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Martha's Vineyard Commission

DRI 682B Meeting House Place Subdivision 2nd Re-Design MVC Staff Report – Questions for Applicant

Energy

1. Please confirm that the two Smart Flowers proposed only provide enough electricity to cover the energy usage of one house, even though the house is heated with propane.
Yes, two Smart Flowers will produce enough electricity for one home and will produce excess electricity of approximately 2,630kwh/year. Two Smart Flowers produce approximately 10,130kwh/year. A 3,800 sf will use approximately 7,500kwh/year. The consumption is calculated on a full-time year-round occupancy use.
See the attached documents provided by our third-party consultants for Smart Flower production and CLEAResult energy usage report.

2. Why are heat pumps not being used for heat?
Heat pumps were eliminated as an option because utilizing heat pumps resulted in over 2x energy usage per home.

Additionally, heat pumps are typically only effective to +- (-5) degrees F. In order not to require a propane back up heat system, propane was selected as the primary heat source for the modeling of the energy usage.

3. Have solar arrays for pool heating been considered?
If a homeowner decides to install a swimming pool, solar power to run the pumps and heat the pool will be an option.

4. What is the total carbon footprint of the proposed development?
An average 3,800 square foot home (maximum build out of subdivision) is projected to generate 9.8 tons/year of carbon. If we multiply this amount times 28 homes, the total is 274.4 tons/year. An additional 400 square foot bedroom if constructed is projected to generate 0.5 tons/year. An average swimming pool if constructed is projected to generate 0.6 tons/year. 14 townhomes are projected to generate approximately 3.7 tons/unit for a total of 51.8 tons/year.

A fair assumption would be 50% of the homes may elect to add an additional bedroom and 50% of the homes may elect to add a swimming pool. Additionally the average home square footage will be less than 3,800 square feet as not all homeowners will be build the maximum allowable.

5. How many companies are qualified to install and service the Smart Flowers? Are there any on-island?
Smartflower world headquarters are located in Boston, MA and has a dealer network for installation and service throughout the US. Several are located in the northeast. There is not a dealer on-island at this time. Multiple service providers are located within a two-hour service area.
6. Please provide an artistic rendition of the proposed homes with two Smart Flowers.
The applicant is working on a rendering.

Wastewater

7. Has the Edgartown Wastewater Commission provided approval for the current plan including the townhouses? (Feb 20 voted to allocate pumps to 139 Meetinghouse Way without reference to specific plan).
Doug Hoehn has had multiple meetings and conversations with David Thompson, the former plant manager, at the Edgartown Wastewater Department and can confirm sufficient capacity.
8. What additional approvals will be needed from the EWWC or DEP?
Doug Hoehn will provide confirmation.
9. What specific commitments have been obtained from the owners of the properties of Hotchkiss Lane? Please submit commitment letters if possible.
Meetings, phone calls and written correspondence have occurred with Hotchkiss Lane residences. Seven homes have provided verbal acceptance of the offer. Discussions are ongoing pending approval of the application. Upon approval, a minimum of six and up to twelve commitment letters from the home owners will be acquired.
10. Why were the Hotchkiss Lane homeowners previously denied requests to connect to the sewer system and why are they being allowed to connect now as part of this project?
Assuming the Hotchkiss Lane homeowners were denied previously, it is the applicant's understanding that the closest line to the Hotchkiss subdivision is on Road to the Plains and it is not adequate to serve the Hotchkiss lots. The line serving Meeting House Place is a different line and has the capacity to serve Hotchkiss Lane. Tying in all 12 Hotchkiss lots to sewer reduces nitrogen entering the Great Pond by 5.36 kg of nitrogen per year per dwelling.

Townhouses

11. Why does the developer believe buyers will be interested in properties that will offer no appreciation or inflation adjustments?
Home ownership on island is currently not possible for our proposed buyer. The opportunity to purchase a home for well below market rate will be a great incentive in lieu of renting on the island due to the unstable rental market. The median home cost on Martha's Vineyard is \$894,900. The below market townhome purchase price will allow the home owner to build equity over time and have an asset of real value if and when they are ready to sell.

The Applicant has amended the formula for the town home sale price after the first purchase. The sale price will be the original sales price plus any documented capital improvement costs plus an annual increase of 4% or CPI, whichever is greater. This will allow the home owner to recoup any and all improvement costs they have made and also realize an increase in value based on the 4% or Consumer Price Index increase.

After the initial sale, a 1% fee will be paid at closing for all subsequent sales which will be transferred to the Townhome HOA for long term capital improvements of the townhomes.
12. Has any market research been done in regard to buyer interest?
Informal discussions have taken place to date with interested buyers and real estate professionals to assess the market.
13. When will the developer begin construction of the townhouses? When the required number of market rate lots are purchased, or when an offer is accepted, etc.?

Construction of the townhomes will begin when the required number of market rate lots are sold, a qualified buyer has been identified and the offer for the town home has been accepted. Please see the Applicant's Narrative for a fuller explanation.

14. Please explain the townhouse applicant selection process. Who will be qualifying applicants and selecting them?

Please see the Applicant's Narrative. Applicant is more than amenable to further input from the MVC as to the applicant's selection process.

