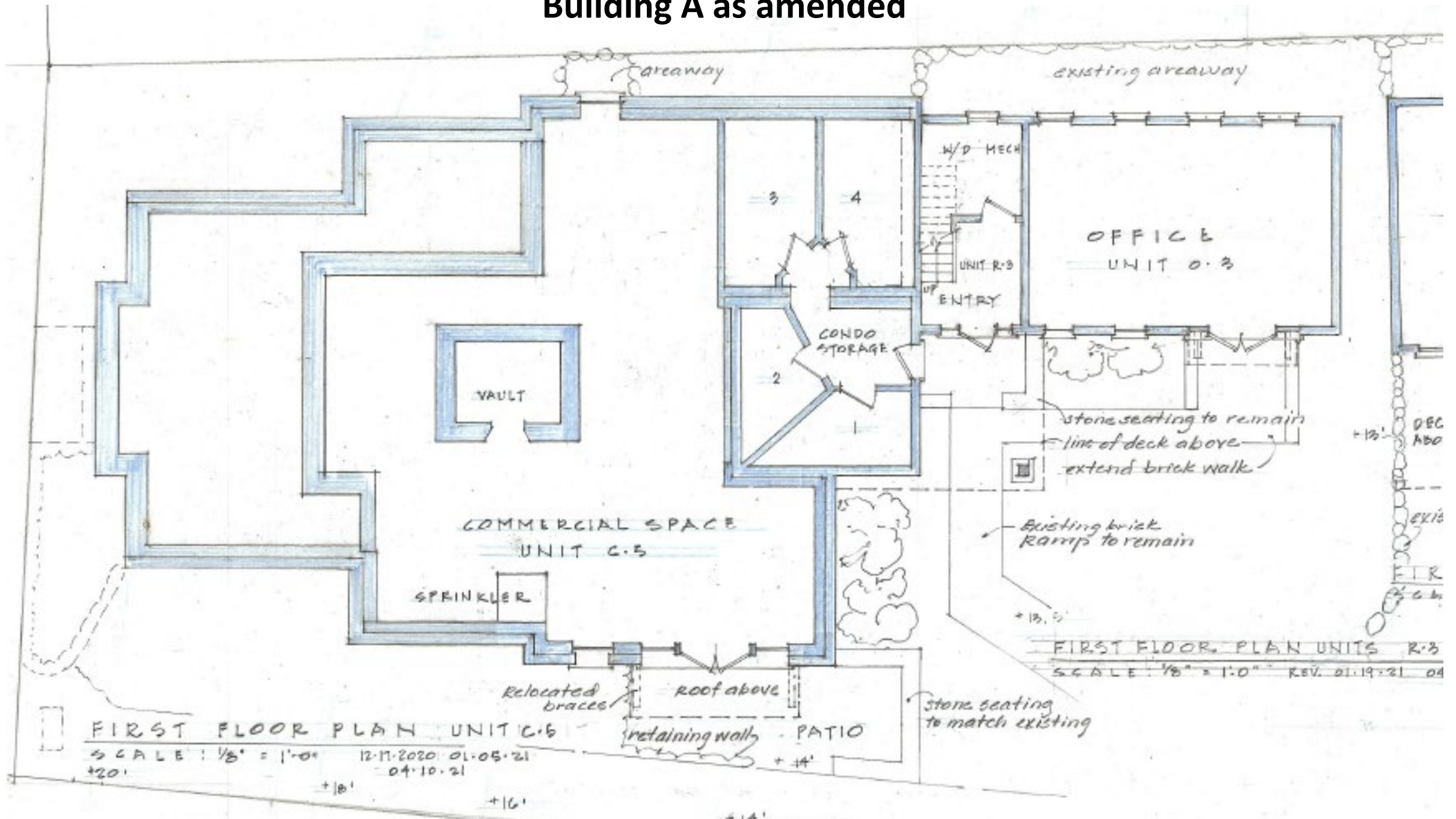
FIRST FLOOR PLAN UNIT R-3

SCALE: 1/8" = 1'-0" REV. 01.19.21

15

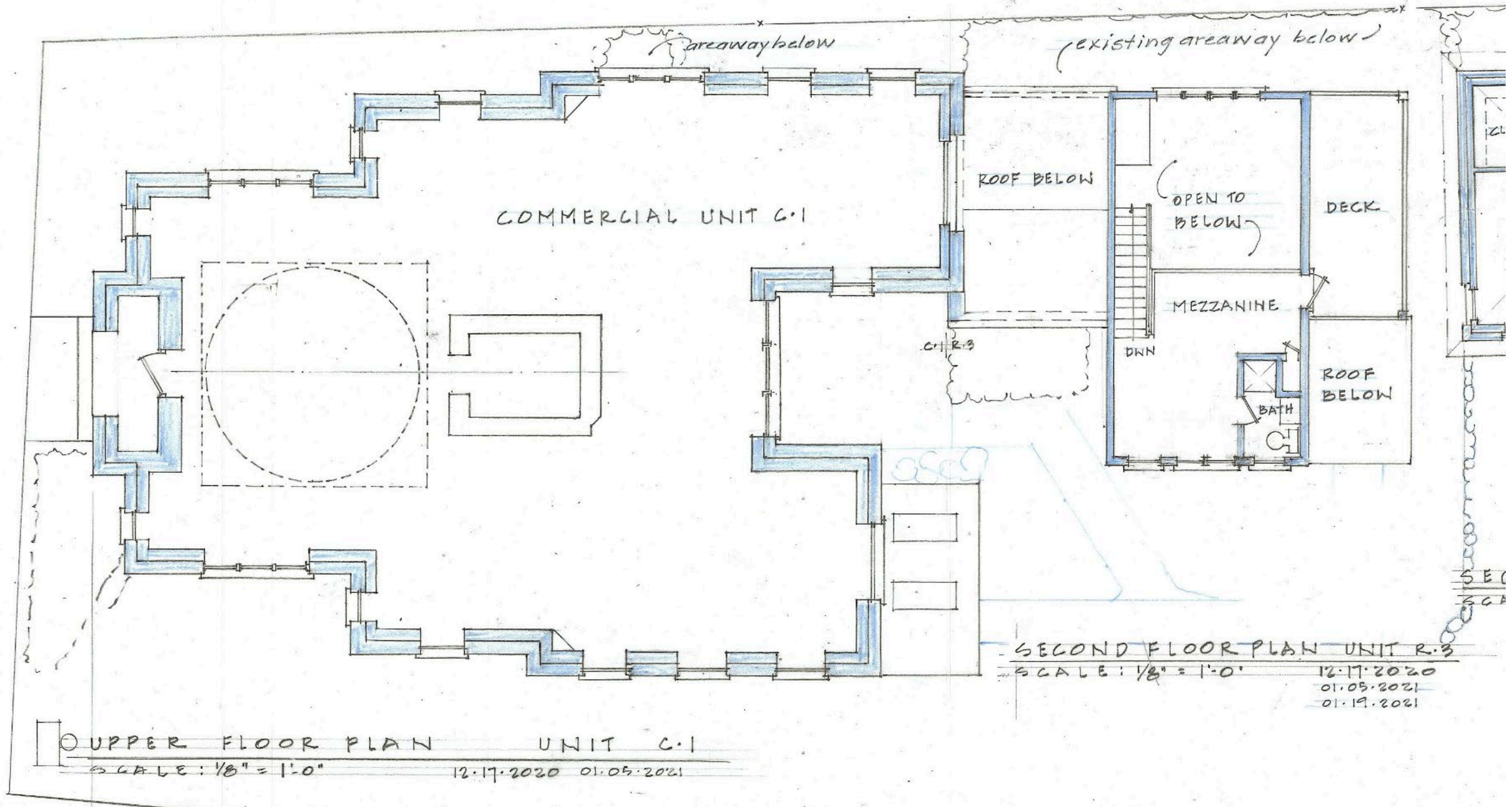


# Building A as amended

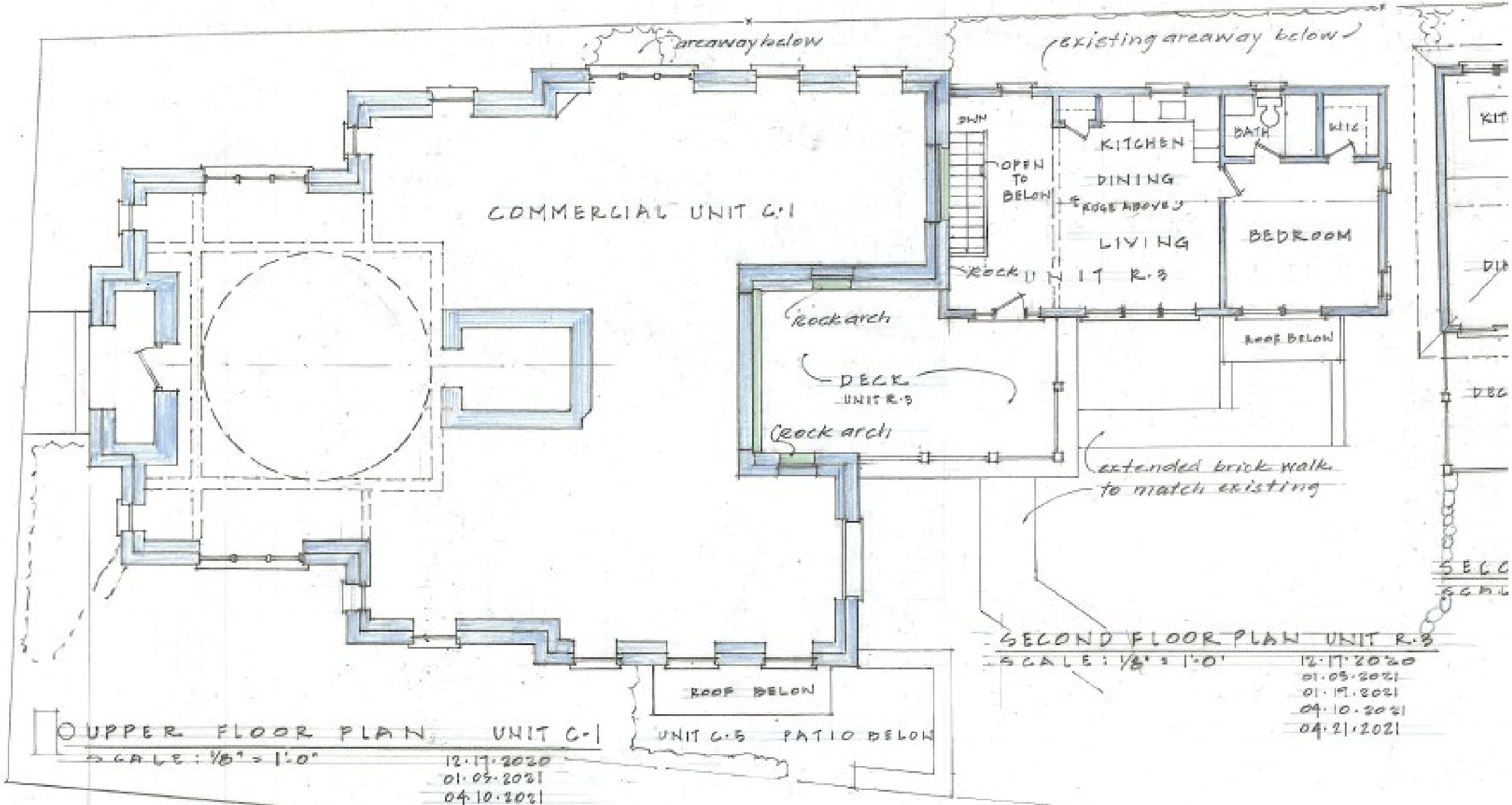




