

Re: DRI 712 (Shearer Cottage Expansion)

Alex Elvin

Wed 12/22/2021 12:09 PM

To: Eric Van Allen <ericpopevanallen1@gmail.com>;

Cc: William Sullivan <chuck@sullivanassociatesarchitects.com>; George Sourati <gsourati@souratigroup.com>;

Hi Eric,

That's fine, we will present the offers as submitted on Dec. 15.

Also, we have scheduled a post-hearing LUPC meeting for Jan. 3 to review the offers, possible conditions, and benefits and detriments, since that would need to happen before the deliberation on Jan. 6. Let me know if that works and if you can attend. (The Zoom link is below.) I am planning to send out the possible conditions, along with the final staff report and notes on benefits and detriments tomorrow. Let me know if you have any questions.

Thanks,

Alex

Topic: Remote LUPC

Time: Jan 3, 2022 05:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89343483565?pwd=WWIYS2puS0V4RDlvaHVzdUZkRjFYZz09>

Meeting ID: 893 4348 3565

Passcode: 816524

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Meeting ID: 893 4348 3565

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Find your local number: <https://us02web.zoom.us/j/kxudTpAS0>

Alex Elvin
Development of Regional Impact (DRI) Coordinator
Martha's Vineyard Commission
The Olde Stone Building
33 New York Avenue
Oak Bluffs, MA 02557
(774) 563-5363

From: Eric Van Allen <ericpopevanallen1@gmail.com>
Sent: Monday, December 20, 2021 9:34 PM
To: Alex Elvin
Cc: william sullivan; George Sourati
Subject: Re: DRI 712 (Shearer Cottage Expansion)

Hi Alex - thank you for getting back to me. I am relieved the formal offers we submitted on December 15 met the MVC's deadline.

And thank you for the additional feedback below. As always, I appreciate your guidance. To avoid confusion, I am not comfortable revising the Dec 15 offers. I believe the offers submitted and circulated to the Commissioners are clear and comprehensive.

As far as operating for eight consecutive months, I am against this condition. We intend to operate for the traditional six month season when we reopen and, over time and based on experience, we can determine which off-season months/weeks provide attractive opportunities for operations (eg, Thanksgiving, Christmas, Valentines Day).

I am traveling this week but available Monday next week if you want to talk by phone.

Thank you!
Eric

On Dec 20, 2021, at 5:02 PM, Alex Elvin <elvin@mvcommission.org> wrote:

Hi Eric,

Sorry for the delay. I believe we got everything we needed by Dec. 16, and I distributed the offers and memo response to commissioners. These are the two comments I got back:

1. Because of the challenges with monitoring, it would still be preferable to install an 8 mg/L system with the inn open year-round. (The commission will need to discuss this at the deliberation.)
2. The red sentence in offer #2 below appears to be redundant. Does this mean in addition to the town water bills?

*To comply with the nitrogen load limit for the property (8.88 kg/year for 0.751 acres), the expanded inn shall operate no more than eight months per year, and Applicant shall provide its water bill from the Town of Oak Bluffs to the MV Commission every six months. **Upon formal request by the MV Commission and with reasonable notice, Applicant will provide a statement of water usage.***

I also have the following comments:

1. If the commission accepts the offer to be open 8 months a year, they will probably add that the months must be consecutive (April-November).

2. Offer #6 might be better written as: "Within five years of reopening, the Applicant shall install rooftop solar panels on the property, with the location of the panels and projected annual output provided to the LUPC."

You are welcome to revise the offers as indicated above, but we would need any revisions by Dec. 23 at 5PM.

Finally, the commission might also consider the following conditions, which you could propose as offers (these were derived from comments during the hearing):

1. Guest vehicles will be limited to one per unit (12 total).

2. A final landscape plan for the properties shall be submitted to the LUPC for review and approval prior to receipt of a building permit.

- Only slow-release, water-insoluble nitrogen-source fertilizers may be used in the maintenance of landscaping.*
- Landscape must use only native or low-maintenance, drought-tolerant species that are non-invasive to minimize the application of nitrogen, pesticides and water.*
- Strongly rooted shrubs should be considered, including along Morgan Ave., to help address runoff.*

Let me know if you have any questions.

Thanks,

Alex

Alex Elvin
Development of Regional Impact (DRI) Coordinator
Martha's Vineyard Commission
The Olde Stone Building
33 New York Avenue
Oak Bluffs, MA 02557
(774) 563-5363

From: Eric Van Allen <ericpopevanallen1@gmail.com>
Sent: Wednesday, December 15, 2021 10:03 PM
To: Alex Elvin
Subject: Re: DRI 712 (Shearer Cottage Expansion)

Alex, thanks again for your time.

I believe all requests have been responded to but would like to confirm if possible. Nothing is due tomorrow (Dec 16) and still outstanding, correct?

Best,
Eric

On Dec 15, 2021, at 9:07 PM, Alex Elvin <elvin@mvcommission.org> wrote:

Thanks, Eric. I will distribute to commissioners and let you know if there are any questions.

Alex

Alex Elvin
Development of Regional Impact (DRI) Coordinator
Martha's Vineyard Commission
The Olde Stone Building
33 New York Avenue
Oak Bluffs, MA 02557
(774) 563-5363

From: Eric VA <ericpopevanallen1@gmail.com>
Sent: Wednesday, December 15, 2021 1:19 PM
To: Alex Elvin
Cc: william sullivan; George Sourati; Adam Turner; Sheri Caseau
Subject: DRI 712 (Shearer Cottage Expansion)

Alex - thank you for your time this morning. Your guidance is much appreciated.

As discussed, attached are formal offers for DRI 712.

Best regards,
Eric