

## **DRI 731 - FOUR SISTERS INN - MVC OFFER SHEET – 11/17/2022**

### **1. Wastewater & Stormwater:**

The property will be connected to the Town of Oak Bluffs Wastewater treatment facility. Stormwater will be managed on-site with collectors and drywells.

### **2. Exterior Lighting:**

A final lighting plan will be submitted for approval by the LUPC prior to the start of construction. Lighting fixtures and locations will be limited to code required and basic safety. Any security lighting will be motion sensitive. All fixtures will be dark sky compliant.

### **3. Landscaping:**

A final landscape plan will be submitted for approval by the LUPC prior to the start of construction. No fertilizer or synthetic pesticides will be used in maintenance.

### **4. Employee Housing:**

A year-round on-site manager apartment will be provided on the ground floor of the proposed structure. Housing may be required for one full-time housekeeper. If needed, a final proposal for leased housing within walking distance of the property will be submitted for approval by the LUPC prior to occupancy.

### **5. Modifications:**

There will be no substantive modifications of the project's approved use or design without the approval of the MVC. The project is subject to review by the Cottage City Historic District and the Planning Board Site Plan Review.

### **6. Management / Events / Food:**

The property will be owner occupied and operated year-round. There will be no events at the property. Breakfast will be served to guests of the inn only.

### **7. Energy:**

The building will be all electric. Solar panels will be installed on the upper roofs if allowed by the Cottage City Historic District Commission.

### **8. Parking:**

Guests will be encouraged to not bring a car. Guests will be instructed that there is no on-site parking at the inn, and that the inn is within walking distance of several ferries. Guests with cars will be encouraged to park on Sea View Avenue in the 24 hours parking spots.

### **9. Transportation:**

The inn will provide guests with bus passes, bike vouchers, and courtesy pick-up in Vineyard Haven when the Oak Bluffs ferries do not operate. A bike rack will be provided on-site adjacent to Waban Avenue.

### **10. Deliveries / Trash / Recycle:**

Deliveries will be through the rear door off Waban Avenue during non-peak hours. Trash and recycle items will be stored inside the rear storage shed and picked-up on a regular basis during non-peak hours.