# Building A as approved

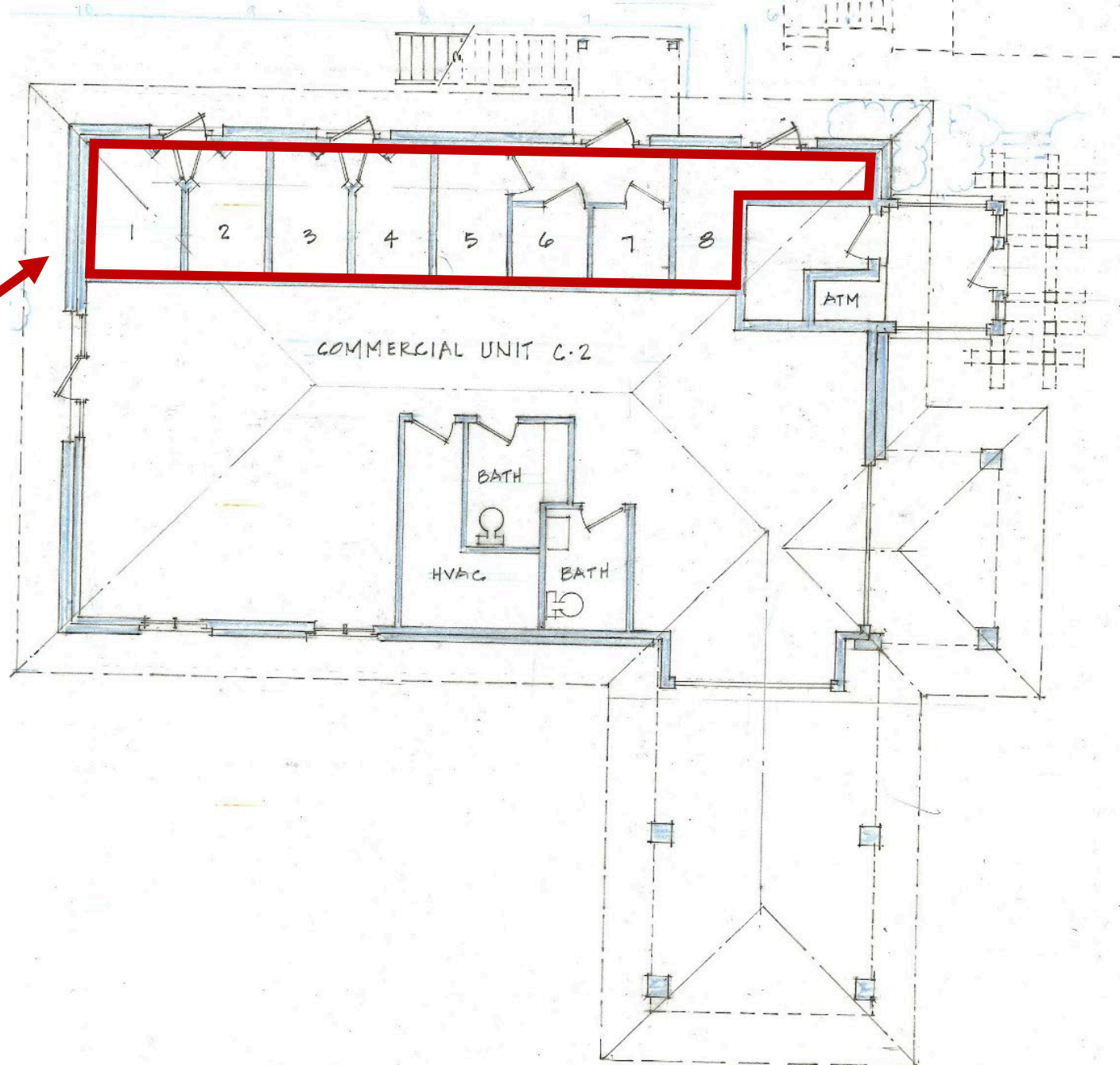


# Building A as amended



# Building C

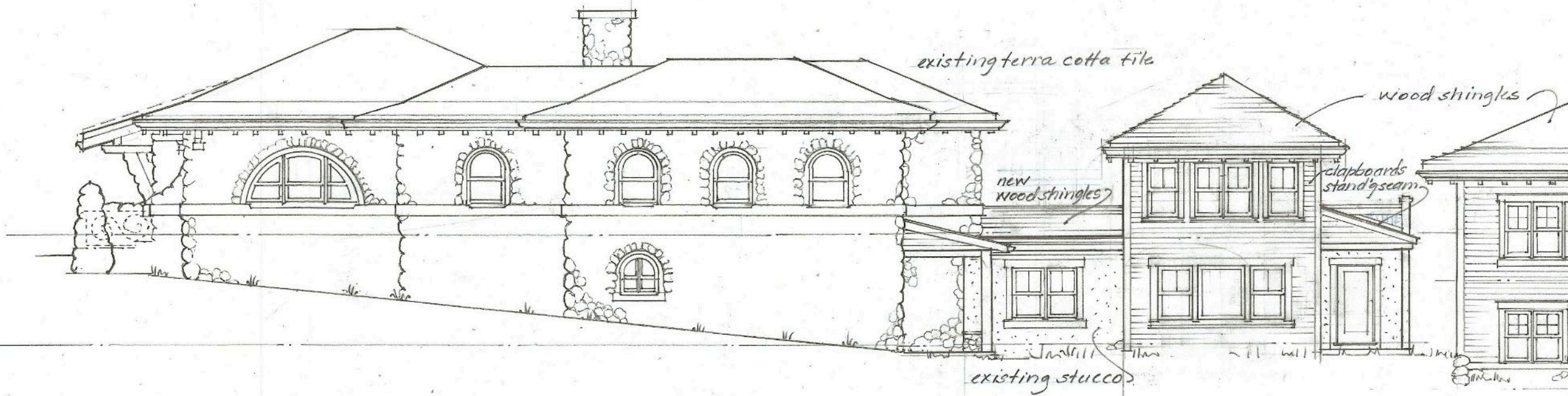
No longer residential storage



FIRST FLOOR PLAN UNIT C-2  
SCALE: 1/8" = 1'-0" 12.17.2020, 01.05.2021



