

DRI - 670 – LAMPOST CONVERSION

2022 Proposed Modification

Reason for requested Modification:

There is a disagreement between the Applicant and the MVC over the words “as needed” in the Written Decision.

Modifications

The Applicant proposes to clarify and modify the conditions the MVC imposed on the Lampost Conversion Conditions.

The following is the proposed modification:

1. Workforce Housing:

- 1.1 As offered by the Applicant, four (4) units with a total of nine (9) bedrooms shall be rented to employees of local businesses either as permanent year-round housing or temporary housing.**
- 1.2 The rental workforce housing shall be for members of the seasonal or year-round workforce.**
- 1.3 The applicant shall provide the MVC with yearly rental documentation proving that the residential units are utilized by Island Employees, no later than December 31st of each year.**

Explanation

There are ten (10) residential units of housing contained in the Lampost Conversion. The Applicant is permitted four (4) units of unrestricted apartment use pursuant to Section 7.2 of the Oak Bluffs Zoning By-Laws. By Special Permit the remaining six (6) units of housing are permitted. The modification request aligns the project with similarly approved projects, such as the Phillips Hardware approval which restricted two (2) of eight (8) units (a total of three (3) bedrooms) for workforce housing (25%). This modification request would require forty (40%) percent of the residential units in the building to be utilized for workforce housing.

Attached hereto is the rental history of the property. As stated, the premises have been primarily rented to workforce housing since construction was completed.

Previous and Current Leases for Apartments

2019

Construction for the project took approximately 6 months from start time to occupancy permits. Construction completed June 2019. Most of first floor was furnished at that time ready for occupants. Unit 3 needed work cleaning as it was the staging unit for that floor in terms of furniture, supplies, etc. Wasn't ready for occupancy until August.

Unit 1: Rented to 4 workers who worked multiple jobs in the restaurant industry for 5 months.

Unit 2: Rented to employees of Oyster Bar and Cardboard box for 5 months.

Unit 3: Rented to owner of local restaurant for 1 month.

Unit 4: Rented to employees of Oyster Bar and Cardboard box year round.

Units 5, 6, 7, 8: Unoccupied for this year. Furniture, painting, etc. being completed through winter due to work stoppage required on Circuit Avenue.

Units 9 and 10: Rented periodically through word of mouth and Airbnb. Film festival employees utilized them for a total of 6 weeks.

2020:

Covid. 3 units backed out of seasonal rentals due to Covid.

Unit 1: 6 month rental for employees of local painter.

Unit 2: Santoro group year round.

Unit 3: Santoro group year round

Unit 4: 6 months to Oyster bar employees, 6 months to Santora group.

Unit 5: 2 months employee of local restaurant. 3 months to contractor's employees.

Unit 6: Used periodically for friends and family.

Unit 7: Empty majority of summer (final staging unit). Rented one month to local contractor's employees.

Unit 8: Rented to local businessman and his family for 6 weeks. Friends and family. Listed on Airbnb.

Unit 9: Airbnb

Unit 10: Airbnb

2021:

Unit 1: Santoro group year round

Unit 2: Santoro group year round

Unit 3: Santoro group year round

Unit 4: Santoro group year round

Unit 5: Martha's vineyard Sharks managers for 3 months. Local restaurant employee for 7 months (winter).

Unit 6: Friends and family, Airbnb

Unit 7: Rockfish employee year round

Unit 8: Airbnb

Unit 9: Airbnb

Unit 10: Airbnb