

P.O. BOX 1447 • 33 NEW YORK AVENUE • OAK BLUFFS • MA • 02557  
508.693.3453 • FAX: 508.693 7894  
INFO@MVCOMMISSION.ORG • WWW.MVCOMMISSION.ORG

## Decision of the Martha's Vineyard Commission DRI 689 The Yard Campus Master Plan

### 1. SUMMARY

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<u>Referring Board:</u>	Zoning Board of Appeals, Town of Chilmark, MA
<u>Subject:</u>	Development of Regional Impact #689 The Yard Campus Master Plan
<u>Project:</u>	Proposal to expand, renovate and winterize the Yard campus, a non-profit performing arts organization, with a new, larger performance barn, new studios, renovated housing, and one new house and more parking.
<u>Owner:</u>	The Yard, LLC
<u>Applicant:</u>	The Yard, LLC; Reid Silva (Engineer/Agent); Handel Architects
<u>Applicant Address:</u>	P.O. Box 405 Chilmark, MA 02535
<u>Project Location:</u>	#1, #6 & #7 The Yard, Off Middle Road, Chilmark; Map 26, Lots 91, 92 & 95 (2.5 acres)
<u>Deed:</u>	Book 1125, Page 535
<u>Description:</u>	The property includes three separate lots. Lot 91: demolish and rebuild the pre-existing, non-conforming Performance Barn, increasing the capacity from 100 seats to 120 seats; renovate the four-bedroom attached living quarters; and build a new five-bedroom dwelling. The larger, accessible, year-round Performance Barn will add an additional studio and expand the outdoor crushed shell reception area in front; parking will also be expanded and formalized to include about 60 parking spaces. Lot 92: renovate existing four-bedroom residential structure; and conduct significant site work associated with the expanded Performance Barn. Lot 95: demolish existing 1,246 square foot residence and construct a 2,020 square foot rehearsal/office pavilion. The total number of bedrooms for all three lots will increase from 11 to 13. Total square footage of all buildings will increase from 7,567 to 14,761 square feet (a 48% increase); total residential square footage of all buildings will increase from 4,454 to 5,496 square feet (a 19% increase); total non-residential square footage will increase from 3,113 to 9,265 square feet (a 66% increase).
<u>Decision:</u>	The Martha's Vineyard Commission (the Commission) approved the application for the project as a Development of Regional Impact with conditions, at a vote of the Commission on April 25, 2019.
<u>Written Decision:</u>	This written decision was approved by a vote of the Commission on May 16, 2019.

The permit-granting authorities of the Town of Chilmark may now grant the request for approval of the Applicant's proposal in accordance with the conditions contained herein and may place further conditions thereon in accordance with applicable law, or may deny the request for approval.

## **2. FACTS**

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The exhibits listed below including the referral, the application, the notice of public hearing, the staff report, the plans of the project, and other related documents are incorporated into the record herein by reference. The full record of the application is kept on the premises of the Martha's Vineyard Commission. Many of the plans, staff notes, information and correspondence is available on the DRI 689 webpage on the MVC Website: <http://www.mvccommission.org/dri/summary/689/54514>

### **2.1 Referral**

The project was referred to the Commission on November 28, 2018 by the Zoning Board of Appeals of the Town of Chilmark, MA for action pursuant to Chapter 831 of the Acts of 1977, as amended (the Act) and the Commission's Standards and Criteria Administrative Checklist for Developments of Regional Impact, Sections 3.1a (Commercial Development over 3,500 sf); 3.1b (Commercial Development); 3.1d (Commercial Development); 3.1f (Change of Use); 3.1g (Increased Intensity); 3.1h (Parking for 10+ vehicles); 3.2a (Mixed Use over 3,500 sf); 3.2b (Mixed Use, four or more units); 6.1a (Private Place of Assembly over 3,500 sf); 6.1b (Private Place of Assembly 50+ seats). DRI Checklist items 3.1a, 3.2b, 6.1a, and 6.1b require mandatory DRI public hearing reviews and the project was reviewed as a Development of Regional Impact by the Martha's Vineyard Commission.