# Building A as approved



SOUTH ELEVATION UNIT C-1 & R-1 & R-2

SCALE: 1/8" = 1'-0" 12.17.2020 01.05.2021 01.19.2021

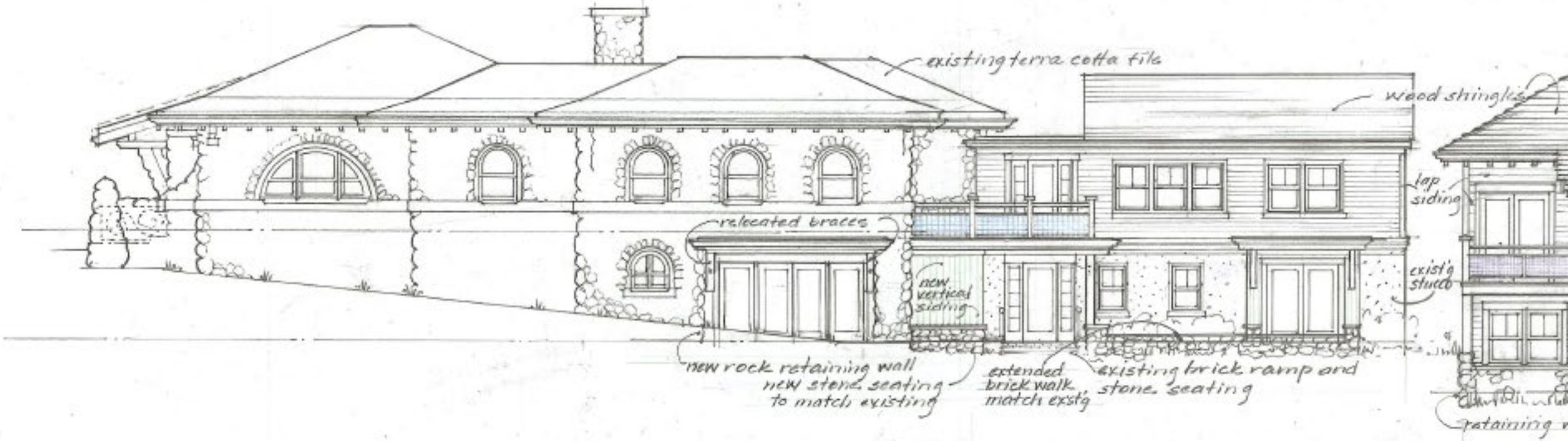
SOUTH ELEVATION UNIT R-3

SCALE: 1/8" = 1'-0" 12.17.2020 01.05.2021 01.19.2021

SOUTH

SCALE: 1/8"

