

DRI 712

Expansion of the Shearer Cottage from six to 15 bedrooms

4 Morgan Ave. (Map 3, Lot 132), 7 Highland Ave. (Map 3 Lot 119), and 5 Morgan Ave. (Map 3, Lot 120),
Oak Bluffs

Water Resource Staff Notes

10 October 2021

The property is in the Oak Bluffs watershed. The adjusted Nitrogen load limit for that system is 11.83 kg/acre/yr.

The total acreage of the 3 lots is 0.635 acres.

The load limit for the property is 7.512 kg/yr. (0.635 acres*11.83 kg/acre/year)

Calculations below are for bedrooms and estimate of events only. Runoff or landscape NOT included.

Source	N load (kg/yr) with Title 5 @ 26.25 mg/l	N load(kg/yr) with I/A @ 19 mg/l	N load (kg/yr) with I/A @ 12 mg/l
6 bedrooms	7.26	5.26	3.32
15 bedrooms	18.16	13.15	8.30

Events *		N load (kg/yr) with Title 5 @ 26.25 mg/l	N load(kg/yr) with I/A @ 19 mg/l	N load (kg/yr) with I/A @ 12 mg/l
Indoor or Outdoor 60 people	365 days @ 60 people	29.37	21.26	13.43
Indoor or Outdoor 60 people	52 days @60 People	4.18	3.03	1.91
Indoor or Outdoor 60 people	184 days @ 60 people	14.81	10.72	6.77

*calculated at Function room rate

Only slow release, water-insoluble nitrogen source fertilizers may be used in the maintenance of landscaping.

Landscape plans must use native or low maintenance, drought tolerant species that are non-invasive to minimize the application of nitrogen, pesticides and water to landscapes

Stormwater should be dispersed into natural vegetation and/or infiltration systems (e.g. vegetated swales, bio-swales, and rooftop vegetated areas)