

# MESHACKET COMMONS

Development of Regional Impact Application  
*June 2022*



UNION STUDIO  
ARCHITECTURE & COMMUNITY DESIGN



south  
mountain  
COMPANY

# **EXECUTIVE SUMMARY**

**Affirmative Investments and Island Housing Trust are excited to submit this Development of Regional Impact (DRI) application to the Martha's Vineyard Commission to allow for the creation of 36 units of urgently needed affordable rental housing and 4 community homeownership townhouses at the Meshacket Road property. The rental housing will be affordable to residents with incomes between 30% and 110% of Dukes County area median income (AMI) and the homeownership townhouses will be affordable to residents with incomes between 90% and 120% of AMI.**

**In addition to housing, the site plan provides a pedestrian and bike-friendly neighborhood with a community building that has communal indoor space and a property management office. Other amenities include outdoor play areas, passive recreational spaces, and paths that connect to the Old Meshacket Road walking path and the Swimming Place Path. This neighborhood will be passive house aligned, all-electric, and have solar panels. The site plan respects the site's undeveloped surroundings by protecting open spaces, maintaining as much of the existing vegetation as possible, and striving to balance the new community with its surrounding environment.**

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# 1. PROJECT *NARRATIVE*

## CONTEXT

Affirmative Investments, Inc. of Boston (Affirmative) and Island Housing Trust of Vineyard Haven (IHT) responded to a Request for Proposals issued by the Town of Edgartown in July of 2021 to create up to 40 units of housing. The Request for Proposals suggested 36 rental units and 4 home-ownership units of affordable and community housing be developed on a 6.76-acre parcel of town-owned land at 38 Meshacket Road. In November of 2021, the Town of Edgartown Select Board voted to designate the Affirmative/IHT team as developer of the property. The Affirmative/IHT proposal includes 36 multi-family rental units that will be affordable to residents with incomes between 30% and 110% of Dukes County area median income (AMI) and 4 community home-ownership townhouses affordable to residents with incomes between 90% and 120% of AMI.

Affirmative and IHT have entered into an Operating Agreement to form Affirmative/IHT, LLC (Affirmative/IHT). The Affirmative/IHT team collectively has extensive experience in constructing, owning, and managing affordable housing and is committed to building a highly sustainable year-round neighborhood at the Meshacket Commons property that will provide housing for 40 cost-burdened Island families.

Affirmative is a woman-owned, mission-driven firm focused on housing and economic opportunity for Low Income Persons. IHT provides permanent affordable housing for Island residents and has provided over 120 affordable units on the Island. Affirmative/IHT will work with The Community Builders (TCB) to oversee all aspects of lease-up and management of the property, including the housing lottery, income certification, apartment lease-up, management, and oversight of operations for the Meshacket Road community. TCB is an experienced rental property manager on the Island and manages the Morgan Woods 60-unit rental neighborhood in Edgartown.

## SITE

In addition to housing, the site plan provides a pedestrian and bike-friendly neighborhood with a community building

that includes a management office. Other amenities include a maintenance building, outdoor play areas, passive recreational spaces, and paths that connect to the Old Meshacket Road walking path, the Swimming Place Path special way. The site plan respects the site's undeveloped surroundings by protecting open spaces, maintaining as much of the existing vegetation as possible, and striving to balance the new community with its surrounding environment. The frost bottom area on the abutting parcel provides a vital habitat for various species of endangered moths. It will be left untouched and undisturbed.

Vehicle access to the community is from a two-way driveway off Meshacket Road. The driveway is a loop that begins at Meshacket Road and first passes the four 3-unit manor houses, then two of the 6-unit manor houses, the community building, and then past the remaining two 6-unit manor houses. The driveway then offers an option to leave the development or continue to an outlet with the two homeownership townhouses.



The sidewalks along the main road connect to a path in the southern edge of the neighborhood that will provide walking to a connection to Swimming Place Path. Old Meshacket Road, an ancient way that cuts through the northern portion of the site, can be accessed by the neighborhood's path network.

The site plan uses multiple buildings with small footprints to maximize the efficiency and limit the size of the buildable area. The homes are distributed across ten buildings with three typologies: duplex units, 6-unit manor houses, and 3-unit manor houses. The two duplexes are located at the northeastern part of the development, close to Old Meshacket Road. The four 3-unit manor houses and four 6-unit manor houses are clustered along the central driveway loop in the center of the developed area.

The community building at the southern end of the site will include the management office. The fenced trash and recycling areas will be located adjacent to the community building and slightly down the driveway from that is where the snow storage area will be.

Head-in parking will be provided along the entry driveways, beyond the buffer zone, and along the main road. There are a total of 70 parking spaces, five of which are handicap and two of which are van accessible. Provide plans and narrative for electric vehicle charging stations for the residential parking spaces and for PV. (The development will have four EV charging stations and will install conduits for future charging stations) see if we can confirm number or original stations and capacity of future stations.