# Building A as amended



SOUTH ELEVATION UNIT C-1 & C-5

SCALE: 1/8" = 1'-0" 12-17-2020 01-09-2021 01-19-2021 04-10-21

SOUTH ELEVATION UNIT R-3+0-3

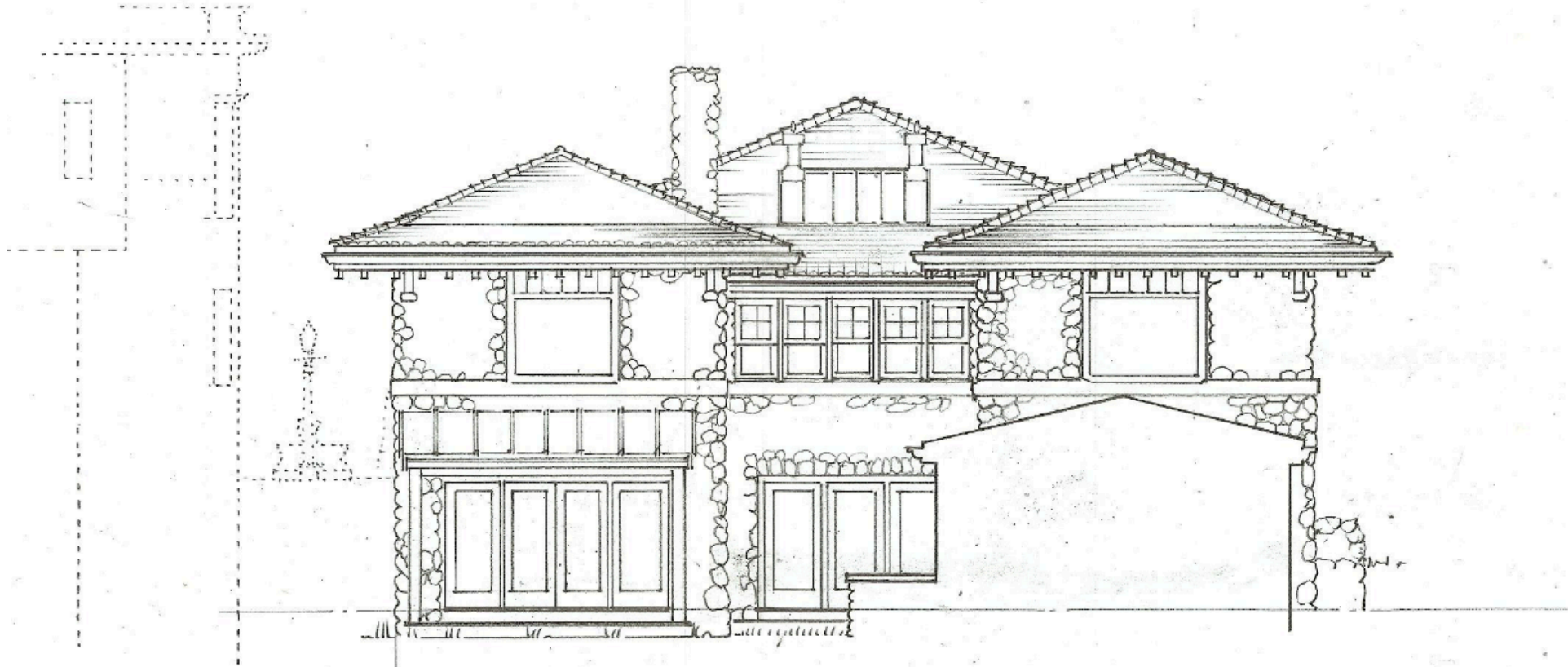
SCALE: 1/8" = 1'-0" 12-17-2020  
01-09-2021  
01-19-2021  
04-10-2021

SOUTH

SCALE: 1/8"



# Building A as approved



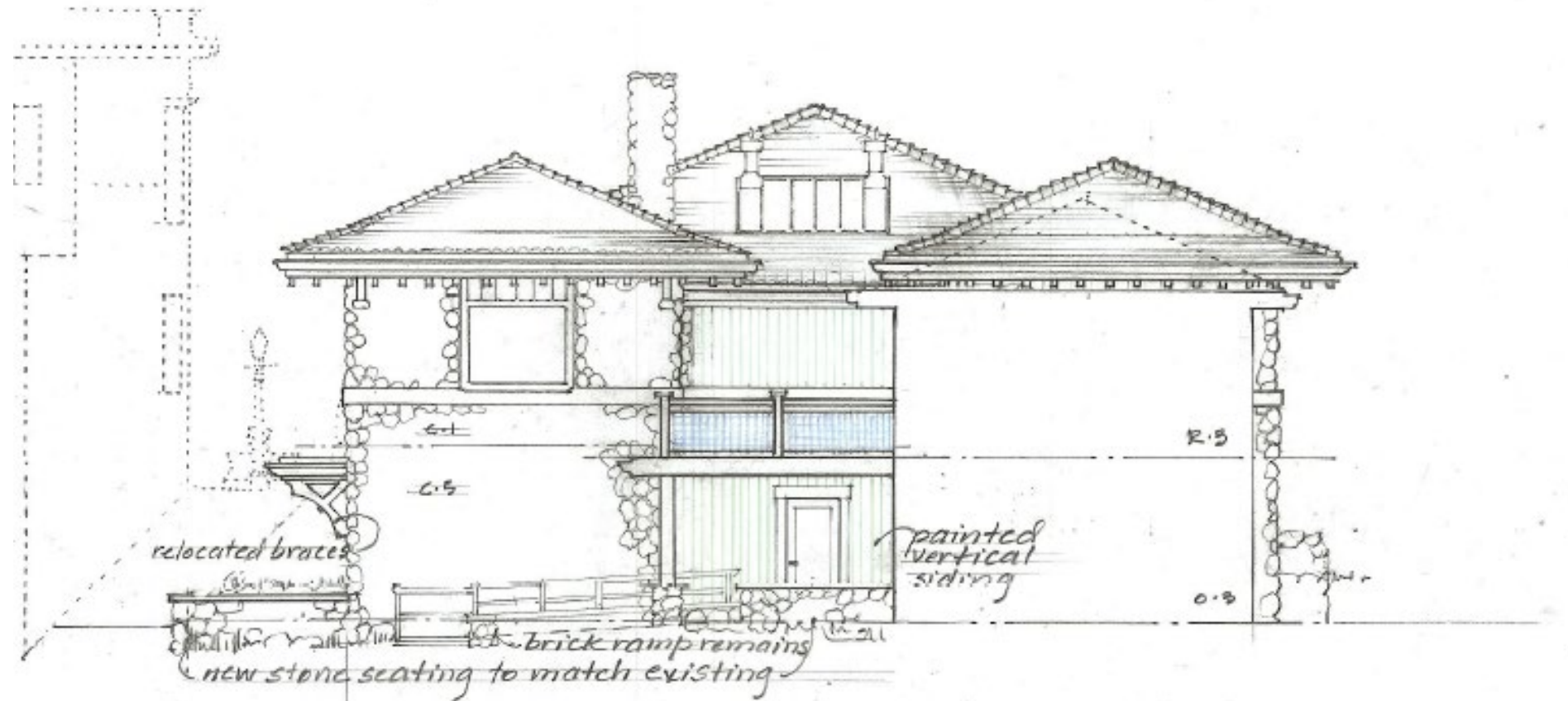
EAST ELEVATION UNITS C.1 & R.1 & R.2

SCALE: 1/8" = 1'-0"

