



Martha's Vineyard Commission

OLD STONE BUILDING • 33 NEW YORK AVENUE
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April 30, 2021

Record of Modification Approval with Revised Conditions

At the MVC meeting on October 1, 2020, the Commission approved the proposed modifications to the Oak Bluffs Town Hall (678-M) with the following revised conditions:

1. Vegetation and Stormwater

- 1.1 A final landscaping plan, showing plant species, hardscape materials, and locations shall be submitted to and approved by the LUPC prior to the issuance of a Certificate of Occupancy.
- 1.2 All stormwater runoff from the building shall be contained and infiltrated onsite. Runoff from the paved entrance drive/parking area shall be remediated to reduce flooding in the southeast corner of the library parking lot.

2. Sidewalk along School Street

- 2.1 In conformance with Complete Streets standards, there shall be a sidewalk along School Street from Pacific Avenue to the entrance drive/parking lot, and along the part of the lot on the east side of the entrance drive, to meet up with the existing sidewalk.

3. As-Built Plan

- 3.1 The applicant must provide an as-built plan at a scale of 1"=20' that details all structure, features and topographical information prior to being given a notice of compliance.

4. Exterior Lighting Plan

- 4.1 A final exterior lighting plan, detailing lighting fixtures, locations, mounting heights, shall be submitted to the LUPC for approval prior to the issuance of a Certificate of Occupancy.

Bob Whritenour also reminded the Commission that a time extension is required for the project.

Doug Sederholm said the Commission usually gives two years, and Mr. Whritenour said that would be adequate.

Adam Turner said the decision for DRI 678 expired on June 20, 2019.

Fred Hancock asked if it will be two years from the start of principal construction.

Mr. Hancock moved and it was duly seconded to retroactively extend permission of the DRI for two additional years.

Christina Brown asked if that is from the expired date plus two years from today.

Lucy Morrison clarified the date would be extended to June 2021.

Roll call vote. In favor: G. Barmakian, T. Barnes, C. Brown, R. Doyle, J. Goldstein, F. Hancock, J. Joyce, J. Malkin, K. Newman, B. Robinson, L. Sibley, E. Thomas, C. Todd, R. Toole, J. Vercruysse, D. Sederholm. Opposed: none. Abstentions: none. The motion passed.