### **2.2 Hearings**

Notice: Public notice of public hearing on the Application was published in the February 21, 2019 M.V. Times.

Hearings: The Commission held a public hearing on the Application that was conducted by the Commission pursuant to the Act and M.G.L. Chapter 30A, Section 2, as modified by Chapter 831 on March 7, 2019 and closed at that time with the exception of the written record which was extended to March 14, 2019 at 5:00 pm and closed at that time.

### **2.3 The Plan**

The following plans and documents submitted by the Applicant and contained in the Commission's project file constitute "the Plan."

- P1 "The Yard For Dance" Prepared by Handel Architects with Vineyard Land Surveying & Engineering, and Horiuchi Solien Landscape Architects dated December 12, 2018; revised January 14, 2019; and revised again February 22, 2019. The Application packet includes twenty three 11" by 17" pages including: an Existing Site Aerial Map; Existing Site Plan; Proposed New Area Plan; Proposed Design Aerial View; Proposed Site Septic System Plan; Landscape Site Plan; Landscape Planting Types Plan; Existing Building Setback Plan; Proposed Building Setback Plan; Performance Barn Renderings; Performance Barn Ground Floor Plan; Performance Barn Roof Plan; Performance Barn Elevations; Rehearsal and Office Space Pavilion Renderings and Elevations; New Residence Renderings and Elevations; and an Architectural Material Plan.
- P2 "About The Yard and its Proposed Renovation Project DRI 689," Prepared by The Yard; December 21, 2018 and updated February 22, 2019 (3 pages).
- P3 "Architectural Design Narrative for the renovations of The Yard for Dance," Prepared by Blake Middleton, Handel Architects; January 8, 2019 (2 pages).
- P4 "Description of Proposed Development and Summary of Impacts," Prepared by Handel Architects; February 22, 2019 (8 pages).
- P5 "The Yard for Dance Site Use and Vehicular Trips Spreadsheet," February 11, 2019 and updated February 22, 2019 (1 page).

- P6 Septic Cost Analysis Memo from Reid Silva, Vineyard Land Surveying and Keith Lagreze, Handel Architects to Paul Foley, MVC DRI Coordinator; March 25, 2019 (3 pages).
- P7 Drainage Analysis Letter from William M. Austin, Vineyard Land Surveying to Paul Foley, MVC DRI Coordinator; March 22, 2019 (1 page).

#### **2.4 Other Exhibits**

- E1. Referral to the MVC from the Chilmark Zoning Board of Appeals; November 28, 2018.
- E2. Completed DRI Application signed February 19, 2019.
- E3. Staff Report, by Paul Foley, MVC DRI Coordinator with the assistance of other staff members, December 27, 2018; revised January 4, 2019; revised January 10, 2019; and revised again on March 7, 2019.
- E4. Minutes of the Chilmark Zoning Board of Appeals meeting, October 24, 2018.
- E5. Letters from the following citizens were sent to the Chilmark Zoning Board of Appeals regarding the application and were incorporated into the MVC record for reference: Mimi & Tucker Drummond; Catherine & Drew Marcus; Pam Goff; Tim Quinson; Joan & Steven Clark; Alexandra Broyard; Debbi Zetterberg & Stanley Startzell; Matthew D'Andrea, Superintendent of Schools; Mollie Doyle; John & Wiet Bacheller; Cathlin Baker & Bill Eville; John Keene; and Albert O. Fischer.
- E6. Site photos taken from MVC Site Visit conducted on January 14, 2019.
- E7. Minutes of the Commission's Land Use Planning Committee meeting, January 14, 2019.
- E8. Minutes of the Commission's Public Hearing, March 7, 2019.
- E9. Minutes of the Commission Meeting of April 25, 2019 – Deliberations and Decision.
- E10. Minutes of the Commission Meeting of May 16, 2019 – Approval of the Written Decision.

