



Georgiana Greenough  
Planning Board Assistant  
Edgartown, MA

Subject: DRI 623-M Wavelengths Modification

Georgiana,

Hello, I am writing to inform you that on April 7, 2011 the Martha's Vineyard Commission voted that the proposal to remove an existing one-story building at 223 Upper Main Street in Edgartown and replace it with a three-story 5,309 sf mixed-use building which is a modification to a previously approved DRI is not a significant enough change from DRI 623 (Wavelengths) to warrant a public hearing review as a DRI as long as it is subject to all of the Conditions of the original DRI 623 Decision with the exception that they will meet the MVC Affordable Housing Policy monetary mitigation guidelines based on the new total square footage. The Commissioners then voted to approve the modification. You may proceed with the local permitting process.

The Commissioner's noted that the new plan eliminates the previously MVC approved 3-unit residential building in the back and expands the mixed-use building in the front by a bit. This improves the vehicular circulation as well as meets the Edgartown Zoning. Of course, Conditions from the previously approved DRI 623 Decision regarding this property continue to be in effect. The proposed project is to replace an existing one-story building and build one new building that totals 5,309 square feet. According to the MVC Affordable Housing Policy, the recommended monetary mitigation is \$3,309 to be paid to an island affordable housing organization. If you have any questions or if there is anything else I can help you with please do not hesitate to let me know.

Sincerely,

Paul Foley  
DRI Coordinator  
Martha's Vineyard Commission

Cc. Chuck Sullivan (Architect) and Doug Hoehn (Engineer).

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