01.21.2021



# Building A as amended

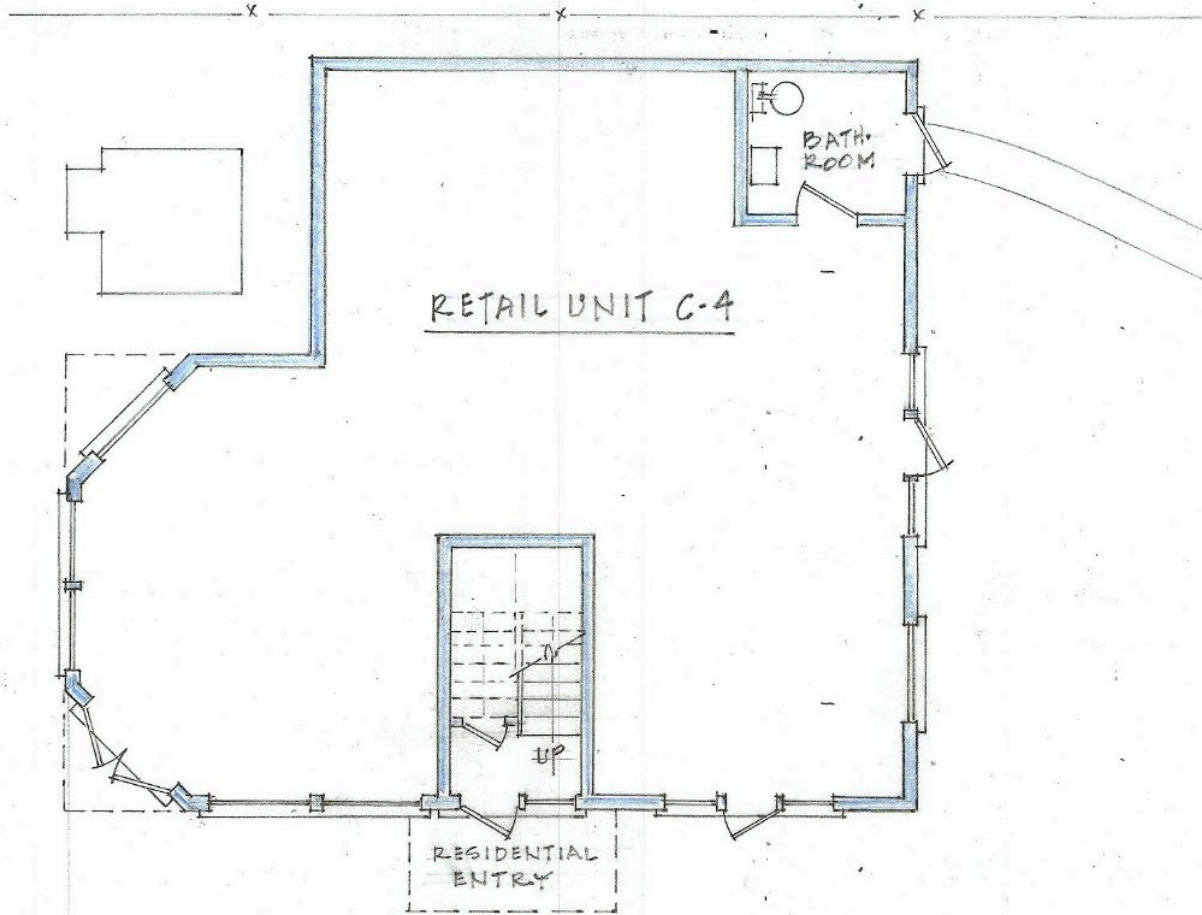


EAST ELEVATION UNITS C-1 & C-5

SCALE: 1/8" = 1'-0"

