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To: Martha's Vineyard Commission
Land Use Planning Committee

Re: Lookout Tavern Renovation DRI

This project was referred to the Martha's Vineyard Commission by the Oak Bluffs Building Inspector for a concurrence vote. The project is the reconstruction of an existing restaurant at 8 Seaview Avenue in Oak Bluffs. The proposed structure will be six feet higher than the existing, there will be an additional 990 square feet of floor area.

The property is located in the B-2 Zoning District. The lot is contained within a block which is entirely business zoning, roughly one-third is zoned B-1, and two-thirds is zoned B-2. There are nine buildings on the lot, all of which are used for commercial use.

The proposed project require approval from the following town boards:

1. **Planning Board:** Section 10.4.1- Site Plan Review of exterior expansion of a commercial structure involving more than 500 square feet. The by-law reviews structures, drives, parking fences, walls, walks, outdoor lighting, loading facilities, areas for snow storage, facilities for refuse, utilities, landscaping, topography, drainage, sewerage, and open space.
2. **Zoning Board of Appeals:** Section 3.5.5-Special Permit for Non-Conforming Structures: No non-conforming structure... shall be altered or enlarged or replaced with a new building... except upon application to the Board of Appeals for a Special Permit...finding that such a change shall not be more detrimental to the neighborhood.
3. **Conservation Commission:** General Massachusetts Wetland Protection Act for Construction within 100' from the top of a bank.
4. **Cottage City Historic District:** 'in order to help preserve the architectural as well as visual character of one of the most historically significant and eclectic residential compositions is the United States.

The proposed structure will be fully handicapped accessible. The majority of the additional square footage is for handicapped bathrooms, an elevator, and two stairways. Additional storage will reduce the number of deliveries required.

PROJECT SPECIFICS

Hours of Operation: The restaurant will be open from May thru October, the daily hours are from 11:00 am to 12:30 pm. Any change in the seasonal operation would require approval from the Oak Bluffs Selectmen.

Seating: Currently the restaurant has 90 seats, approval has been granted by the Oak Bluffs Wastewater Commission for an increase of 40 seats.

Traffic: Please see Attached Sheet

Employees: There are currently 10+/- employees per shift, this would increase to 14+/- per shift.

Noise: The current business has been in operation for seven years, there has not been one noise complaint filed with the Oak Bluffs Police Department or the Selectmen. The proposed building will have a fully operational HVAC system which will allow for the closure of windows.

Affordable Housing: We have contacted several public and private organizations regarding moving the structure. We Would be willing to donate the building to any organization willing to move the building for affordable housing.

Lighting: The exterior lighting will remain similar to existing, shaded exterior lighting, dim, and dim interior lighting to emphasize the view to the exterior, lighting is controlled by both the Planning Board and the Historic Commission.

Landscape: The front of the building will remain landscaped as existing with flower beds and native perennial plantings. There will be two new trees planted on the Pasque Avenue side of the lot.