#### **2.5 Summary of Testimony**

The following is a summary of the principal testimony given during the public hearing of March 7, 2019.

- Presentation of the project by: Reid Silva (Engineer, Vineyard Land Surveying); Blake Middleton (Architect, Handel Architects); Chris Horiuchi (Landscape Architect).
- Staff report by Paul Foley (MVC DRI Coordinator).
- Oral testimony from Public Officials: none.
- Oral testimony from Public: Scott Goldin, Pete Steedman, Carole Vandal, Mollie Doyle, Kristina Hook, Marie Larsen, Bill Smith (abutter), and Brian Ditchfield.

### **3. FINDINGS**

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#### **3.1 Project Description**

Project proposes to redevelop the campus of The Yard, a non-profit performing arts organization, to include new artistic and residential facilities. Two of the three existing structures will be demolished and replaced, enlarged and become year-round facilities. One of the existing structures will be renovated and one new residential structure will be constructed. The total square footage of buildings will increase from 7,567 to 14,761 square feet (an additional 7,194 square feet). Residential square footage of all buildings will increase from 4,454 to 5,496 square feet. Non-residential square footage of all buildings will increase from 3,113 to 9,265 square feet. The property includes three separate lots.

### **3.2 Statutory Authority**

The purpose of the Commission, as set forth in Section 1 of the Act, is to “protect the health, safety and general welfare of island residents and visitors by preserving and conserving for the enjoyment of present and future generations the unique natural, historical, ecological, scientific and cultural values of Martha’s Vineyard which contribute to public enjoyment, inspiration and scientific study by protecting these values from development and uses which would impair them, and by promoting the enhancement of sound local economies.”

The Commission has reviewed the proposal as a Development of Regional Impact, using the procedures and criteria that the Commission normally uses in evaluating the benefits and detriments of such a proposal. The Commission has considered the Application and the information presented at the public hearing, including listening to all the testimony presented and reviewing all documents and correspondence submitted during the hearing and review period.

### **3.3 Benefits and Detriments**

Based on the record and testimony presented therein, the Commission finds the following pursuant to Sections 14 and 15 of the Act.

#### **A. THE COMMISSION FINDS THAT THE PROBABLE BENEFITS OF THE PROPOSED DEVELOPMENT WOULD EXCEED THE PROBABLE DETRIMENTS, AS EVALUATED CONSIDERING THE CONSIDERATIONS SET FORTH IN SECTION 14(a) OF THE ACT.**

##### **A1 The Commission finds that the proposed development at this location is appropriate in view of the available alternatives (Section 15(a) of the Act.)**

The proposed expansion of performance space and living quarters will further enrich the arts and culture scene on Martha’s Vineyard. There will be some limited impacts in the form of stormwater runoff and trip generation but this capital project will help make The Yard an exemplary island institution that attracts talented contemporary dancers and provides them with lodging. Furthermore, The Yard is committed to workforce housing and the larger island community by providing an additional venue for local school performances.

##### **A2 The Commission finds that the proposed development would have a minimal impact upon the environment relative to other alternatives (Section 15(b) of the Act).**

With respect to Wastewater and Groundwater, the Commission finds that the project will increase the amount of impervious surface, but also utilize Bioswales and drywells on site to reduce existing volumes of runoff originating on their property. This will also intercept at least a portion of the runoff from off site that passes across the project site. New sanitary waste disposal systems will reduce the existing total daily nitrogen load, but the nitrogen contribution will remain well over the load limit of the property.

With respect to Open Space, Natural and Community Habitat, the Commission finds that the total open space will decrease unless unpaved parking areas are included the calculation, and all new plantings will consist of native species. The Commission notes a detriment in the fact that some mature trees will be cleared.