### **ACCESS, TRAFFIC, & TRANSPORTATION**

It is anticipated that the occupancy of the 40 proposed affordable homes to be constructed at 38 Meshacket Road will have minimal impact on traffic along Meshacket Road or any nearby intersections. The plan is for a single access and egress driveway into the neighborhood off of Meshacket Road. The western driveway will be approximately 540 feet from the intersection with Landfill Road. The curb cuts to the neighborhood will provide good

site lines to Meshacket Road and will allow for easy turning into and out of the neighborhood. Appropriate down lighting and signage at the driveway will meet all town requirements and will provide awareness of cars entering and exiting to maintain safety.

The proposed project is 100% affordable and likely to attract residents with fewer cars who are more likely to use public transportation (if available) or alternative modes of transportation, including bicycles. The developer will encourage alternative modes by providing a bus shelter along Meshacket Road and will work with the Town of Edgartown to provide bus service to the community. While the VTA does not currently provide bus service on Meshacket Road, Bus Route #6 (Edgartown-West Tisbury Road) stops 0.8 of a mile away across from Morning Glory Farm. Our hope is that the bus can be routed to provide service to this new neighborhood. In addition, the development will encourage bicycle use by providing secure and covered bicycle pavilions on site for bike storage. Given the alternatives, we believe fewer trips should be anticipated from this development than for a typical subdivision.

ITE trip generation rates that were applied to the previously proposed 29-unit Meeting House Way residential subdivision estimated of 32 additional trips (8 In /24 Out) expected to occur during the AM peak hour (8:00 to 9:00 AM) and 40 additional trips (25 In /15 Out) expected during the PM peak hour (4:15 to 5:15 PM). The ITE estimated total daily trip generation for that proposal was estimated at 338 trips. Extrapolating from the ITE trip generation rates used for Meeting House Way, the 40 units proposed would generate 44 additional trips in the AM peak hour, 55 additional trips in the PM peak hour, and 466 additional trips daily for the new project.

Based upon the proposed neighborhood of mostly small multifamily units of all affordable housing, we believe trip assumptions should be less than for an average subdivision. An assumption of 0.5 trips per unit for peak periods and 7 trips per day per unit adjusts the ITE trip estimates to account for fewer cars owned by residents, use of public transportation, some non-peak hour work patterns and the added use of

bicycles for transportation. The reduced assumptions for 40 units would add 20 trips in the AM and PM peak periods and a total of 320 trips overall each day.

Between August 9th through the 15th of 2017 the MVC used an automated traffic counter on Meshacket Road and recorded an average daily traffic count (ADT) of roughly 3,900 vehicles at the Meshacket Road, east of Landfill Road location (which is across from 38 Meshacket Road). Based on these counts, which were recorded during a typical summer week, which is the height of traffic on Martha's Vineyard, the addition of 20 trips at AM and PM peaks and a total of 320 trips overall each day, will have minimal impact even during the peak travel times during the summer months.

### **BUILDINGS**

There will be four homeownership units, comprised of two 2-bedroom units and two 3-bedroom units, and 36 rental units. The scale, character, massing, and materials of all the buildings align with the traditional architecture of Edgartown. The cedar shingles and trim also reflect the Vineyard tradition and provide a zero-maintenance finish that will age well over time.

<b>RENTAL PROGRAM OF USES</b>				
UNITS	30%	50%	60%	80-110%
ONE-BED	2	2	3	1
TWO-BED	2	2	16	4
THREE-BED	1	0	2	1
<b>TOTAL</b>	<b>5</b>	<b>4</b>	<b>21</b>	<b>6</b>

<b>OWNERSHIP PROGRAM OF USES</b>		
UNITS	90%	110%
TWO-BED	1	1
THREE-BED	1	1
<b>TOTAL</b>	<b>1</b>	<b>1</b>

All ground-floor units will be visitable and incorporate universal design features to provide accessibility for residents that have special requirements, including seniors aging in place.

Two of the ground-floor units will be ADA-compliant and accessible to people with hearing and/or visual impairments. The design goal is to create highly accessible living spaces that both meet the needs of tenants who require special accommodations and are also attractive to tenants, regardless of accommodation requirements.

Washers and dryers will be provided in the ADA-compliant units. The homeownership units will have access to the community laundry facilities along with laundry hook-ups in each home to allow the option for homeowners to purchase their own machines.

UNIT COUNT & BEDROOMS		
MULTI-FAMILY	UNITS	BEDROOMS
ONE-BED	8	8
TWO-BED	24	48
THREE-BED	4	12
SINGLE-FAMILY	UNITS	BEDROOMS
TWO-BED	2	4
THREE-BED	2	6
<b>TOTAL</b>	<b>40</b>	<b>78</b>

## LANDSCAPING

The landscape design objective for the proposed Meshacket Commons conceptual site design is to enhance the built environment through the creation of a sustainable landscape that blends into the site's natural surroundings. The overall design philosophy emphasizes the use of native plantings and strives to integrate the proposed development's needs into the site's natural environment. The intent is to create a passive landscape that complements the proposed building architecture and natural

beauty of the site, while promoting interaction among the community's residents with the surrounding natural environment.

