

Meeting House Place Narrative

Updated April 20, 2020

RE: Narrative of Project

Property Overview

The property is located at 139 Meeting House Way, Edgartown, Massachusetts and is shown as Edgartown Assessors Map 37, Lot 47. The property is a 54.26 acre parcel that runs between Meeting House Way and Meshacket Road in Edgartown. It abuts Division Road (a/k/a Henry's Path). The land is owned by Meeting House Way, LLC. It is located in the R-20 zoning district.

Project Description

Meeting House Place is a 28 lot subdivision proposed on the property at 139 Meeting House Road, Edgartown, plus one lot being the "Townhouse Lot" where 14 below market rate townhouses are proposed for first time homebuyers and "empty nesters". The lots are in a cluster configuration. Continuous open space has been created by the clustering of the lots and widening of open spaces since the original submission by the Applicant. The open space is connected to NHESP moth habitat and moth corridors set aside as per state and NHESP requirements. The total open space equals 58% of the property. NHESP has issued a preliminary informal determination based on the new layout that it would not result in a "Take". All Open Space will be deed restricted and owned by the homeowners association.

The property is in the R-20 zoning district which allows for ½ acre lots. The lots in the proposed subdivision range in size from approximately ½ acre to just under 1 acre an average lot size of .75 acre in the A pod and .58 acre in the B pod. The Townhouse lot is 1.4 acres. One single family home will be permitted and no guest homes allowed to be built on any single family lot within the subdivision. A 400 s/f detached bedroom above a free-standing garage will be permitted per the Edgartown Zoning Bylaws. The detached bedroom shall not be rented or used separately from the main house.

The property is on town water and town wastewater which is stubbed into the property with access to Division Road. Sewer and water lines

are installed in Division Road currently. Each lot is allowed a maximum of 5 bedrooms per lot.

The roadways in the subdivision and Division Road will be asphalt roads with appropriate drainage.

Affordable Housing

The applicant makes the following Offer regarding an affordable housing contribution:

1. Whereas the property abuts a proposed site of affordable housing controlled by the Edgartown Affordable Housing Committee the applicant believes that supporting the affordable housing project next door to the property is the appropriate use of affordable housing funds. Therefore, the applicant hereby offers to pay the sum of \$1,112,200.00 (assuming the property is approved for the proposed 28 single family lots) to the Edgartown Affordable Housing Committee. \$490,000.00 shall be paid upon receipt of all permits required to construct the subdivision.

Additionally, for each lot sold (28 lots) by the applicant the applicant will pay an additional \$22,222.00 to the Edgartown Affordable Housing Committee, a total of \$622,200.00 upon the sale of the 28 lots, a 230% increase above the required contribution. Although the number of lots has decreased from 34 lots to 28 lots the applicant will contribute the same gross amount of \$622,200.00.

2. The applicant, at the applicant's sole cost, will run water lines and wastewater lines from the property to where it abuts the affordable housing property next door.
3. The applicant will include in the Covenants for the property and in all deeds for each lot the following perpetual requirement:

Upon any sale of the 28 single family lots subsequent to the original sale from the developer the seller shall pay a fee equal to one-percent (1.00%) of the sale price to the Dukes County Regional Housing Authority or a similar agency as determined by the Martha's Vineyard Commission. This fee will be paid equally by the Buyer and Seller.

The applicant has worked with the Edgartown Affordable Housing Committee on this offer. The applicant's offers are substantially in excess of the Martha's Vineyard Commission's Affordable Housing Policy. The additional proposed 1% transfer fee is a significant generation of funds in perpetuity for affordable housing in Edgartown and on the island.

Meeting House Place Townhomes

The applicant is proposing to construct and sell fourteen (14) townhouses at prices well below market rate for first time homebuyers and "empty nesters".

There will be four (4) one-bedroom units priced at **\$359,000.00** and ten (10) two-bedroom units priced at **\$387,000.00**. A price increase of 3.5% per year will be included until such time as all units are constructed to address material and labor increases for future years

For the first four sets of five (5) market rate lots sold by the Applicant, the Applicant will offer two (2) of the townhouses to Qualified Buyers. Upon acceptance by two (2) Qualified Buyers, the applicant will construct the townhouses. Upon the acceptance by the Qualified Buyers or should there not be any Qualified Buyers that accept the offer the Applicant may then continue to sell the market rate lots, with the above offer being made for every five (5) market rate lots sold by the Applicant.

For the fifth set of five (5) market rate lots sold by the Applicant the Applicant will offer three (3) of the townhouses to Qualified Buyers. Upon acceptance by three (3) Qualified Buyers, the applicant will construct the townhouses. Upon the acceptance by the Qualified Buyers or should there not be any Qualified Buyers that accept the offer the Applicant may then continue to sell the market rate lots, with the above offer being made upon the sale of the last three (3) market rate lots sold by the Applicant.