With respect to Night Lighting and Noise, the benefits include that all lighting for the site will be improved and downward shielded along pathways and that all lighting will meet local zoning code and “Dark Skies” initiatives.

With respect to Energy and Sustainability, the Commission finds benefit as the project goals regard the creation of green campus in terms of energy production and consumption. Solar panels are proposed to be used throughout the campus. The campus will meet or exceed the Massachusetts "Stretch" energy code both in power consumption for the non-performance spaces, and in insulation factors of all the new buildings. The applicant also commits to recycle existing components of the demolished structures.

**A3 The Commission finds that the proposed development would have a neutral [may have a slight detrimental effect upon other persons and property (Section 15(c) of the Act).**

With respect to Traffic and Transportation, the Commission finds that there would be a minor increase in trip generation from the additional 20 theater seats and an additional bedroom, but the project will accommodate more of its parking needs (spaces will increase from 40 to 74), reducing the number of pedestrians traversing Middle Road before and after capacity performances, many of which include returns to vehicles in darkness. The Commission also acknowledges that the single lane driveway remains a safety issue as vehicles may need to come to a full stop in Middle Road while allowing exiting vehicles to turn out of the driveway when approaching the mouth of the driveway at the same time, but that the applicant will continue to provide staff to facilitate the safe circulation to and from the site.

With respect to Scenic Values, Character and Identity, the Commission finds that the architecture vernacular is consistent with up-island exteriors and that the facility is a cultural identity of an island where artists convene to showcase their work will be amplified with this expansion.

With respect to Impact on Abutters, the Commission finds that the site activity will be better contained, which should help offset the increase in usage, and that the applicant's use of prefabrication for many of the buildings' large components will reduce the amount of heavy equipment traveling to and from the site during construction.

**A4 The Commission finds that the proposed development would have a beneficial impact upon the supply of needed low and moderate income housing for Island residents (Section 15(d) of the Act).**

The Commission finds that the proposal would add an additional bedroom for visiting artists to stay on campus year round; and two to four year round staff will have the option to reside on site.

**A5 The Commission finds that the proposed development would have minor impacts on the provision of municipal services or burden on taxpayers in making provision therefore (Section 15(e) of the Act).**

There will be increased access to wellness programs and cultural performances, enhancing existing collaborations with other island institutions, and there will be expanded employment opportunities.

**A6 The Commission finds that the proposed development would use efficiently and not unduly burden existing public facilities (other than municipal) or those that are to be developed within the succeeding five years. (Section 15(f) of the Act).**

**A7 The Commission finds that the proposed development does not interfere with the ability of the municipality to achieve the objectives set forth in the municipal general plan. (Section 15(g) of the Act).**

The proposed renovations and locations of the new structures will conform to zoning regulations except for specified pre-existing, non-conforming setbacks that can be permitted by Special Permit by the Chilmark Zoning Board of Appeals.

**A8 The Commission finds that the proposed development would not contravene land development objectives and policies developed by regional or state agencies. (Section 15(h) of the Act).**

The Commission finds that the development is consistent with the policies of the Martha's Vineyard Commission Regional Policy Plan, adopted by the vote of the Martha's Vineyard Commission, June 1991, as well as those of the Island Plan, adopted by vote of the Commission on December 10, 2009. On site power generation will partially offset total increased energy usage. Workforce housing will be provided for part and full time staff, along with visiting artists in residence.

In sum, after careful review of the plan and its attendant submittals and the testimony presented by the Applicant and others, and the addition of conditions, the Commission has concluded that the probable benefits of this proposed development in this location exceed its probable detriment in light of the considerations set forth in section 14(a) of the Act.