To accomplish the design goals, tree lined walkways meanders throughout the site linking different areas and providing a connection between the buildings and adjacent pathways. Pockets of protected existing vegetation are incorporated into the site layout to nestle the community into the existing landscape. A small gathering green and community building are incorporated into the overall design to promote a sense of community within the neighborhood. Landscaped islands provided throughout the parking areas break up the pavement and provide shading. The edges of the community are softened adjacent to the existing vegetation using native grasses that step up to the adjacent forest.

The plant selections for the proposed design takes its cue from the native plants of the existing coastal woodland plant community and incorporates species that are found on site. The proposed planting design includes many Island native plants with some island appropriate species. The plant and seed mixes being proposed are drought-resistant and will not require fertilization. They are sustainable native mixes to reduce the amount of maintenance needed for open green space. The plant list and conceptual planting plans indicate the palette that will be used for the project.

## INFRASTRUCTURE

### a. Sewer

The sewer infrastructure includes a gravity sewer collection system consisting of six precast concrete sewer manholes and 660 linear feet of 8-inch PVC sewer pipe. The gravity sewer collection system drains to an 8-foot diameter concrete wet well. The wet well will be equipped with a four pump E-One sewer lift station. A 2" diameter Force main will be installed and connected to the existing 4" force main located in Meshacket Road. In the event of a power failure, auxiliary power will be provided with a onsite generator, as shown on the Sewage Lift Station Plan detail.

### b. Water

Water will be provided to the development with a connection to the 16-inch ductile iron water main located on Meshacket Road. A watermain extension will be brought into the development which will service both new fire hydrants and water service connections. Pressure reducing valves will be located within the individual building structures. The sizing and material of the waterlines are to be determined. Water service lines will be type K copper, sizing to be determined.

### c. Stormwater

Stormwater will be collected and treated on-site for the proposed development with a series of green stormwater infrastructure practices which will include a water quality volume swale and bioretention areas for pretreatment of the pavement areas. The bioretention areas propose to utilize either a sediment forebay or Rain Guardian Bunker for sediment removal. Stormwater runoff from the bio areas for larger storm events will be conveyed to several underground infiltration chambers (UIC's), as noted on the site plan. Roof runoff will also be conveyed to UIC spaced throughout the proposed development. The proposed practices utilize infiltration and meet or reduce all peak flows to predevelopment levels.



## LIGHTING

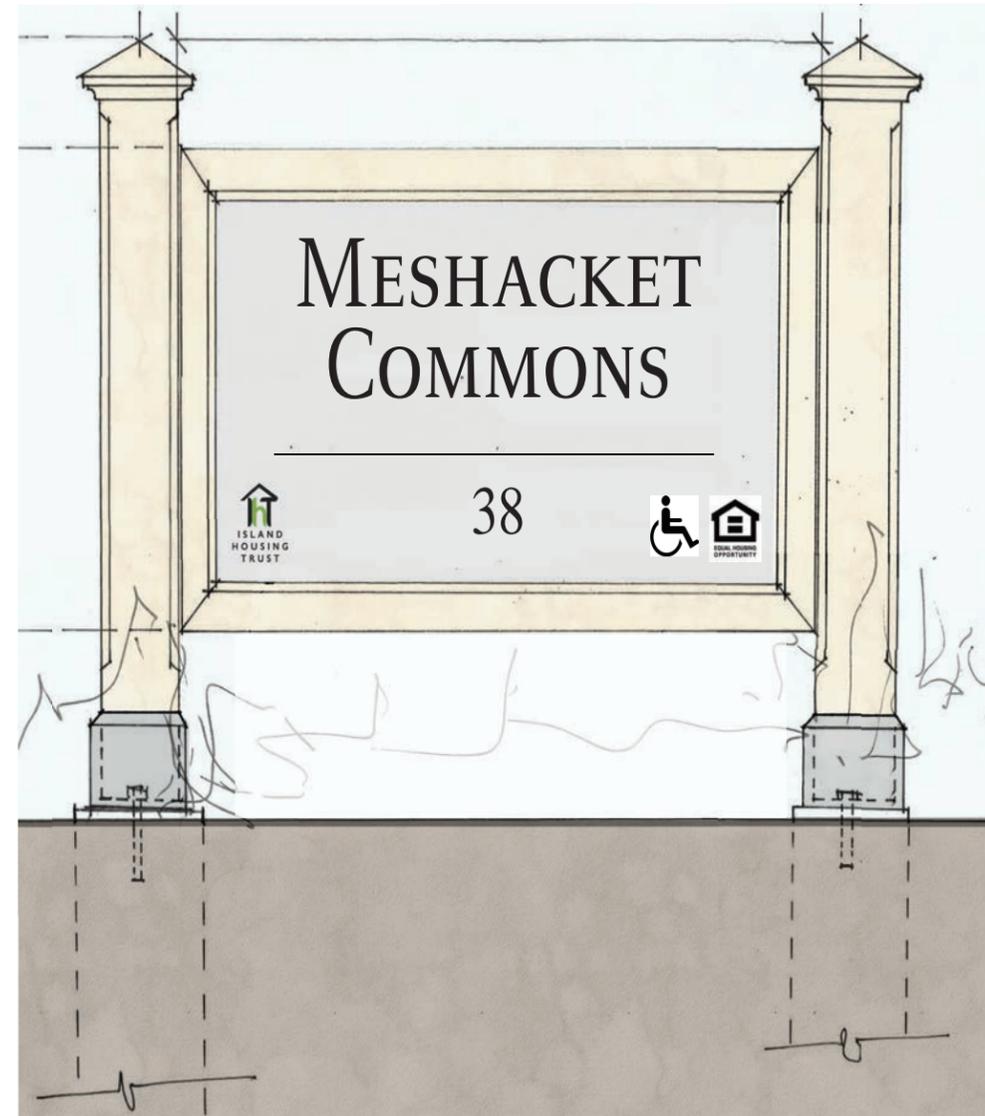
We intend to use low level path lighting for internal pathways along with ceiling mounted porch fixtures at unit entrances at each building. The path lighting we propose will be solar and motion sensitive so that the lights will intensify slightly as people walk along the pathways, and go back to a lower setting once people have walked by or when not in use (please refer to photometric site lighting plan and fixture cutsheets included in submission). Ceiling mounted porch fixtures proposed are LED and will be photocell-activated to turn on at dusk and turn off at dawn.