For the final three (3) market rate lots sold by the Applicant the Applicant will offer three (3) of the townhouses to Qualified Buyers. Upon acceptance by three (3) Qualified Buyers, the applicant will construct the townhouses.

A "Qualified Buyer" shall be either a first time homebuyer who has lived and worked on Martha's Vineyard full time, year round for at

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least five (5) years, or, a person that is at least sixty (60) years of age and has been a full time, year round resident of Martha's Vineyard for at least fifteen (15) years and at the time of application for a unit does not own any other real property on Martha's Vineyard or elsewhere. The Edgartown Planning Board shall certify the list of Qualified Buyers and if there are more potential buyers than available units then a lottery shall be conducted under the supervision of the Edgartown Planning Board.

The deed for each townhouse will have the following restrictions that shall be in effect for perpetuity for all owners of a townhouse:

- a. The townhouse must be occupied as the owner's principal residence.
- b. The owner may not rent the townhouse.
- c. A townhouse may only be sold to a Qualified Buyer.
- d. Should any owner desire to sell the townhouse, the sale price, less the total documented investment in the property by the owner (the sale price plus any documented costs of improvement to the townhouse) shall be paid to the Edgartown Affordable Housing Committee. These restrictions would not apply to the sale by foreclosure by an institutional lender providing a mortgage for the property.

Energy/Sustainability

The applicant shall include in the covenants for the property that all homes constructed in the subdivision use environmentally sound practices to maximize energy efficiency and that all buildings must be designed and constructed to meet the standards required for Energy Star 3.1 certification:

General

1. Completion of the National Rater Design Review Checklist.
2. Completion of the National Rater Field Checklist.
3. Completion of the National HVAC Design Report.
4. Completion of National HVAC Commissioning Checklist.
5. Completion of National Water Management System Builder Requirements
6. Raters and field inspectors are required to complete Energy Star training.
7. Builders are required to sign and Energy Start Partnership Agreement.

8. HVAC contractors are required to be credentialed EPA recognized quality, installation, training and oversight organization.

Partial requirements of items 1-5 listed above include the following:

Insulation

- | | |
|----------------------------|-------------|
| 1. Fenestration U-Factor | 0.27 |
| 2. Skylight U-Factor | 0.55 |
| 3. Ceiling R-Value | R49 |
| 4. Wood Frame Wall R-Value | R20 or 13+5 |
| 5. Mass Wall R-Value | R13/17 |
| 6. Floor R-Value | 30 |
| 7. Basement Wall R-Value | R15/19 |
| 8. Slab R-Value and Depth | R10, 2ft. |

Air Infiltration/Envelope Tightness

1. Air sealing is required at all penetrations and locations in the building envelope where air infiltration may occur including light fixtures, vent fans, electrical boxes, plumbing penetrations, chases, blocking and sheathing, knee walls, attic access, etc.
2. A blower door test is required to ensure envelope tightness and must achieve a rating of 3ACH50.

HVAC Systems

1. AC units to be achieve 13 SEER or better
2. Gas boilers to achieve 90AFUE Energy Star rating (eg)
3. A programmable thermostat is required for each furnace/boiler in the system.
4. Duct tightness testing is required by a DET Verifier and achieve a maximum of 4% total leakage.
5. Ducts must be insulated as follows:
 - a. R8 in attic
 - b. R6 in other unconditioned space
 - c. Not required inside building envelope
6. Whole house ventilation system is required.

Plumbing Systems

1. R3 pipe insulation provided on all hot water supply lines.
2. 50-Gal Gas Water Heater to achieve .59 EF (eg)

Electrical Systems

1. Energy Star light bulbs modeled in 90% of ANSI/ResNet/ICC Standard 301 qualifying light fixture locations.

Appliances

1. Energy Star, refrigerators, dishwashers and ceiling fans modeled.

RENEWABLE ENERGY

1. Solar energy production will be a requirement for each single-family house at Meeting House Place.
2. Installation of one Smart Flower per lot or equivalent output plus an equal output amount on roof mounted solar will be required or approved equal alternate as approved by the homeowner's association. Two Smart Flowers can be used or one Smart Flower plus appropriate roof mounted panels with equivalent output of the Smart Flower. All locations of solar panels must be pre-approved by the Homeowners Association Architectural committee prior to construction of the home and must be shown on the plans at the time of Homeowners Association plan review.
3. Each Smart Flower and other solar installations will be connected to the grid for net metering.
4. The above requirements will provide approximately 10,000 KWH/yr which should result in a net zero power consumption for each home in the subdivision. Energy use from the power grid would be net zero.
5. The solar energy requirements shall apply to the single-family lots, not the townhomes as the installation of same would add significantly to the cost of the townhomes.

Any application for a building permit to the Edgartown Building Department shall require a third party architect who is also a certified Energy Star Reviewer to certify that the proposed plans meet the aforesaid requirements. No building permit shall issue unless the Edgartown Building Department has received said certification.