01.21.2021 04.10.21

# Building F as approved

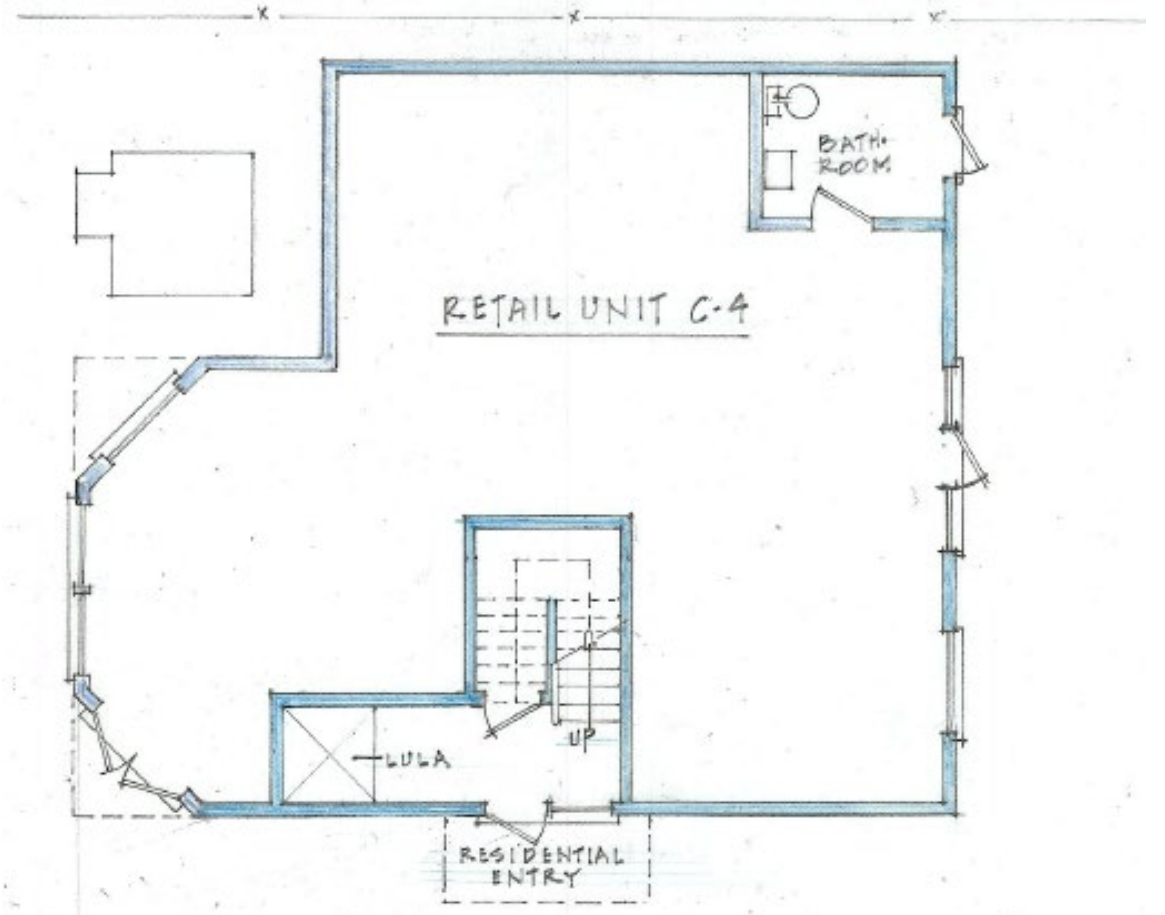


FIRST FLOOR PLAN UNIT C-4

SCALE: 1/8" = 1'-0"

01.04.2021 | 01.05.2021

# Building F as amended



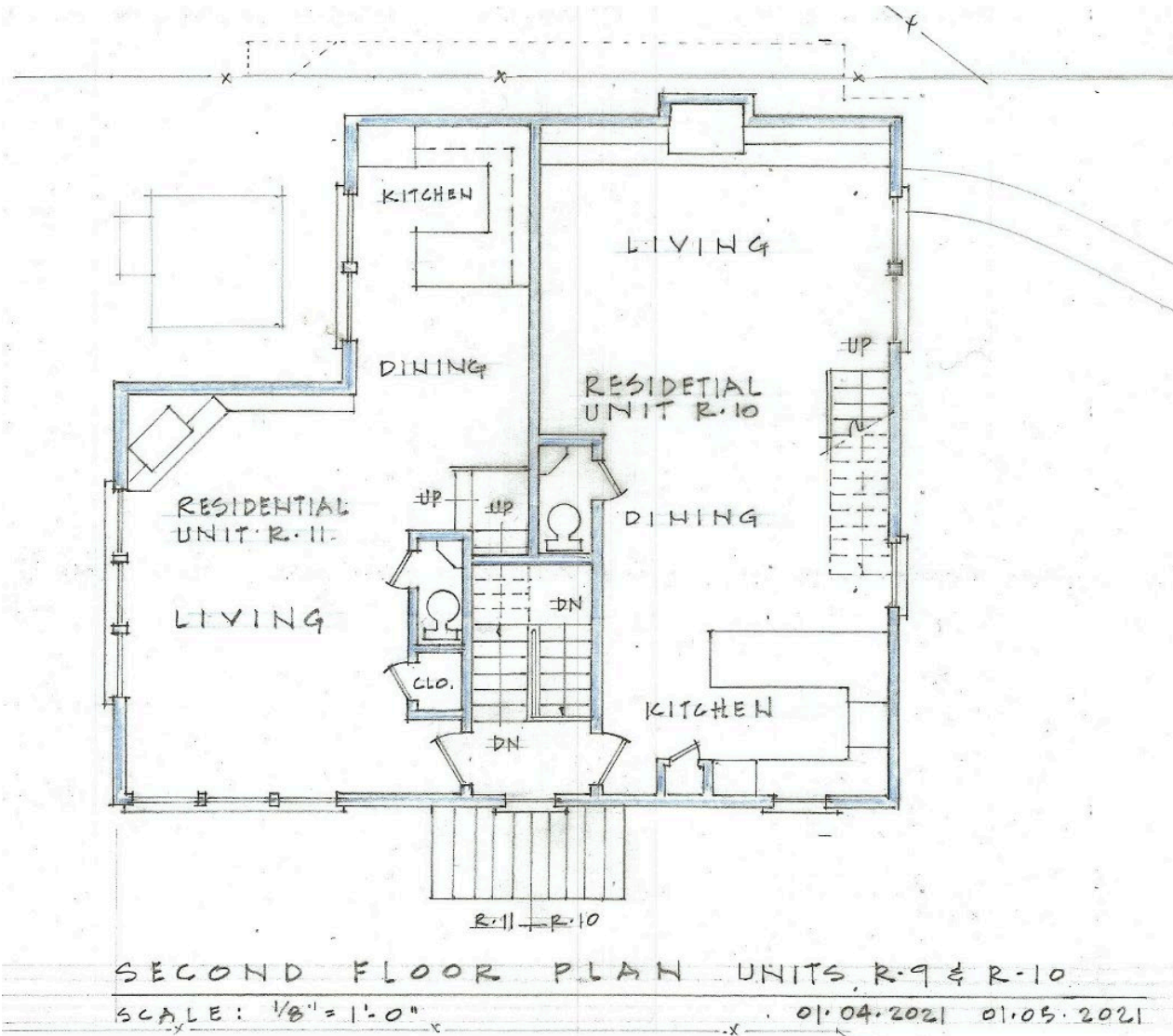
FIRST FLOOR PLAN UNIT C-4

SCALE: 1/8" = 1'-0"