**B. THE COMMISSION FINDS THAT THE PROPOSED DEVELOPMENT WOULD BE CONSISTENT WITH THE LAND DEVELOPMENT OBJECTIVES OF THE COMMISSION, AS EVALUATED IN LIGHT OF THE CONSIDERATIONS SET FORTH IN SECTION 14(b) OF THE ACT.**

**C. THE COMMISSION FINDS THAT THE PROPOSED DEVELOPMENT IS CONSISTENT WITH MUNICIPAL DEVELOPMENT ORDINANCES AND BY-LAWS, TO THE BEST OF THE COMMISSION'S KNOWLEDGE.**

**D. THE COMMISSION FINDS THAT THE PROPOSED DEVELOPMENT IS ARE CONFORMANCE WITH THE REGULATIONS OF DISTRICTS OF CRITICAL PLANNING CONCERN, AS EVALUATED IN LIGHT OF THE CONSIDERATIONS SET FORTH IN SECTION 14(d) OF THE ACT.**

#### **4. DECISION**

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The Martha's Vineyard Commission deliberated about the application at a duly noticed meeting of the Commission held on April 25, 2019 and made its decision at the same meeting.

The following Commissioners, all of who participated in all hearings and deliberations on this project, participated in the decision on April 25, 2019.

- Voting in favor: Richard Toole; Clarence A. "Trip" Barnes; Leon Brathwaite; Christina Brown; Fred Hancock; James Joyce; Joan Malkin; Kathy Newman; Ben Robinson; Doug Sederholm; Linda Sibley; and Ernest Thomas.
- Recusals: Robert Doyle.
- Abstentions: None.

Based on this vote, the Commission approved the application for the project as a Development of Regional Impact with the conditions listed in section 5 below. This written Decision is consistent with the vote of the Commission April 25, 2019 and was approved by vote of the Commission on May 16, 2019.

#### **5. CONDITIONS**

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After reviewing the proposal for this Development of Regional Impact, the Martha's Vineyard Commission imposes the following conditions in order to increase the benefits and minimize the detriments of the project. The analysis of benefits and the resulting decision to approve the project is based on the proposal as modified by these conditions. These conditions form an integral and indispensable part of this decision.

These conditions are an essential part of this decision and shall be enforced as written. If the Commission finds it necessary to seek judicial relief to enforce the condition, the Applicant, or its successors in title at the time of such proceedings, shall pay the Commission's attorney's fees and costs incurred in obtaining judicial relief.

## **1 Wastewater**

- 1.1 As offered by the Applicant, they shall build an on-site wastewater treatment system that will employ an advanced treatment de-nitrification system that will keep nitrogen from the septic system at or below 19 mg per liter. The “port o’ potties” currently used for performances will be removed and replaced with permanent, fully accessible, restrooms for patron and staff use.
- 1.2 As offered by the Applicant, a final storm water management plan shall be submitted for the review and approval of the LUPC before site excavation.
- 1.3 As offered by the Applicant, they shall create Bioswales designed to facilitate surface water run-off and retention and improving the current condition of surface water coming from offsite (uphill) and continuing to neighboring properties (downhill).
- 1.4 As offered by the applicant each structure will have new drywells to retain storm water and mitigate the surface water run-off currently experienced during heavy rainfall on the site.

## **2 Landscaping**

- 2.1 Landscaping Plan: As offered by the Applicant, a final landscaping plan, including an implementation timetable, showing plant species, to be primarily native species, and locations is to be submitted for the review and approval of LUPC before construction begins.
- 2.2 Plants: As offered by the Applicant, they shall use Up-Island native plantings and, where necessary, simple retaining walls of field stone.
- 2.3 Maintenance: As offered by the Applicant all landscape plantings shall be maintained as shown on the final approved plan, in perpetuity.
- 2.4 Fertilizers and Pesticides: As offered by the Applicant, all fertilizers shall be slow-release, water-insoluble nitrogen source types. No synthetic pesticides including herbicides, fungicides and/or insecticides shall be used in the maintenance of landscaping.
- 2.5 Irrigation: As offered by the Applicant, irrigation shall only be used in the first two years in order to help new plantings become established.
- 2.6 Clearing: As offered by the Applicant, the amount of clearing of existing trees will be minimized during construction to the best of their ability including protecting in particular the two specimen trees identified during the public hearing in or near the parking area.

