

**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 17<sup>th</sup> in size and the proposed building as 17<sup>th</sup> 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 3<sup>rd</sup> in both parcel and building size and 4<sup>th</sup> in F.A.R.**