



Martha's Vineyard Commission

OLD STONE BUILDING • 33 NEW YORK AVENUE
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June 29, 2022

Sam Dunn
455 State Road, PMB 108
Vineyard Haven, MA 02568

Re: MVC partial approval of DRI 674-M4 (Stone Bank Condo Modifications)

Dear Sam,

I am writing to confirm that on Jun 23, 2022, the Martha's Vineyard Commission reviewed the proposed modifications for DRI 674-M4 (Stone Bank Condo Modifications), which consisted of the following:

1. Elimination of proposed second floor of Building C (the former drive-through building), which would reduce the total residential units onsite from 10 to 9.
2. Elimination of required solar panels (under Condition 5.1), except on a portion of Building D1 (the smaller of the two buildings located in the parking lot).
3. Addition of a balcony on Building B (see attachment).

Please see the attached site plan for DRI 674-M, which shows the building labels used for this modification. The Commission voted that items 1 and 3 above did not require a public hearing, and further voted to approve those modifications. The request for item 2 was withdrawn at the meeting.

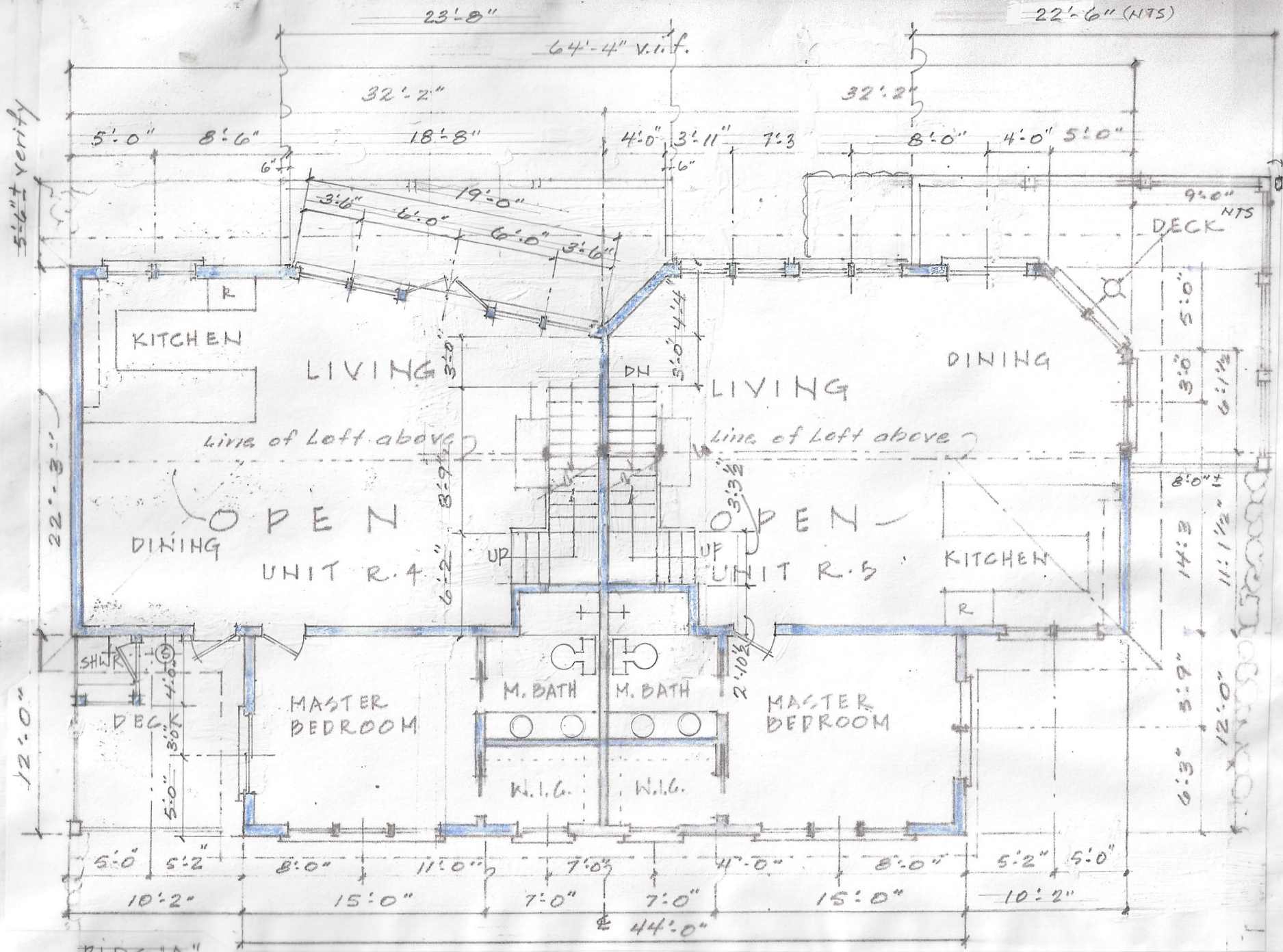
In regard to item 2, the original request had been to not install any solar panels, but the request was revised after the LUPC meeting on May 10, 2022, at which commissioners suggested including solar panels on Building D1. The LUPC voted to recommend approval of the modifications subject to more information, including a diagram showing the full extent of the proposed solar panels prior to the meeting with the full Commission. After continued discussion at the MVC meeting on June 23, the applicant withdrew the revised proposal and offered to return with a proposal for additional solar panels onsite. As such, Condition 5.1 requiring approval of the location and capacity of the solar panels prior to receipt of a Building Permit has not yet been satisfied.

