

To MV Commissioners and Staff:

The following are formal offers (eight total) submitted by Applicant for DRI 712. These offers replace all prior proposed offers made to the MV Commission, including proposed offers submitted to DRI Coordinator Alex Elvin by email, dated December 14, 2021.

Offer #1: Alternative/Innovative Septic System

Applicant shall install an A/I septic system capable of reducing nitrogen output to 12 mg/L, with monitoring reports as prescribed by the Massachusetts Department of Environmental Protection. These monitoring reports will be provided to the MV Commission to confirm the agreed upon nitrogen reduction is achieved. If the agreed upon nitrogen reduction is not achieved, Applicant acknowledges additional mitigation efforts may be required in coordination with the MV Commission and its staff.

Offer #2: Nitrogen Load Limit

To comply with the nitrogen load limit for the property (8.88 kg/year for 0.751 acres), the expanded inn shall operate no more than eight months per year, and Applicant shall provide its water bill from the Town of Oak Bluffs to the MV Commission every six months. Upon formal request by the MV Commission and with reasonable notice, Applicant will provide a statement of water usage. To further the goal of meeting the nitrogen load limit for the property, Applicant will not hold public or private events of any kind on the property, provided Applicant is not disqualified or otherwise excluded from seeking such approval from the MV Commission in the future. Offer #2 does not in any way prohibit or restrict overnight guests from the reasonable and customary use and enjoyment of the property, including indoor and outdoor common areas.

Offer #3: Seasonal Employee Housing

Applicant will provide off-site seasonal housing for up to three seasonal employees.

Offer #4: Vineyard Transportation Authority Bus Passes

Applicant will offer complimentary VTA bus passes to overnight guests.

Offer #5: Electric Vehicle Charging

Applicant will install EV charging stations for overnight guests, starting with two or three stations at reopening and expanding to all 12 parking spaces over the following five years.

Offer #6: Solar Panels

Applicant will install solar panel arrays, as presented to MVC, within five years of reopening.

Offer #7: Mechanical Equipment

Applicant will install only mechanical equipment that is electric and Energy Star compliant.

Offer #8: Road Maintenance

Applicant will maintain unpaved portions of Morgan and Church Avenues around the property, as required by the Town of Oak Bluffs. Applicant will maintain unpaved portions of Glenwood Avenue along the property line, as required by the Town of Oak Bluffs.