## SIGNAGE

The proposed name of the neighborhood, 'Meshacket Commons', would be on a monument sign oriented roughly parallel to Meshacket Road at the neighborhood entrance. The sign would be natural cedar posts with cedar trim and caps, a painted center panel with engraved lettering of the neighborhood name and address. The proposed sign would require a zoning waiver for proposed square footage of an accessory sign. A street name sign, meeting town requirements, with 'Meshacket Commons' is proposed perpendicular to Meshacket Road at the neighborhood

entrance. Throughout the neighborhood, buildings will be identified with building numbers and individual unit letters of painted aluminum for ease of wayfinding.



## CLIMATE CHANGE MITIGATION MEASURES

The Affirmative/IHT team understands that housing plays a critical role in the collective health and equity of neighborhoods and in their resiliency to the effects of climate change. The team is committed to developing a highly sustainable neighborhood that provides climate protective mitigation strategies for both development and neighborhood operations.

The site design will protect and retain existing trees, plants, and landscaping features and maximize connections for the neighborhood to conservation land and public trails. Our goal

is to preserve and create natural cooling through shade trees which have been shown to promote physical activity and mitigate the effects of heat on health – especially during heat waves.

In compliance with the Martha's Vineyard DRI Energy Policy, we will meet the Stretch Energy Code, achieve Energy Star Design Certification, and install all-electric appliances, including for the production of hot water and thereby eliminating all fossil fuels from the development. Going a step further, our high efficiency building envelope design will exceed Energy Code requirements substantially and reduce demand for both mechanical heating and cooling. We will perform quality assurance testing to confirm building air tightness and insulation as part of our construction process.

In addition, buildings will include solar electric panels which will be installed on all suitable roof areas to further reduce the neighborhood's demand for imported energy. All buildings will be clustered to minimize the development's impact on the land. Paving and impermeable surfaces will be limited, and we will include proper bioretention areas and underground stormwater retention to mitigate potential flooding events that may occur. We will expand our drive to reduce fossil fuels by encouraging alternative transit with the provision of a bus stop at the entrance to the community on Meshacket Road along with ample bicycle parking throughout the development and include electric vehicle charging stations in the parking areas.

## CONSTRUCTION STAGING PLAN

Prior to the start of construction, the development team and contractor will meet with neighbors and local businesses to address any concerns and formulate a plan for minimizing disruptions during the construction of the project. These plans will include, but not be limited to:

- A communications plan with neighbors and local businesses;
- Early road access and construction laydown areas on site to mitigate disruptions on Meshacket Road;
- Daily construction work schedules and delivery schedules;
- Dust mitigation when necessary.

## PROJECT IMPACTS

Project impacts include disturbance of 58% of the 6.76-acre undisturbed property, a negligible increase in traffic on Meshacket Road, a small increase in the amount of children in the public schools, and some additional demands on public services in Edgartown. These impacts are mitigated by the production of beautiful, sustainable, healthy, comfortable, and well-maintained year-round housing for 40 individuals and families who live and work in Edgartown and in other towns on Martha's Vineyard. This housing will be affordable to many of those who have few housing options, including teachers, municipal workers, firemen, police officers, and others struggling to find adequate housing they can afford on the Island.

