

PROJECT: FOUR SISTERS INN  
LOCATION: 14 NARRAGANSETT AVENUE, OAK BLUFFS, MA.

PROJECT SUMMARY:

New construction of a four-unit inn, with innkeepers' apartment, on a +/- 3,920 square foot vacant lot (Assessor - M10-P73). The lot is in an established neighborhood within the Cottage City Historic District and a B-1 Zoning district. The proposed building is a 2-1/2 story with basement, wood framed structure that will be similar in appearance and massing to neighboring structures. A previous structure on the lot was demolished in 2004 (Assessor).

INN OPERATIONS:

The inn will have four guest units with a capacity for 8 overnight guests and will be open year-round. There will be two staff members living on-site in a one-bedroom apartment. Up to three additional daily staff members will be housed under a lease agreement at 10 Pequot Avenue, approximately one block from the inn. There will be no events held at the inn. The inn is for the quiet enjoyment of the guests. Food will be for guests only and will include a prepared breakfast, afternoon wine and cheese, and dinner service on weekends. The inn is not required to be handicapped accessible because of its size and resident proprietors.

There is no on-site parking for guests and one on-site parking space for service and staff. Guests will be encouraged to not bring a car, and to use the Oak Bluffs ferries which are within walking distance of the inn. The inn will provide guests with bus passes and bike vouchers, and courtesy pick-up in Vineyard Haven when the Oak Bluffs ferries don't operate. There will be a bike rack provided near the rear storage shed off Waban Ave. The inn will work with the town on providing a pick-up and drop-off parking area adjacent to the property on either Narragansett or Waban Ave.

Deliveries will be through the rear door off Waban Avenue during non-peak hours. Trash and recycle items will be stored inside in the rear storage shed and will be picked up on a regular basis during non-peak hours.

ENERGY:

The inn will be all electric. Solar panels will be installed on the upper roofs if allowed by the Cottage City Historic District Commission.

WASTEWATER:

The building will be connected to the town sewer. At a February 23, 2022 meeting of the Wastewater Commission, the property was approved for 5 bedrooms of flow. The minutes of the meeting and written decision of the Wastewater Commission have not been completed and will be forwarded to the MVC as soon as they are received.

## DRAINAGE:

All roof drainage will be directed to drywells on the property. The system will be designed for a 25-year storm. (See Drainage Plan). Walkways and parking will be pervious surfaces.

Existing Impervious Surfaces: 0 SF / Proposed Impervious Surfaces: 1,742 SF – 44%

## GRADING:

The site slopes from north to south approximately 2 to 3 feet. The building design accommodates this slope, and the existing contour of the site will substantially remain.

## LANDSCAPING:

There will be native plants in small gardens where space is available with minimum use of nitrogen, pesticides, and water. A final landscape plan will be submitted for approval by the MVC.

## EXTERIOR BUILDING AND PATH LIGHTING:

Building lighting will be as required by the building code. Path lighting will be minimum required for safety. All fixtures will be dark sky compliant, and not exceed 3K in color temperature. A final lighting plan will be submitted for approval by the MVC.

## EXTERIOR BUILDING MATERIALS:

1. **Sidewall** - Pre-stained white cedar shingles. Pattern as shown in plans.
2. **Trim** - Boral, painted.
3. **Double Doors at Front Porch** – Painted wood in configuration shown in plans.
4. **Rear Porch Door / Basement Door** – Painted wood in configuration shown in plans.
5. **West Side Entrance Door**- Painted, fire rated MDF, in configuration shown in plans.
6. **Windows** – Loewen in configurations shown in plans.
7. **Roof** – Architectural asphalt shingles.
8. **Railings, Brackets and Posts**- Cedar, painted.
9. **Balusters**- Cedar, painted.
10. **Skirt Boards**- 1x8 Vertical cedar boards with solid body stain.
11. **Porch Decking**- 1x4 Mahogany, painted.
12. **Lighting**- Fixtures required by code, minimum path lighting, dark sky compliant.