01.04.2021 | 01.05.2021



Building F as approved

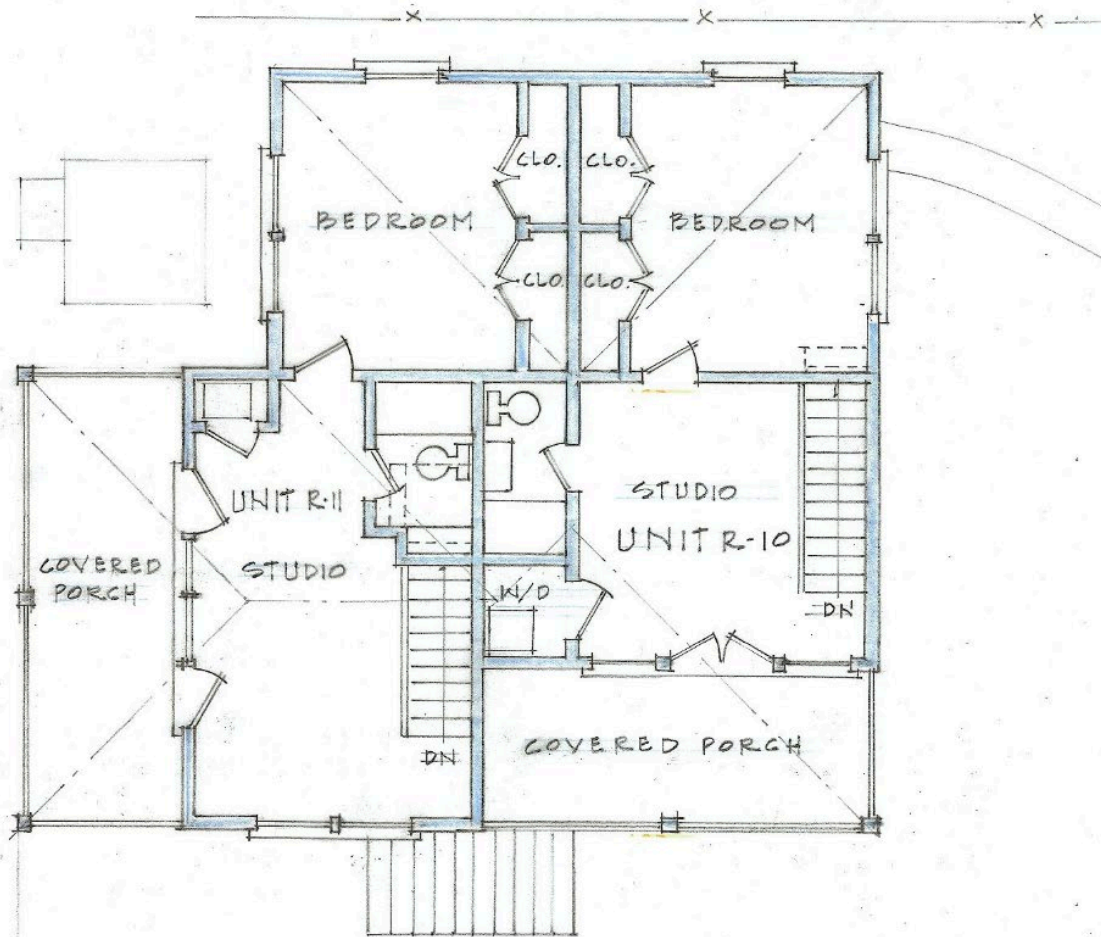


Building F as amended





# Building F as approved



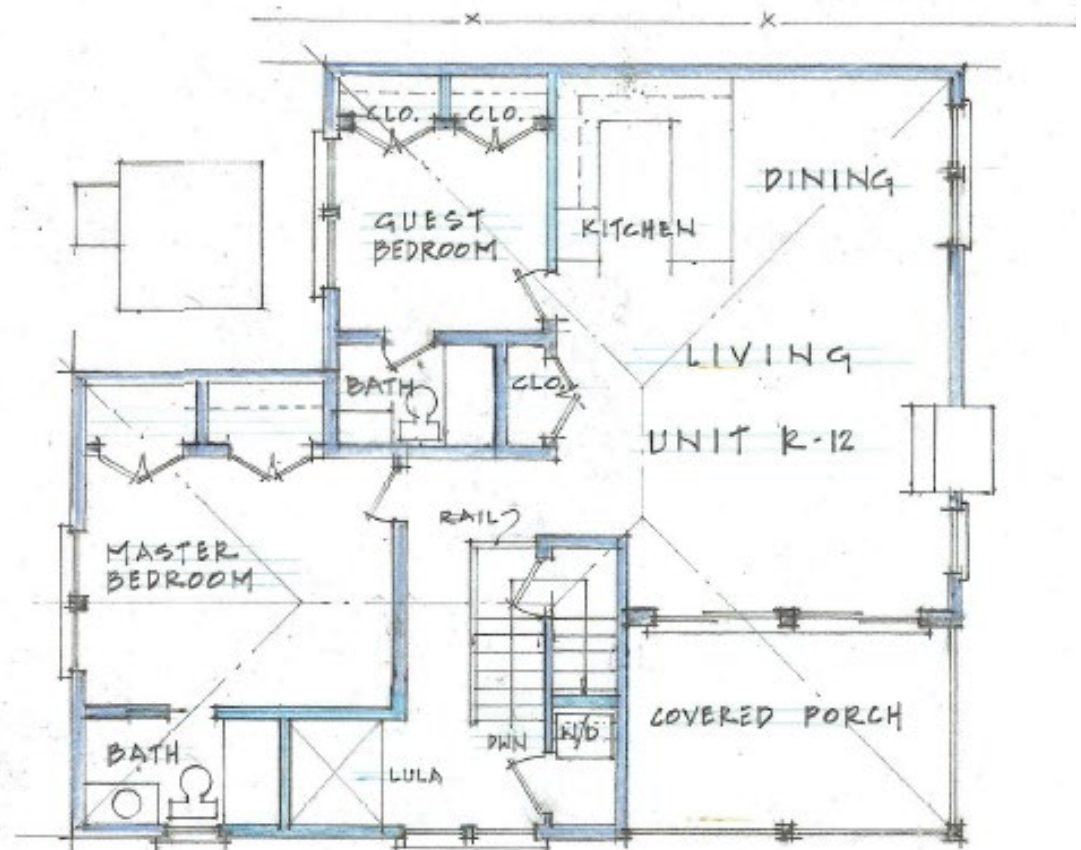
THIRD FLOOR PLAN UNITS R-10 & R-11

SCALE: 1/8" = 1'-0"