Traffic

A comprehensive traffic study along with an update reflecting the reduced lots and the townhouses has been submitted to the Commission. Updated March 27, 2020. The applicant will obtain and

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grant a 15' wide dormant easement to the Town of Edgartown along the length of Assessor Map 28, Lot 240 where it abuts Meshacket Road to be used for a bus stop and/or bike path on Meshacket Road.

Archeological Study

An archeological study of the property has been completed and there are no impacts to the property. Confirmation of same from the Massachusetts Historical Commission has been sent to the MVC.

Compliance with the MVC Water Quality Policy

The applicant has submitted a detailed Nitrogen Management Plan in conformance with the Martha's Vineyard Commission's present Water Quality Policy.

The applicant shall require all homes in the subdivision that desire to use outdoor irrigation to utilize a weather station control system for said irrigation system.

The applicant has offered to connect up to twelve (12) adjacent properties on Hotchkiss Lane to the Edgartown wastewater system to achieve a net nitrogen load well below the MVC requirements for the property. The applicant shall pay for the cost to install the wastewater line and for all costs to connect each property to the wastewater line. The property owner will be responsible for the annual fees charged by the Edgartown Wastewater Department. The offer to the Hotchkiss Lane residents will remain valid for up to twelve (12) months. Should at least six (6) homes on Hotchkiss Lane not have agreed to connect to the wastewater system at the conclusion of the twelve (12) months the applicant will seek other properties in watershed to bring the total to at least six (6) homes. The applicant presently has verbal commitments for seven (7) homes to date to be connected to sewer on Hotchkiss Lane.

Existing trail from Meshacket Road to Meeting House Way

The applicant will not block or restrict the path running from Meshacket Road to Meeting House Way on the easterly side of the property path for pedestrian, equestrian or non-motorized bicycle use by the public.

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Property Covenants

The covenants for the property will include the following provisions:

- a. There will be architectural guidelines including a maximum house size of 3,800 s/f of Living Space plus a garage. "Living Space" is defined as the inside perimeter of all above ground, conditioned and enclosed areas that are suitable for year round use, including all closets, stairways and storage areas." All homes shall be limited to five (5) bedrooms. [*Article 7.3*]
- b. There will not be any freestanding guest houses. If a garage is detached a 400 s/f "detached bedroom" in conformance with the Town of Edgartown Zoning Bylaws is allowed. [*Article 7.2*]
- c. All fertilizer will be reduced nitrogen, slow release and in compliance with the approved fertilizer regulations in Edgartown and the Nitrogen Management Plan submitted to the MVC. [*Article 6.20*]
- d. All lighting will be downlighting and there will be "dark sky" restrictions. [*Article 6.14*]
- e. There will not be any direct access of off Division Road to the individual lots. All access will be from the interior subdivision roads. [*Article 7.11*]
- f. All homes constructed in the subdivision shall be required to use environmentally sound practices to maximize energy efficiency and all buildings must be designed and constructed to meet Energy Star 3.1 certification. A third party architect will need to certify to the Edgartown Building Department with any building permit application that the proposed home construction is in conformance with the energy plan approved by the MVC. [*Article 7.13*]
- g. Installation of one Smart Flower per lot plus equivalent output amount on roof mounted solar will be required or approved equal alternate as approved by the homeowner's association. Two Smart Flowers can be used or one Smart Flower minimum plus appropriate placed additional, properly oriented and HOA approved roof mounted panels with equivalent output to one Smart Flower. All locations of solar panels must be pre-approved by the Homeowners Association Architectural committee prior to construction of the home and must be shown on the plans at the time of Homeowners Association plan review [*Article 7.13*].

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- h. All Open Space and setback areas on the individual lots will be "no cut" areas other than maintenance as required by NHESP for habitat enhancement for endangered species and any common paths installed by the applicant. [Article 6.23]
- i. All homes that desire to use outdoor irrigation shall utilize a weather station control system for said irrigation system. [Article 6.18]
- j. Upon any sale subsequent to the original sale to a third party from the developer a fee equal to one-percent (1.00%) of the sale price shall be paid to the Dukes County Regional Housing Authority or a similar agency as determined by the Martha's Vineyard Commission. The Buyer and Seller shall each pay one-half of the fee. [Article 10.15]

NHESP

Jesse Leddick, the Chief of Regulatory Review at NHESP has issued the following preliminary informal determination based on the new layout:

"The plan would result in approximately 3.3 acres of disturbance to state-listed species habitat. Therefore, I would anticipate that this project, as revised and currently proposed, would be unlikely to result in a Take (321 CMR 10.18(2)(b)) of state-listed species or require a Conservation & Management Permit (CMP; 321 CMR 10.23) to proceed. Instead, I would anticipate requiring implementation of conditions to avoid a Take of state-listed species. The current plan represents a significant and very positive change that will result in significantly less disturbance to state-listed species habitat compared with previous plans, and we appreciate the proponents recent efforts at project redesign."

Sincerely,

The Meeting House Team

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