

DRI # 615 – MUCKERHEIDE COMMUNITY HOUSING OFFERS -2009-02-03

Exterior Lighting

- Any security lighting shall be motion sensitive.
- All exterior lighting shall be downward shielded to prevent direct light from escaping the property.

Housing

- The applicant shall pay the \$106,060 MVC recommended affordable housing mitigation.
- The sale price shall be no more than \$350,000 for each 2-Bedroom unit.
- Weekly rental use of the condo units shall be prohibited through a deed restriction within the Master Deed of the Condominium Association.
- The Condominium Master Deed shall limit rental periods to a minimum of no less than 30 days per rental.
- The Condominium Master Deed shall limit the number of rentals per residence to two per year.
- The Applicant shall notify the local affordable housing groups when the units are for sale. The property will be marketed as soon as the permits have been secured.
- The Condominium Master Deed shall be submitted to and is subject to the approval of LUPC before a Certificate of Occupancy is issued.
- The advertising and marketing of the housing units for sale shall be in local newspapers for two months before any advertising or marketing off-Island.

Wastewater:

- The project shall be connected to the Town Wastewater System prior to occupation of the units.

Energy/Sustainability:

- The roof shall have a hidden 60' x 60' low pitch roof inside the mansard roof line that will be designed to accommodate and hide water heating solar collectors and shall be pitched for drainage and engineered to support the weight of a "Green Grid" green roof system.

Architectural Detailing

- Final architectural details shall be submitted for the review and approval of the LUPC before the building is ordered.

Storm Water

- The Applicant shall install a storm water system to handle a 25-year return storm on site. This plan will be submitted to the LUPC for review and approval prior to completion of the project.

Substantial Alterations

- Should I, the applicant, wish to substantially alter the use or appearance of the premises from the proposed uses, I shall first return to the Martha's Vineyard Commission to request approval of said alteration.

Signed: _____

Date: _____