01.04.2021

01.05.2021

# Building F as amended



THIRD FLOOR PLAN UNIT R-12

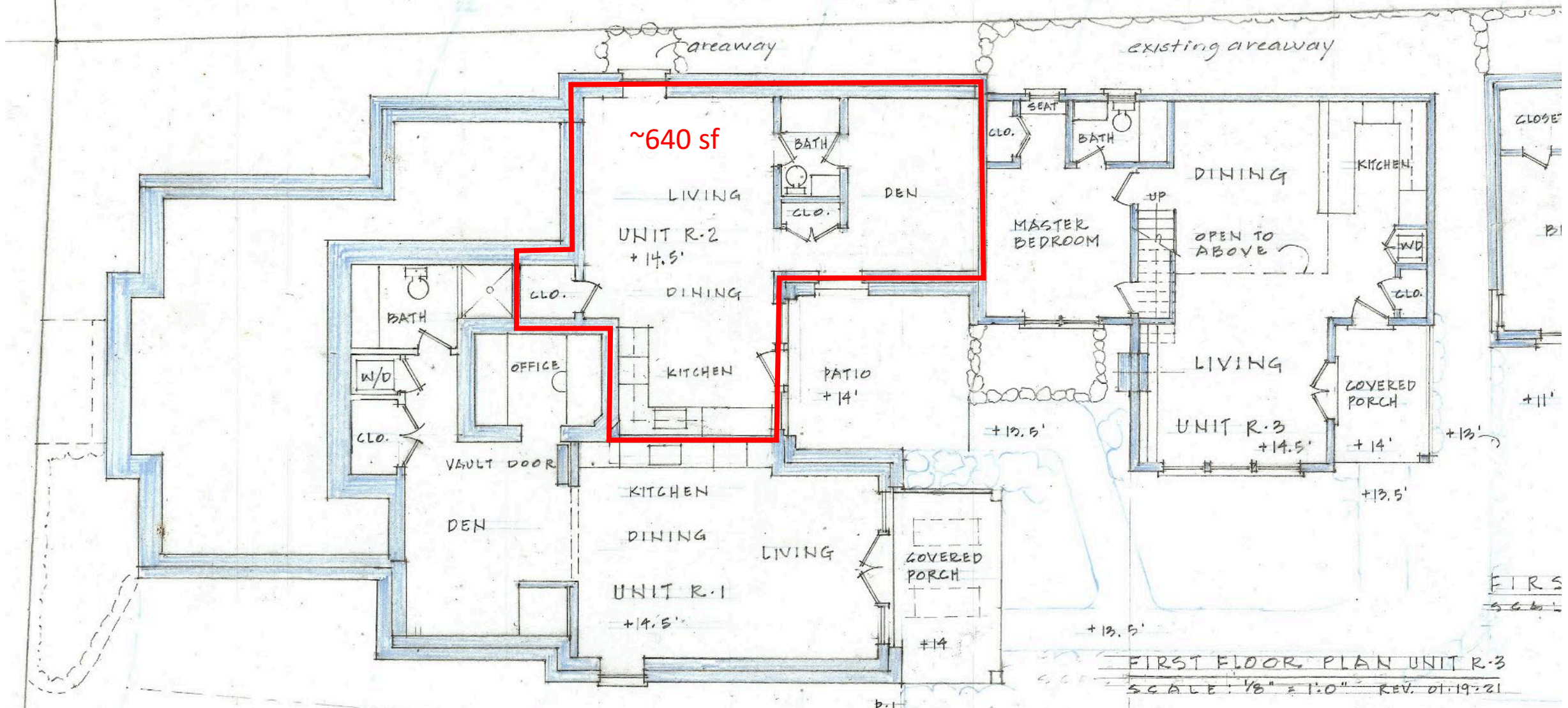
SCALE: 1/8" = 1'-0"

01.04.2021

04.21.20

01.05.2021

# Affordable unit (previous – Building A)



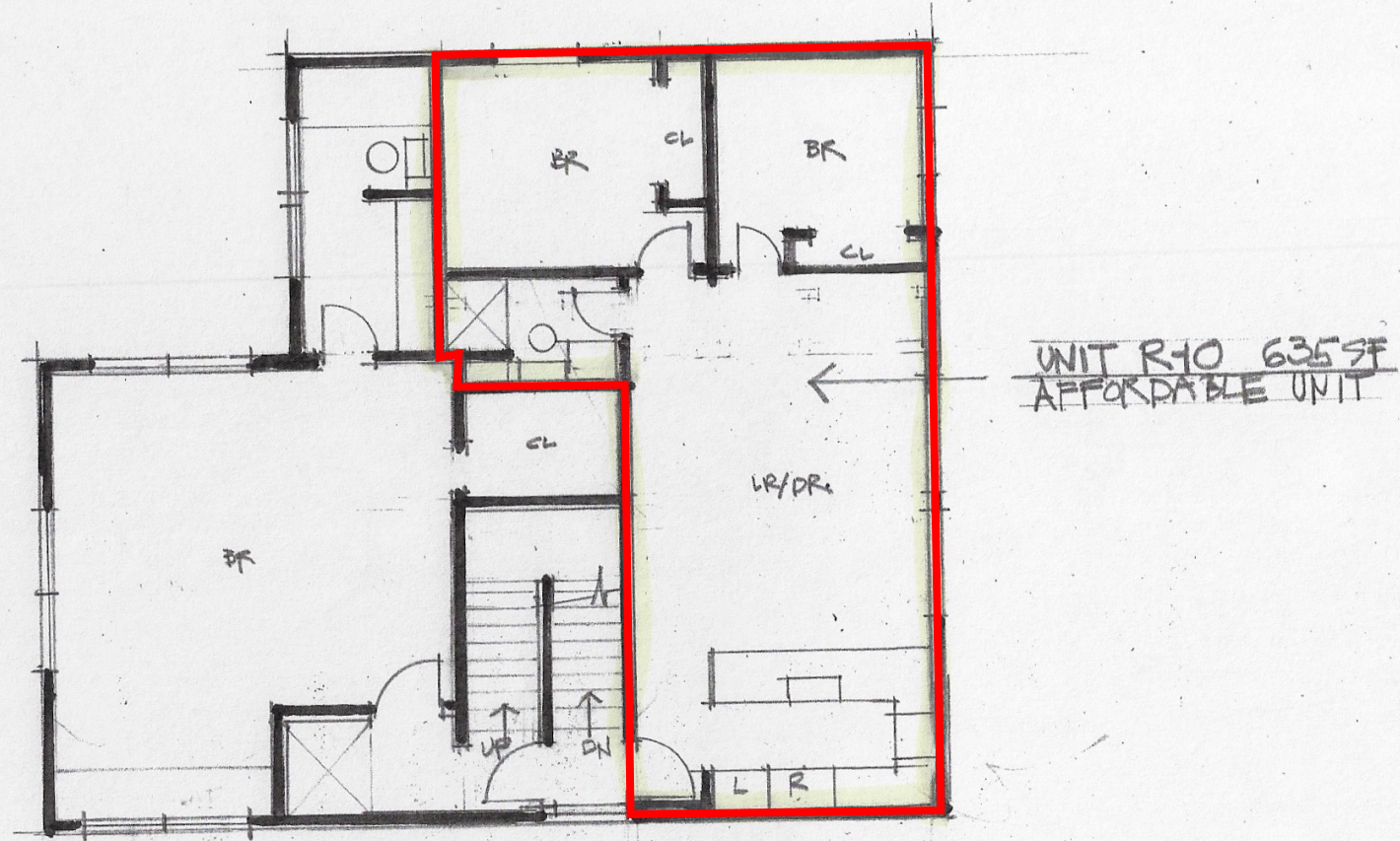
FIRST FLOOR PLAN UNIT R-3  
SCALE: 1/8" = 1'-0" REV. 01.19.21

FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
+20'

+18'  
+16'



# Affordable unit (proposed – Building F)



UNIT R40 635 SF  
AFFORDABLE UNIT

BUILDING "F" SECOND FLOOR  
1/8" = 1'



# Total residential and commercial units

## **Approved**

- Residential: 11
- Commercial: 6

## **Amended**

- Residential: 10
- Commercial: 8

*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)