**DRI 695: The Menotomy Building Narrative**

**Purpose:** To stabilize the existing Red Cat Restaurant and increase the economic vitality of downtown Oak Bluffs and the Town in general through additional real estate and meals tax, and by providing an opportunity for the building to be used year-round. We have designed this project to be consistent with the Oak Bluffs Downtown Streetscape Master Plan and the 2018 Oak Bluffs Master Plan.

**History:** The Menotomy Building is an existing building located at 14 Kennebec Avenue. We have chosen to name the building after one of the previous owners, the Menotomy Realty Trust. The building was built in approximately 1888 and was originally occupied by the William H. Davis Paint Shop. We purchased the building in November 2019. The central portion of the existing building remains from the original structure, but many alterations and additions have been made over time. The front porch was added in 1984 and enclosed in 1987. Based on Town records, the remaining additions were built without any type of permitting. The building is currently a 55-seat restaurant on the first floor, with a 3-bedroom residential unit on the second floor, and unfinished storage space on the third floor. The residential unit has historically been used for daily, weekly and seasonal housing. The building is currently out of compliance with all ADA requirements, most notably the egress and the bathrooms. Over the last few decades, the building has racked up an extensive list of code violations and all mechanical systems have exceeded their life span. The structural integrity of the building has been compromised and would require complete replacement of all structural components to meet current building and wind load requirements. Because the structure does not have a basement and lacks insulation, the water systems cannot be utilized in below freezing temperatures, and the building can only be used from March through December.

**Regulatory Review:** The subject property is located in the B1 zoning district and in the 100’ buffer zone of the flood plain. It is not located within any overlay districts per GIS mapping. The project will require DRI approval from the Martha’s Vineyard Commission, a Special Permit from the Oak Bluffs Planning Board, and review by the Oak Bluffs Conservation Commission for the installation of a basement. The Special Permit will be considered under the new “top of the shop” housing bylaw created in collaboration with the MVC, along with site plan review and parking mitigation hearings. The Wastewater Manager has already approved the proposal because the project will reduce the current flow by 35 gallons per day and is already a mixed-use building.

**Proposed Plan:** We are proposing to demolish the existing building and rebuild with historically motivated features, such as the front turret. The proposed plan will add a basement to accommodate 380 square feet for a walk-in cooler, employee bathroom and prep areas. The remaining basement will include mechanicals and unfinished storage space. The first floor will remain the Red Cat Restaurant, reduced from 55 seats to 52 seats. The total increase in commercial square footage would be 304 square feet including ADA accessible family bathrooms and decks, with a reduction of 3 seats in the restaurant to accommodate wastewater flow requirements. The second and third floors are proposed to consist of two 1-bedroom apartments per floor. The total square footage of the existing residential component is 975 square feet including the decks, and the total square footage of the proposed residential space is 2,504; an increase of 1,529 square feet and one bedroom. The proposed ridge height is approximately 34 feet. The B1 district allows for 35 feet. The height of the new building will be 8 feet shorter than the abutting Lampost building, 5 feet shorter than the abutting Schweikert project, and the same height as the abutter to the left rear.