## **3 Exterior Lighting**

- 3.1 As offered by the Applicant, exterior lighting on buildings shall be limited to that required by code, shall be downward shielded to prevent light spilling off the property and shall be either motion sensitive or on timers to ensure that they are turned off when the building is closed.
- 3.2 As offered by the Applicant, all lighting shall meet Chilmark zoning code and “Dark Skies” initiatives.
- 3.3 As offered by the Applicant, all outdoor lighting shall be focused downward, or kept at low levels and screened by planting.
- 3.4 As offered by the Applicant, pathway lighting shall be downward shielded and no higher than 48 inches.

## **4 Energy/Sustainability**

- 4.1 As offered by the Applicant, the goal of this project is to create as green a campus as possible in terms of energy production and consumption and waste minimization.
- 4.2 As offered by the Applicant, they shall install PV on new studio; on-site power generation will include a minimum of 15 kW output solar photo-voltaic (PV) panel array on the Rehearsal/Office Pavilion Roof. Final energy production values to be verified in Construction Documents. The power generated by this system will provide most of the energy needs of at least one of the residences during average weather conditions.
- 4.3 As offered by the Applicant, they shall consider installing PV on the “Front Yard” house to be renovated.
- 4.4 As offered by the Applicant, they shall install conduits for solar in Performance Theater and New Residence building for future installation.

- 4.5 As offered by the Applicant, the complex will meet or exceed the Massachusetts “Stretch” energy code both in power consumption for the non-performance spaces and in insulation factors of all the new building envelopes.
- 4.5.1 All new appliances will be Energy-Star or better.
  - 4.5.2 All new lighting, inclusive or most theatrical production lighting, will be low-power, state of the art LED fixtures.
  - 4.5.3 HVAC for the Performance Barn will be with a high-efficiency, air cooled, Variable Refrigerant Flow (VRF) fan coil or heat pump system, or system of equal performance and energy efficiency.
  - 4.5.4 All heating in the residences will be tied to a “smart thermostat” system to set unoccupied spaces to 55 degrees when not in use. Air conditioning is anticipated for the theater only; natural ventilation to be used in all other structures not using a central air system.
- 4.6 As offered by the Applicant, the projects shall make best efforts to recycle existing components of the demolished structures. The Yard will make available to any qualified contractor the removal and re-use of the existing “Side Yard” house for re-purposed use off-site.

## **5 Work Force Housing**

- 5.1 As offered by the Applicant, they shall continue to house visiting artists year-round and provide work-force housing for the part-time and full-time staff as well as the visiting artists in residence.
- 5.2 As offered by the Applicant, in the summer, two staff members and up to six interns will live on campus while at least one Yard staff member will live on campus in the off-season.

## **6 Materials**

- 6.1 As offered by the Applicant, they shall paint the metal roofs or equivalent materials intended to minimize solar heat absorption.
- 6.2 As offered by the Applicant, there shall be wood lattice below the raised deck.
- 6.3 As offered by the Applicant, exterior trim and siding repairs will be made using similar materials, color, and dimension as currently in place.
- 6.4 As offered by the Applicant, the exterior character to the two buildings will not be changed.

## **7 Noise**

- 7.1 As offered by the Applicant, there shall not be amplified music will be contained and attenuated to minimize impact on neighboring properties and the applicant shall conform to all Town Zoning By-Laws relative to noise.
- 7.2 As offered by the Applicant, production hours and rehearsals shall be limited to hours between 9am and 10pm.