Enforcement

15. Who is responsible for enforcement of the covenants?

The Homeowner's Association will be responsible for the enforcement of the covenants. The homeowners will be motivated to enforce the covenants to maintain their property values. This approach to enforcement has been used in many subdivisions on island and across the nation and has proven to be an effective method.

Additionally, a third-party consultant will be required to be hired by the HOA to confirm appropriate care and maintenance of the NHESP area.

16. Will there be any fines if a homeowner doesn't abide by the restrictions for fertilizer use, limits on lawn area, etc.?

Fines are an allowable enforcement mechanism of the HOA covenants.

Shared with applicant prior to June 9th

1. Although the open space acreage is nearly 60% of the total development, is there a reason why some of the larger lots (especially in Pod A) can't be pared back to gain the extra approximately 1 ½ acres?

The calculation of open space does not currently include areas between homes which are typically greater than 30' wide and part of the 'no-cut' area. Taking this area into account, the open space is actually greater than 63%.

2. Provide an estimate of total energy usage for a 'typical' 3800/4200 sq' (5BR) house including a 'typical' heated pool. Provide assumptions.

A typical 3,800 SF single-family home will have energy usage of approximately 7,500kwh/year.

An optional 400 SF bedroom will add approximately 500 kwh/year.

An optional swimming pool will add approximately 1,250kwh/year.

Informal discussions with real estate professionals indicate that approximately 50% of home owners will elect to build a swimming pool and an additional bedroom.

See the attached document provided by CLEAResult which details the energy usage for the single-family home.

3. Assuming appropriate architectural design and a southern orientation, what is the maximum amount of energy that could be produced by rooftop solar? And, are there any prescriptions about a minimum amount of roof that must be ready for solar installation?

In order to achieve our stated energy policy of two Smartflowers or one Smartflower and equivalent roof top solar, approximately 275 square feet of optimal facing roof top solar will be required.

A homeowner should be able to achieve the required roof top solar based on the required square footage.

4. Do the current building envelopes allow for solar orientation of all of the houses (for rooftop solar)? If not, can they be altered without changing the lot shape?

Yes.

5. Can the 4000 sq ft limited landscaped area accommodate 2 solar flowers (given siting requirements) and a 'typical' swimming pool? Related, are the flower pods permitted in non-landscaped areas?

Conceivably, yes they could fit in a 4,000 s/f area however the 4,000 s/f area is for landscaped area per the MVC policy and includes all areas that are landscaped including side yards, etc. The pool is not part of the landscape area. The solar flowers are allowed in the non-landscaped areas and will likely be installed in those areas.

6. What measures will contractors need to commit to in the name of reducing pollution from construction activities?

The Applicant will request that contractors use construction equipment with engines manufactured to Tier 4 federal emission standards, which are the most stringent emission standards currently available for off-road engines. If a piece of equipment is not available in the Tier 4 configuration, then the Applicant will request the contractor use construction equipment that has been retrofitted with the best available after-engine emission control technology.

The Applicant will prohibit the excessive idling during the construction period and install signage limiting idling to five minutes or less at the site.

Stumps, trees and brush (i.e., clean wood) shall be handled in accordance with 310 CMR 16.03(2)(c)7 which allows for the on-site processing (i.e., chipping) of these materials for use at the Site (e.g., as landscaping material) and/or transferring of these materials to a permitted facility (i.e., wood waste reclamation facility) or other facility that is permitted to accept and process clean wood. Tree stumps generated from the site will be taken to facility that is permitted to accept and process same.

7. If there is a Detached BR, can it be located as a standalone structure or must it be over the garage? The covenants seem to leave the issue open.

It would only be above a garage. The applicant has revised the applicant's Offers to reflect this change.

8. Why must the garage be at least (instead of not more than) 2 cars?

The applicant believes it will improve the quality of the neighborhood and allow for storage.

9. Please clarify whether the owners of the townhouses will have responsibility for Division Road costs.

The townhome owners will not have responsibility for Division Road costs. The 28 market rate lots will share equally in the cost of maintaining Division Road.

10. When you provide the calculation for the sale price of the townhouses, please clarify how the common costs of the development are allocated.

The common costs of the development include land purchase, interest, permitting, engineering, legal, etc. Each of these have been allocated on a per acre basis.

11. The plan (at least when viewed on line) doesn't really show parking for the townhouses. Please clarify how many spaces per duplex/triplex and show where they are.

There are 24 spaces. A site plan is attached showing the spaces.

12. Has there been consideration given to unpaved walking paths along the interior roads and Division Road?

There will be 3'-4' shoulders along the roads which should be sufficient for walking.

13. Will Universal Design guidelines be applied to the townhouses given empty nesters/retirees represent one of the intended market demographic?

Universal Design guidelines are not currently applied to the townhomes and are not required by code. As the Applicant will know who the potential buyer will be prior to construction of the units, the Applicant will incorporate Universal Design guidelines in to units for up to 2/1 bedroom units and 4/2 bedroom units if the purchase is an empty nester/retiree.

14. Does the Applicant intend to meet LEED certifiability? If so, which LEED program will it pursue?

As this is a subdivision, the Applicant will not be seeking LEED certification. A review of recent approvals of subdivisions by the MVC shows that the MVC has never applied LEED requirements to any subdivision.