

Re: ericShearer numbers

Eric VA <ericpopevanallen1@gmail.com>

Tue 12/14/2021 12:32 PM

To: Alex Elvin <elvin@mvcommission.org>;

Cc: William Sullivan <chuck@sullivanassociatesarchitects.com>; George Sourati <gsourati@souratigroup.com>; Sheri Caseau <caseau@mvcommission.org>; Adam Turner <turner@mvcommission.org>;

Hi Alex - sorry for the delay on the MVC requests sent on 12/7. Below are written responses and attached is the rendering per request #2, which shows the view from Highland Ave.

Thank you for your patience and for agreeing to send over the proposed language for ongoing septic testing and monitoring. I will review with George Sourati asap when he gets back from vacation next week.

Please advise if you have any questions or concerns.

Best regards,
Eric

RE: Shearer Cottage MVC questions and responses

1. Final septic proposal to account for nitrogen loading. (MVC staff is working to confirm the calculations provided by George Sourati, and will have more information this week to help clarify the options.)

Sourati Engineering Group will provide all required information to the MVC staff.

2. More accurate rendering of the campus showing the view from Highland Ave., including the berm that was mentioned.

The rendering is attached. Please keep in mind there is a cluster of oak trees on Highland Avenue ranging from 8" -16" diameter. These trees will remain but are not shown on this rendering. The vegetation shown is for graphical purposes to represent the height only, please refer to the landscape plan for actual plant species.

3. Clarification as to how the proposed interior and patio space is scaled appropriately for 15 guestrooms.

At Shearer Cottage, guests often rent multiple rooms as a block. When this happens, small groups of families and friends take advantage of the inn's indoor and outdoor common areas. The indoor common room has previously offered and will continue to offer several distinct areas with couches, tables and chairs for the quiet enjoyment of overnight guests. To provide intimate but comfortable spaces, the existing indoor common room is proposed to increase modestly from 602 sq. ft. to 726 sq. ft. The existing patio is proposed to increase from 768 sq. ft. to 1,936 sq. ft. Please note that a significant portion of the increase in patio square footage is designed to accommodate accessible access to the north side of the building from the main entry, the common room, the walkway connecting the back building, and a new ADA compliant parking space.

4. Clarification as to whether the proposal is to operate only part of the year. (George's nitrogen figures are based on 8 months a year.)

Based on the updated nitrogen calculations and mitigation plan proposed by Sourati Engineering Group, Applicants propose to operate for up to eight months per year. Please see letter dated December 7, 2021, from George Sourati to the MVC's Water Resource Planner, Sheri Caseau, for details regarding the proposed enhanced I/A system.

5. Formal offers. These should include any offers indicated during the hearing and in the responses to staff questions, or any new offers. It would make sense to finalize the septic proposal before submitting any formal offers.)

Enhanced I/A System:

Install an enhanced I/A System, as proposed by Sourati Engineering Group, to meet MVC Oak Bluffs Harbor Watershed requirements and to provide up to eight months of operation for 15 bedrooms. For details regarding the proposed enhanced I/A system, please see letter dated December 7, 2021, from George Sourati to the MVC's Water Resource Planner, Sheri Caseau.

Employee housing:

Provide off-site seasonal housing for up to three seasonal employees.

VTA passes:

Provide complimentary VTA passes for overnight paying guests.

EV charging:

Install EV charging stations, starting with two or three stations at time of reopening and expanding to all 12 parking spaces over the following 5 years.

Solar panels:

Install solar panel arrays, as presented to the MVC, within five years of reopening.

Mechanical equipment:

Install only mechanical equipment that is electric and Energy Star compliant.

Road maintenance:

Maintain unpaved portions of Morgan and Church Avenues around the property, as required by the Town of Oak Bluffs. Maintain unpaved portions of Glenwood Avenue along the property line, as required by the Town of Oak Bluffs.



On Tue, Dec 14, 2021 at 10:25 AM Alex Elvin <elvin@mvcommission.org> wrote:

Hi Eric,

No problem. I will try to send some language today.

