

Adam Turner
Martha's Vineyard Commission
VIA EMAIL

August 14, 2023

Re: DRI 734 - Meshacket Affordable Housing

Adam:

Meshacket LLC is requesting an amendment to the approval received for DRI 734 received on December 1, 2022. Specifically, we are requesting approval to 1) modify Condition 12 from the written decision, and 2) substitute a synthetic product for the Red Cedar trim detailed in the architectural drawings.

Condition 12 is a commitment we made to have a permeable surface underneath the car and bicycle parking spaces. As we further progressed our stormwater systems, it became clear that erosion of the impervious parking material could have negative impacts to the drainage systems adjacent to those parking spaces. Therefore, we are requesting to make those 20 parking spaces with an impervious surface. The change will not impact our stormwater capacity.

We are also requesting the MVC to allow for a synthetic product to be used for trim on the buildings being constructed. We stated in our hearings that our intent was to use cedar shingles and red cedar trim throughout the development. However, based on recent price quotes from our general contractor, we have found substantial savings can be achieved through the use of synthetic trim. Cost savings at Meshacket Commons is in excess of \$250,000 for the planned 40 homes. It would be expected that savings at Southern Tier would exceed that amount for the planned 60 homes. The scope of the replacement would incorporate all the trim on the exterior of the buildings including the door and windows surrounds.

In support of these requests, we are providing the following materials:

1. Horsley Witten memo dated May 11, 2023
2. Exterior siding specifications for synthetic trim

We look forward to discussing this request with the LUPC and full commission as soon as possible.

Sincerely,

Craig Nicholson

Cc: Lucy Morrison
Rich Saltzberg