



BOX 1447, OAK BLUFFS, MASSACHUSETTS, 02557, 508-693-3453,  
FAX 508-693-7894 INFO@MVCOMMISSION.ORG WWW.MVCOMMISSION.ORG

## Martha's Vineyard Commission

### DRI 682B Meeting House Place Subdivision 2<sup>nd</sup> 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.
2. Why are heat pumps not being used for heat?
3. Have solar arrays for pool heating been considered?
4. What is the total carbon footprint of the proposed development?
5. How many companies are qualified to install and service the Smart Flowers? Are there any on-island?
6. Please provide an artistic rendition of the proposed homes with two Smart Flowers.

#### 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).
8. What additional approvals will be needed from the EWWC or DEP?
9. What specific commitments have been obtained from the owners of the properties of Hotchkiss Lane? Please submit commitment letters if possible.
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?

#### Townhouses

11. Why does the developer believe buyers will be interested in properties that will offer no appreciation or inflation adjustments?
12. Has any market research been done in regard to buyer interest?
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.?
14. Please explain the townhouse applicant selection process. Who will be qualifying applicants and selecting them?

#### Enforcement

15. Who is responsible for enforcement of the covenants?
16. Will there be any fines if a homeowner doesn't abide by the restrictions for fertilizer use, limits on lawn area, etc.?

#### Shared with applicant prior to June 9<sup>th</sup>

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

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?
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?
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?
6. What measures will contractors need to commit to in the name of reducing pollution from construction activities?
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.
8. Why must the garage be at least (instead of not more than) 2 cars?
9. Please clarify whether the owners of the townhouses will have responsibility for Division Road costs.
10. When you provide the calculation for the sale price of the townhouses, please clarify how the common costs of the development are allocated.
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.
12. Has there been consideration given to unpaved walking paths along the interior roads and Division Road?
13. Will Universal Design guidelines be applied to the townhouses given empty nesters/retirees represent one of the intended market demographic?
14. Does the Applicant intend to meet LEED certifiability? If so, which LEED program will it pursue?