We are also waiting on the other MVC requests we sent on 12/7, which are included below (see bullet points 2 and 3).

Stay safe,

Alex

- Final septic proposal to account for nitrogen loading. (MVC staff is working to confirm the calculations provided by George Sourati, and will have more information this week to help clarify the options.)
- More accurate rendering of the campus showing the view from Highland Ave., including the berm that was mentioned.
- Clarification as to how the proposed interior and patio space is scaled appropriately for 15 guestrooms.
- Clarification as to whether the proposal is to operate only part of the year. (George's nitrogen figures are based on 8 months a year.)
- Formal offers. These should include any offers indicated during the hearing and in the responses to staff questions, or any new offers. It would make sense to finalize the septic proposal before submitting any formal offers.)

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: Tuesday, December 14, 2021 7:33 AM
To: Alex Elvin
Cc: william sullivan; George Sourati; Sheri Caseau; Adam Turner
Subject: Re: ericShearer numbers

Alex - I have a potential covid exposure in my house (my son spent the night with a friend who was exposed to covid at school). We are getting tested this AM and I may not be available for our discussion.

Can you please send me the proposed language for septic system testing and monitoring. George mentioned this would be necessary and part of the MVC offers. I can review with George and call you next week?

My apologies for this inconvenience.

Best,

Eric

On Dec 13, 2021, at 2:06 PM, Alex Elvin <elvin@mvcommission.org> wrote:

Great. I will try calling around 10.

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: Monday, December 13, 2021 1:56 PM
To: Alex Elvin
Cc: william sullivan; George Sourati; Sheri Caseau; Adam Turner
Subject: Re: ericShearer numbers

Sure, I'm available at those times...whatever works best for you. My cell number is 917-364-0398.
Best,
Eric

On Dec 13, 2021, at 1:07 PM, Alex Elvin <elvin@mvcommission.org> wrote:

Hi Eric,

Would you be free tomorrow to discuss the possible conditions and offers for Shearer Cottage? I just want to make sure we are on the same page about the septic plan and possible monitoring and mitigation. I would be free from 10-11AM, or 12-1PM.

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: Friday, December 10, 2021 2:12 PM
To: Alex Elvin
Cc: william sullivan; George Sourati; Sheri Caseau; Adam Turner
Subject: Re: ericShearer numbers

Hi Alex - I am glad to hear the IA system George and Bryan proposed meets the MVC's requirements for eight months of operation. Thank you for working with them to resolve.

I will include language limiting operations to eight months in the formal offers, which should be ready to send over on Monday or Tuesday next week.

Your guidance and support are much appreciated.

Kind regards,
Eric

On Dec 10, 2021, at 1:25 PM, Alex Elvin <elvin@mvcommission.org> wrote:

Hi Eric,

We have confirmed the lot area for the Shearer Cottage project (0.751 acres), and that the proposed 12mg IA system with 15 bedrooms and limit of 8 months of inn operation per year would meet the nitrogen limit for the property.

Please see the email with calculations from Sheri below. This also includes an option for an 8mg system at 365 days per year. I believe this is everything you need to finalize the septic proposal and/or offer to only

operate only part of the year, but let me know if you have any questions. Again, we would need the final offers and septic plan by 12/16 at 5PM. I would be happy to discuss anything early next week.

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: Sheri Caseau
Sent: Friday, December 10, 2021 9:03 AM
To: Alex Elvin
Cc: Adam Turner
Subject: Shearer numbers

As they propose 15 bedrooms at 12mg/l for 244 days will work

Below are the calculations for 365 days and 244 days for the 8 and 12 mg/l systems

			Load for property		.751*11.83=	8.88 kg/yr	
bedrooms	# days	I/A mg/l	N load	roof runoff	lawn	total N(kg/yr)	
15	244	12	5.55	0.52	1.95	8.02	
15	365	12	8.3	0.52	1.95	10.77	
15	365	8	5.53	0.52	1.95	8	

Sheri L. Caseau

Water Resource Planner

Martha's Vineyard Commission

caseau@mvcommission.org