Please let me know if you have any questions.

Sincerely,

Alex Elvin
DRI Coordinator

cc: Ross Seavey



BLDG 'A'

SECOND FLOOR PLAN

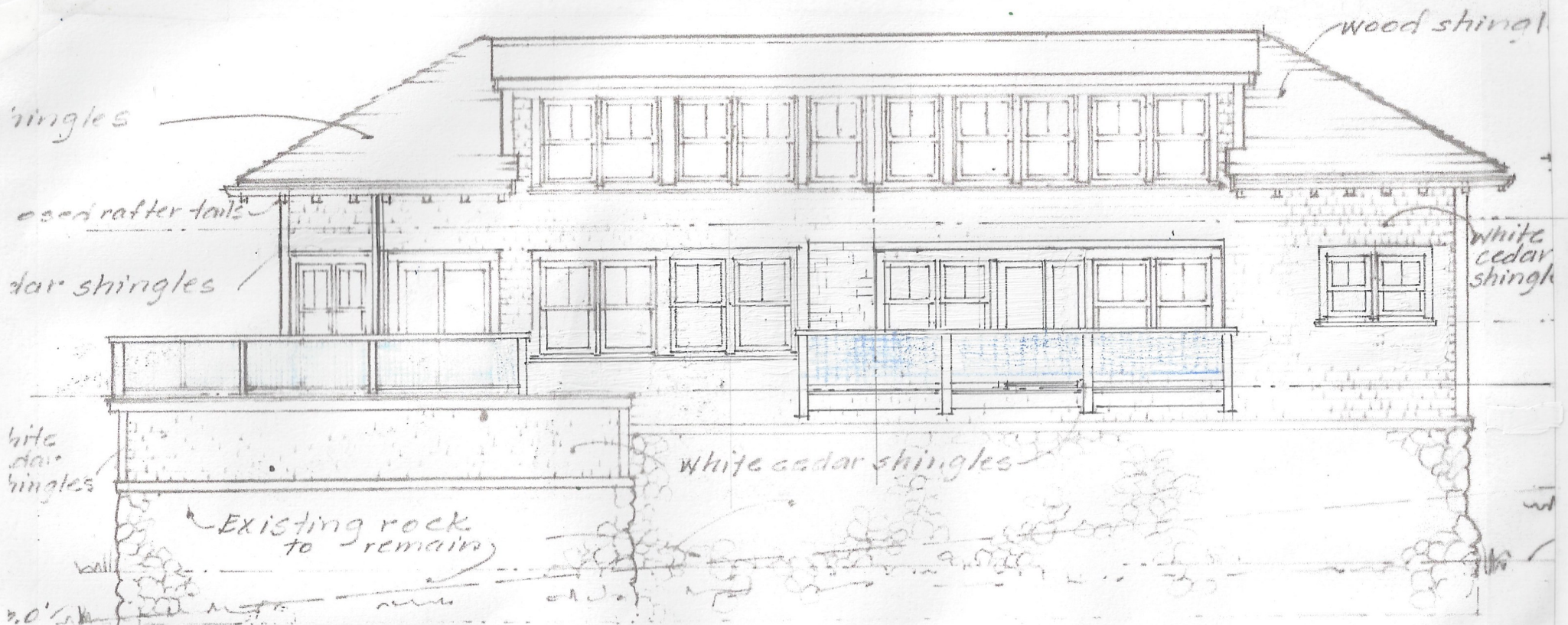
UNITS R.4 & R.5

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

12.17.2020

01.05.2021

REVISED 03.07.2021 REV: 9.29.21



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

Site Plan (DRI 674-M)