### *a. Impact on Environment*

The Affirmative/IHT team takes the development of green space seriously and is committed to developing the site in a manner as favorable to the environment as possible. The site plan clusters the development onto 3.9 acres of the 6.76-acre site in order to maximize the area of the site that will remain undeveloped. Within the developed area, there will be 2.3 acres of open space that will include passive and active recreation areas for residents.

Within the footprint of the developed area of the site, the goal is to balance the preservation of open space while providing much needed affordable housing. Roads, buildings, and open spaces have been designed to maintain views and connection to the natural areas. Plantings will be native to the area and impervious surfaces are limited to the buildings and roadways. In the untouched areas of the site, the natural environment and wildlife habitat will remain with the exclusion of dirt or wood paths that will connect residents and the neighborhood to abutting trails and protected and conserved areas.

The property has few immediate neighbors and will be buffered from Meshacket Road by a 100-foot vegetative buffer zone that will run between the driveway from Meshacket Road to the neighborhood. There will be no view of the neighborhood from Meshacket Road other than

the signs and lighting at the driveways. No neighbors will have views of the neighborhood from their homes. Lighting in the neighborhood will be dark-sky compliant and will not impact neighbors. Due to the distance from neighbors, and the buffer provided by much of the site remaining undeveloped, there will be no noise impacts on neighbors. The clustered development that is surrounded by buffer zones allows for the development to have limited impact on the scenic value, character, or identity of the area. The site plan provides residents with wonderful views, a safe family-friendly neighborhood, and connections to the site and adjacent conservation areas.

### *b. Impact on Wastewater*

The homes at Meshacket Commons will be connected to the sewer system in Edgartown. While municipal sewer systems have the least impact on the environment when it comes to nitrogen leaching into critical watersheds, there will still be some impact to these ecosystems from our development.

We have developed the property in such a way as to maintain as much undisturbed land as possible and will be landscaping the open space with drought resistant native plants that will require

no managed landscaping. The plants and seed mixes selected are drought resistant and since the plant material is island native should not require fertilizer. However, the turf area may need some nutrients over time. Initially we are including 4" of loam for the turf areas, with clover in the mix to help with fixing nitrogen to the soil to reduce the need for additives, which will consequently limit the amount of extra nitrogen that has the potential to leach into the watershed.

Per the MVC guidelines, the property has a designated capacity of 20.86 pounds per year of nitrogen. Our development creates 35.1 pounds per year.

### *c. Impact on Supply of Needed Low & Moderate-Income Housing*

The Town of Edgartown is experiencing a housing crisis that affects all aspects of the Town. Long-term employment vacancies in the local school and hospital are attributed to a lack of affordable housing. Of the housing units in Edgartown on the state's subsidized housing inventory, only 3.7% are considered affordable (suitable for those earning 80% AMI or less).



The pandemic has made an existing housing crisis even more acute. In 2020, the median price of a home on Martha’s Vineyard was \$1.15 million and based on market reports from area realtors, the prices increased by 13% to \$1.3million in 2021.

This project is consistent with the MVC’s Housing Policy which outlines the MVC’s role in promoting the provision of fair, decent, safe, affordable housing for rental or purchase across income sectors especially those income thresholds with the greatest need. It is also consistent with the Commission’s role in encouraging housing for year-round occupancy and that accommodates the needs of aging island residents, or residents with disabilities, with accessible ground-floor units.

The Meshacket Commons site is highlighted in the Town of Edgartown’s draft Housing Production Plan FY2018-2022 which describes the Town’s plans to create and preserve affordable housing. The Town of Edgartown identified ways it would encourage affordable housing locally, including allocations of Community Preservation Act funds for projects, infrastructure investments, and offering municipal property at little or no cost to the selected affordable housing developer.

The Meshacket Commons property is a municipally-owned property. The Town has championed the idea of providing affordable housing on this site by entering into a low-cost land lease for the property as well as committing a minimum of \$800,000 in CPA funds towards development of the site. Additionally, the Town has reserved the water and sewer infrastructure necessary for the construction of 40 units of housing.

The Housing Assistance Corporation of Cape Cod provided local rent information for The Community Builders for Morgan Woods neighborhood in Edgartown in 2021. For the few multi-family rental options available, their report showed median rents were \$1,800 for a 1-bedroom within 18 miles of Morgan Woods, \$2,000 for a 2-bedroom within 16.5 miles of Morgan Woods and \$2,700 for a 3-bedroom within 6.75 miles of Morgan Woods. Average rents were marginally higher at \$1,842, \$2,023, and \$2,733, respectively. Rents for 60% AMI residents in the Meshacket neighborhood will start at \$1,314 for 1-bedrooms, \$1,577 for 2-bedrooms, and \$1,823 for 3-bedrooms.