## **8 Traffic**

- 8.1 The Yard will continue to actively encourage the use of car-pooling for visitors and patrons.
- 8.2 As offered by the Applicant, visitors/patrons shall be made aware when the parking lot is full with a “parking lot full” sign posted on Middle Road. These visitors will then be directed to safe parking nearby.
- 8.3 As offered by the Applicant, staff shall continue to assist patron parking during events to facilitate rapid and efficient entering and leaving the premises.
- 8.4 As offered by the applicant, they shall ensure that visitors/patrons do not park on Middle Road and take measures to prevent it if it becomes a problem.

## **9 Design**

- 9.1 As offered by the Applicant, the design of the campus shall retain the rural character and limit the visibility from public ways of the new and larger building and protect natural features.



## **10 Construction Management**

10.1 As offered by the Applicant, they shall return to the LUPC for review and approval of a detailed construction management plan to minimize negative impacts and increase efficiency before a Building Permit is issued.

## **11 Substantial Alterations**

11.1 As offered by the Applicant, if they substantially alter the use of the premises from the proposed uses it shall return to the Martha's Vineyard Commission to request approval of said alteration.

## **12 On site drainage**

12.1 The applicant shall complete a detailed stormwater management plan and submit such to the Commission for their review. Once reviewed the Commission might add methods and conditions to mitigate impacts as identified in the Stormwater Management Plan.

## **6. CONCLUSION**

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### **6.1 Permitting from the Town**

The Applicant must, consistent with this Decision, apply to the appropriate Town of Chilmark Officers and Boards for any local development permits which may be required by law. The permit-granting authorities of the Town of Chilmark may now grant the request for approval of the Applicant's proposal in accordance with the conditions contained herein and may place further conditions thereon in accordance with applicable law, or may deny the request for approval. Any permit issued by the Town shall incorporate the plan approved by the MVC and the above conditions.

The Office of the Chilmark Building Inspector shall not issue a Certificate of Occupancy until it has received a Certificate of Compliance issued by the Executive Director or DRI Coordinator of the Martha's Vineyard Commission confirming that the conditions as identified in Section 5 of this Decision.

### **6.2 Notice of Appellate Rights**

Any party aggrieved by a determination of the Commission may appeal to Superior Court within twenty (20) days after the Commission has sent the development Applicant written notice, by certified mail, of its Decision and has filed a copy of its Decision with the Chilmark Town Clerk.

### **6.3 Length of Validity of Decision**

The Applicant shall have two (2) years from the date of receipt of the Decision of the Martha's Vineyard Commission contained in this document to begin substantial construction. Should substantial construction not occur during said two (2) year period, this Decision shall become null and void and have no further effect. This time period may be extended upon written request from the Applicant and written approval from the Martha's Vineyard Commission.

**6.3 Signature Block**

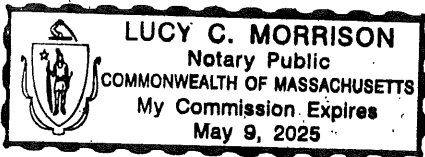
  
E. Douglas Sederholm, Chairman

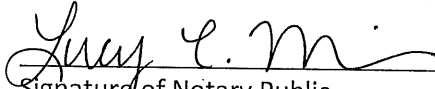
5/16/19  
Date

**6.4 Notarization of Decision**

Commonwealth of Massachusetts  
County of Dukes County, Mass.

On this 16<sup>th</sup> day of May, 2019, before me,  
Lucy C. Morrison, the undersigned Notary Public, personally  
appeared E. Douglas Sederholm, proved to me through satisfactory evidence of identity, which  
was/were personal knowledge to be the person(s) whose name(s) was/were  
signed on the preceding or attached document in my presence, and who swore or affirmed to me that the  
contents of the document are truthful and accurate to the best of his/her/their knowledge and belief.



  
Signature of Notary Public

Lucy C. Morrison  
Printed Name of Notary  
My Commission Expires May 9, 2025

**6.5 Filing of Decision**

Filed at the Dukes County Registry of Deeds, Edgartown, on: May 17, 2019

Deed – Book 1496, page 646  
Document Number: 00002654