



# B R E E S E a R C H I T E C T S

11 Beach St. Vineyard Haven, MA 02568

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## DRI # 617- Fortune World – OFFERS 09-11-09

### Landscaping:

- A final landscaping plan including an implementation timetable showing plant species and locations shall be submitted for the review and approval of LUPC before construction begins.
- 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.
- Storm water run-off shall be achieved thru permeable driving surfaces, gutters and downspouts that tie into a dry well on the property as shown on the revised Site Plan, and will be annotated on the construction documents.
- The existing Willow tree to the north of the property shall be protected during construction.

### Exterior Lighting:

- A final lighting plan shall be submitted to and is subject to the approval of LUPC before construction begins. It shall be based on the following principles.
  - All exterior lighting shall be downward shielded to prevent direct light from escaping the property.
  - Exterior lighting on buildings shall be limited to that required by code and should be on timers to ensure that they are turned off during the day as well as turned off during the night when the store is closed.
  - For landscaping, bollard lights shall be no more than 3 feet tall, if needed for pedestrian and vehicular safety.
  - Lighting on signs shall be shielded to prevent glare for drivers. Signs on building shall be downward shielded to prevent direct light from escaping the property.
  - Security lighting, if any, shall be on motion detectors.

### Affordable Housing:

- Both residential rental units shall be occupied on a year-round basis.

### Vehicular Access:

- The property shall only be accessed from the rear easement. In the circumstance that the owner cannot secure the revised legal easement the owner will re-apply to the MVC.

### Use:

- Fortune World, LLC shall not rent or sell the ground floor business space to any of the following types of businesses (the MVC High Traffic Generating List): fast food restaurant; hardware store; convenience store; bank; auto parts store; video store; and moped/car rentals without returning for the approval of the Commission. Nor other

businesses that generate more than 120 trips per day per 1000 square feet (based on the current Institute of Traffic Engineers Handbook) shall be allowed in the building.

- As prohibited in the deed, the property shall not house a restaurant or liquor establishment.

**Wastewater:**

- The project shall be tied into the town waste water system and existing septic system will be removed which has been approved by the Town of Oak Bluffs Wastewater Commission.

**Energy/Sustainability:**

- The building shall exceed the Massachusetts Building Code energy requirements by 20%.

**Noise:**

- All mechanicals shall be located in the basement or insulated attic space aside from the air conditioning condensers.

**Architectural Detailing**

- The exterior building materials shall be cedar shingle siding with white trim.

**Duration of Exterior Construction**

- All substantial construction to the exterior of the building shall take place between Columbus Day and Memorial Day.

**Substantial Alterations**

- Should Fortune World, LLC 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.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_