Over 700 year-round residents and their families are waiting for affordable rental housing on Martha’s Vineyard, including 210 children. Rents on the Island are 30% higher than the state-wide median, while wages are 27% lower than the state-wide median. Only 38% of the housing stock on the Island is available for year-round occupancy and 21% of year-round residents pay more than half of their income on housing costs. This project will provide 40 year-round affordable units in Edgartown that will increase the Town’s current 3.7% of affordable units on DHCD’s Subsidized Housing Inventory to 5.5%.

**d. Impact on Municipal Services & Burden on Taxpayers & Real Estate Taxes**

This neighborhood will require municipal services from schools, police, fire, social, emergency, and water and sewer services. In the Request for Proposals, the Town of Edgartown requested a 70% preference for existing town residents for this development and Affirmative/IHT will work with the Town to meet this preference goal.

Given this goal, most of the residents of this new community will be existing residents of Edgartown and families moving to

this development will not significantly add to the school population. Assuming all 30% of the units that are occupied by new residents to Edgartown are 2- and 3-bedroom units and are occupied by families with 1 child per bedroom after the first adult-occupied bedroom, there would be 11 bedrooms for school-aged children who are not currently Edgartown residents. An additional 11 children would add fewer than one additional child per grade for kindergarten through 12th grade, on average.

There will be some additional demand for police, fire, social, and emergency services for the community. The Community Builders (TCB) will manage the property and has extensive experience managing affordable housing neighborhoods. They will have an on-site management office and will provide resources for residents to connect them with social and healthcare services that will minimize the demand for municipal responses for the community.

The Edgartown Wastewater Commission has committed water and sewer infrastructure capacity to support this project. In a vote of the Edgartown Wastewater Commission on January 20, 2022, the Commission voted unanimously to allow the Meshacket neighborhood to have 80 bedrooms that will access Town water and sewer.

The neighborhood will bring the property back onto the tax roll from its existing exemption as town-owned property. The payment of real estate taxes will offset the additional services required by the neighborhood. Real estate taxes will be based on the property’s valuation, which is limited by the restricted rents on the property. Current proformas use the Morgan Woods development’s real estate taxes as a model.

**MESHACKET SITE BY THE NUMBERS**

ADDRESS	38 MESHACKET ROAD, EDGARTOWN, MA
PARCEL ID	28/225
EST. CONSTRUCTION COST	\$16,000,000
ACREAGE	6.7 ACRES
DISTURBED ARCREAGE	3.9 ACRES (57.7%)
OPEN SPACE	2.3 ACRES (34%)
PASSIVE & ACTIVE SPACE	0.2 ACRES (3%)
EXISTING VEGETATION TO REMAIN	2.86 ACRES

## **ABILITY TO ACHIEVE TOWN, REGIONAL, STATE PLANS**

This development is consistent with town, regional, and state plans and objectives. It provides affordable housing in an area that desperately needs additional housing to support the local work force, people with disabilities, and aging seniors. In addition, the project meets smart growth and sustainability goals by clustering development, encouraging transportation alternatives, providing electric car charging stations, constructing “passive house aligned buildings with solar technology, and maintaining over 50% of the site as open space.

