

**RESPONSE TO MV COMMISSION 10-13-2022 PUBLIC HEARING QUESTIONS
DRI 731 - FOUR SISTERS INN, 14 NARRAGANSETT AVENUE, OAK BLUFFS, MA.**

To follow up on the 4 Sisters MVC hearing, can you please provide/clarify the following?

1. Updated housing proposal in regard employee housing. (It was stated that the plan is no longer to house some employees at 10 Pequot Ave.)

Housing may be required for one full time housekeeper (see answer to #4 below). Given the unknown timeline for completion of the project, it is premature to secure housing at any off-site location. If required for the housekeeper, housing will be found within walking distance of the Inn.

2. Is the basement apartment intended for the owners?

Yes. The owner's will be on-site in the basement apartment and will be general managers of the Inn.

3. Clarify what specific proposal will be made to the planning board in regard to waiving the parking requirement.

The Zoning Bylaw (ZB) requires one on-site parking space per bedroom in the B-1 Zone, or a total of five spaces (ZB - 5.1.3.5). There is one space located on-site. The Planning Board (PB) will be asked for a Special Permit, allowed by the PB in the ZB, to waive the requirement for four spaces in lieu of a payment to the Oak Bluffs B-1 District Parking Mitigation Trust (ZB – 5.1.5.3). Under the ZB formula, the payment is calculated at \$100/year/space, or a total of \$400/year.

4. Is it correct to say there will be a total of 5 employees for the Inn, including the 2 owners? **Yes:**

2 - On-site in the manager's apartment.

1 - Bookkeeper/website manager to handle web reservations/marketing and all finances/billing. This person has already been identified and tentatively secured. It is a remote position. Staff person lives in Atlanta GA.

1 - Landscaper/outdoor grounds keeper. This person / company will not need housing. They will be hired locally, and service will be needed on a weekly or biweekly basis depending on the season.

1 - Full time housekeeper (8-5p). The goal is to hire a person / company locally that will not need housing. This is the only employee that may need housing if we cannot find someone local.

5. **Building Size: Based on Assessor's records, a comparison of parcels and buildings within a 300 ft. radius of the property ranks the parcel as 17th in size and the proposed building as 17th in size, excluding the basement. A similar comparison of parcels and buildings in the local B-1 zone rank the parcel and proposed building as 3rd in both parcel and building size and 4th in F.A.R.**