## **CONFORMITY TO ZONING**

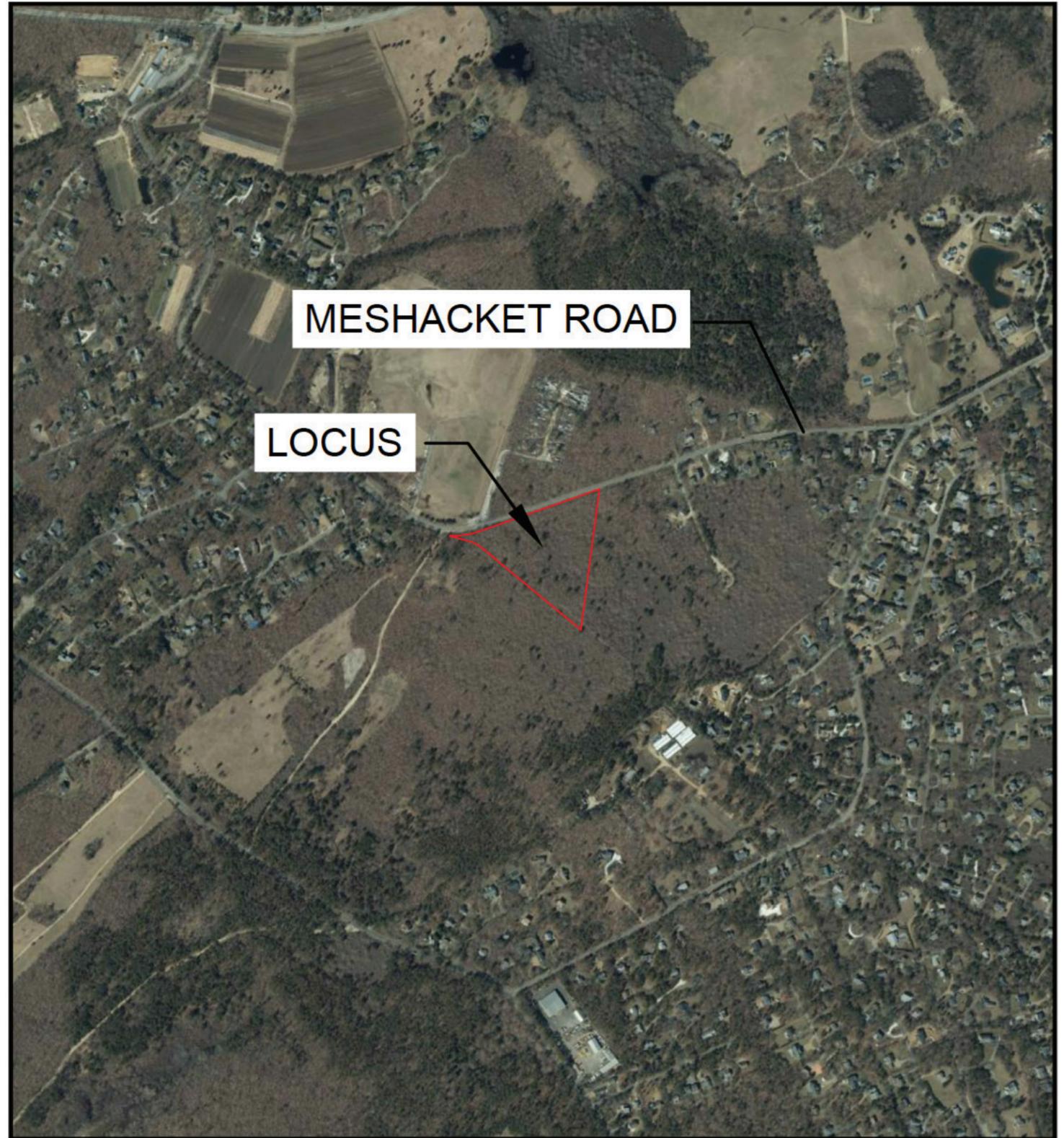
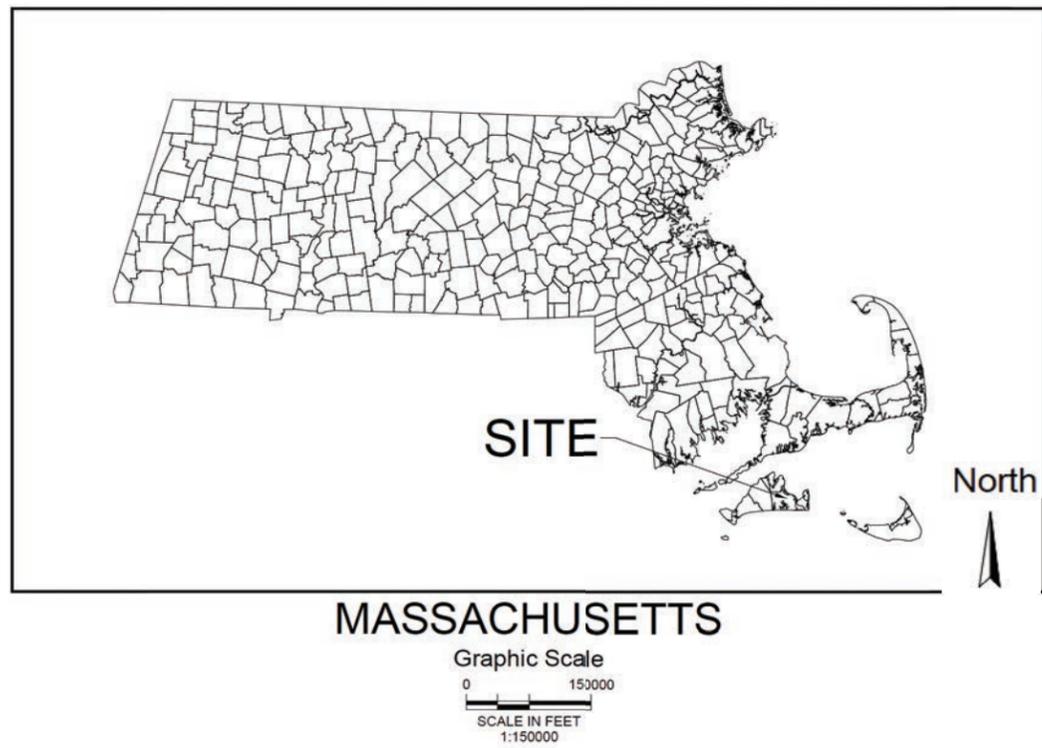
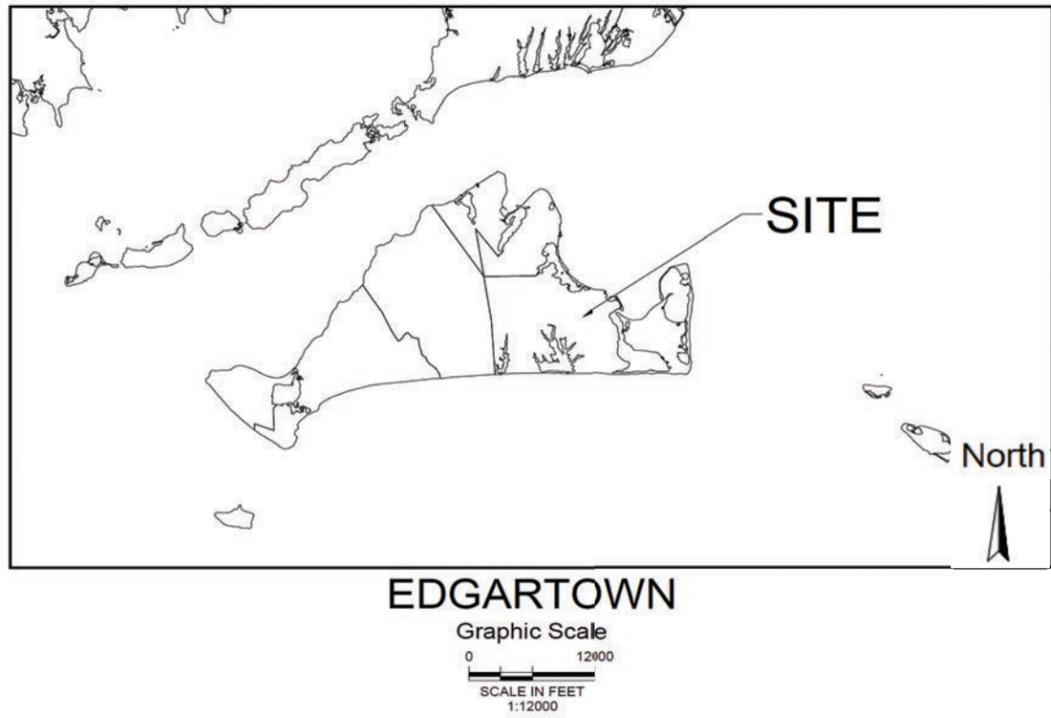
In terms of zoning, density relief is the only approval required for this project. The Meshacket Road property is in an R-20 Zoning District of Edgartown, where one single-family house and one guesthouse per ½ acre is permitted by right and the maximum building height is 32 feet. Zoning relief is needed to allow 40 units on the 6.76-acre property, building height, the number of units per building and the number of buildings per lot. The project will meet requirements for frontage, setbacks, open space, and parking.





## 2. EXISTING *CONDITIONS*

**CONTEXT**



**VICINITY MAP**

GRAPHIC SCALE: 1 INCH = 200FT





**The Commonwealth of Massachusetts**  
 William Francis Galvin, Secretary of the Commonwealth  
 Massachusetts Historical Commission

May 27, 2021

Arielle Faria  
 Affordable Housing Committee Administrator  
 Town of Edgartown  
 Edgartown Town Hall  
 70 Main Street, 3rd Floor  
 Edgartown, MA 02539

RE: AHC-19-30 Affordable Housing, Chapter 40B, 38 Meshacket Road, Map 28, Lot 225, Edgartown MA. MHC #RC.69460.

Dear Ms. Faria:

Thank you for your inquiry to the Massachusetts Historical Commission (MHC) for the project referred above. Staff of the MHC have reviewed our files and the information submitted. The proposed project consists of the construction of affordable housing at the address referenced above in Edgartown.

Review of MHC files determined that a Project Notification Form (PNF) was received at this office March 9, and 15, 2021. MHC did not issue comment or a determination of effect for the project within days (36 CFR 800.3(c)(4); 950 CMR 71.07(2)(f)). No further MHC review is required for the project proposed.

These comments are provided to assist in compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (36 CFR 800) and/or Massachusetts General Laws Chapter 9, Sections 26-27C (950 CMR 71). If you have questions or require additional information, please come to this office.

Sincerely,

Jonathan K. Patton  
 Archaeologist/Preservation Planner  
 Massachusetts Historical Commission

cc: DHCD-HOME

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## Existing Conditions Checklist

Locus Map

Zoning

Limits

N/A Coastal features

Topographical features

Vegetative cover

N/A Buildings & Structures

N/A Site landscaping

N/A Roads & Parking

Water & Sewage

Utilities

History & Archeology