

Re: DRI 670 Lamppost Compliance Letter

Alex Elvin

Tue 9/28/2021 12:27 PM

To: Local Inspector <localinspector@oakbluffsma.gov>;

Thanks. Let me know if you need anything else.

Alex

Alex Elvin
Development of Regional Impact (DRI) Coordinator
Martha's Vineyard Commission
The Olde Stone Building
33 New York Avenue
Oak Bluffs, MA 02557
(774) 563-5363

From: Local Inspector <localinspector@oakbluffsma.gov>
Sent: Tuesday, September 28, 2021 11:24 AM
To: Alex Elvin
Subject: RE: DRI 670 Lamppost Compliance Letter

Thanks Alex. Our administrator Alexa has been forwarding me the emails so fortunately I've been in the loop on this one. I have read the Planning Board and MVC decisions and I completely agree they're out of compliance.

Matt Rossi
Local Inspector
Town of Oak Bluffs
localinspector@oakbluffsma.gov
508-693-3554 ext 156

From: Alex Elvin [mailto:elvin@mvcommission.org]
Sent: Monday, September 27, 2021 4:37 PM
To: Local Inspector
Subject: Fw: DRI 670 Lamppost Compliance Letter

Hi Matt,

I wanted to keep you in the loop on our correspondence regarding the Lamppost building at 6 Circuit Ave. The owner has been out of compliance with the MVC and special permit conditions since at least May this year, and we are still waiting on a response to a letter we sent to them in August stating that the continued use of the top floor as short-term rentals would require a DRI modification. I mentioned to Ewell that the MVC compliance procedure does not preclude the town from taking any action on its own in regard to the special permit. Let me know if you have any questions.

Thanks,

Alex

Alex Elvin
Development of Regional Impact (DRI) Coordinator
Martha's Vineyard Commission
The Olde Stone Building
33 New York Avenue
Oak Bluffs, MA 02557
(774) 563-5363

From: T E Hopkins <ewellhopkins@mac.com>
Sent: Tuesday, September 21, 2021 11:55 AM
To: Alex Elvin
Cc: buildingadmin@oakbluffsma.gov; Oak Bluffs Planning Board; Oak Bluffs Building Official
Subject: Re: DRI 670 Lamppost Compliance Letter

Thank you for the clarification. The building department has not informed me if any pending actions.

Ewell

Sent from my iPhone

On Sep 21, 2021, at 11:39 AM, Alex Elvin <elvin@mvcommission.org> wrote:

Hi Ewell,

Sorry I wasn't aware of the special permit. I understand that the MVC conditions are enforceable by the town building and zoning officers, and the project has been out of compliance with the MVC decision and special permit since at least May 10, when Mark Leonard notified the building administrator that two apartments were being rented through Airbnb. (That email was forwarded to us on June 17.) We met with the owner on July 19 and explained that continuing the short-term rentals would require a DRI modification, and then we sent the compliance letter on Aug. 10. We are still waiting for a response, but I want to clarify that this would not preclude the town from taking any enforcement action under the special permit.

Thanks,

Alex

Alex Elvin
Development of Regional Impact (DRI) Coordinator
Martha's Vineyard Commission
The Olde Stone Building
33 New York Avenue
Oak Bluffs, MA 02557
(774) 563-5363

From: T E Hopkins <ewellhopkins@mac.com>
Sent: Monday, September 20, 2021 6:24 PM
To: Alex Elvin

Cc: buildingadmin@oakbluffsma.gov; Oak Bluffs Planning Board; Oak Bluffs Building Official

Subject: Re: DRI 670 Lamppost Compliance Letter

Evening Alex,
Indeed it did, Site Plan and Special Permit:

<https://www.oakbluffsma.gov/DocumentCenter/View/2822/Lampost-Decision-FINAL-signed-9-6-18-PDF>

Ewell

Sent from my iPhone

On Sep 20, 2021, at 6:11 PM, Alex Elvin <elvin@mvcommission.org> wrote:

Hi Ewell,

I'm just keeping you in the loop. Did the Lamppost conversion also require a special permit?

Alex

Alex Elvin
Development of Regional Impact (DRI) Coordinator
Martha's Vineyard Commission
The Olde Stone Building
33 New York Avenue
Oak Bluffs, MA 02557
(774) 563-5363

From: T E Hopkins <ewellhopkins@mac.com>

Sent: Monday, September 20, 2021 4:38 PM

To: buildingadmin@oakbluffsma.gov; Oak Bluffs Planning Board; Oak Bluffs Building Official

Cc: Alex Elvin

Subject: Re: DRI 670 Lamppost Compliance Letter

Is there a role for the town at this point or are we simply being kept in the loop?

Ewell

Sent from my iPhone

On Sep 20, 2021, at 4:15 PM, Alex Elvin <elvin@mvcommission.org> wrote:

Geoghan,

I'm writing to follow up on my letter from August 10 regarding compliance with DRI 670 (Lamppost Conversion). As was stated in the letter, the use of the top floor of the building for short-term rentals does not comply with the MVC conditions for DRI 670, and will require a DRI modification if the owner intends to continue that use. We also requested documentation that the remaining units in the building are being used by Island employees, which is required by the MVC decision for 670-M. I'm reattaching our letter from Aug. 10 for reference. Please call or email with any questions.

Thanks,

Alex

Alex Elvin
Development of Regional Impact (DRI) Coordinator
Martha's Vineyard Commission
The Olde Stone Building
33 New York Avenue
Oak Bluffs, MA 02557
(774) 563-5363

From: Geoghan Coogan <cooganlaw@gmail.com>

Sent: Wednesday, August 11, 2021 1:28 PM

To: T E Hopkins

Cc: Cummings, Adam @ CBRE; Alex Elvin; Oak Bluffs Building Official; Adam Turner; Oak Bluffs Planning Board

Subject: Re: DRI 670 Lamppost Compliance Letter

Will be in touch with everyone.

Geoghan

On Tue, Aug 10, 2021 at 7:40 PM T E Hopkins <ewellhopkins@mac.com> wrote:

Thank you Mr. Cummings,
The Planning Board will be represented at such a meeting.

Ewell Hopkins
Chairperson - Oak Bluffs Planning Board.

Sent from my iPhone

On Aug 10, 2021, at 4:55 PM, Cummings, Adam @ CBRE <Adam.Cummings@cbre.com> wrote:

This is interesting. Geoghan, let's discuss tomorrow. No good deed....I think we probably just go before the entire commission. Alex, please make sure you have the correct plans when we do.

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From: Alex Elvin <elvin@mvcommission.org>
Sent: Tuesday, August 10, 2021 4:22:57 PM
To: Cummings, Adam @ CBRE <Adam.Cummings@cbre.com>;
Geoghan E. Coogan, Esq <cooganlaw@gmail.com>
Cc: buildingofficial@oakbluffsma.gov
<buildingofficial@oakbluffsma.gov>; ewellhopkins@mac.com
<ewellhopkins@mac.com>; Adam Turner
<turner@mvcommission.org>
Subject: DRI 670 Lamppost Compliance Letter

External

Hi Adam and Geoghan,

Please see the attached letter regarding the use of the top floor of the building at 6 Circuit Ave. for short-term rentals. This is a follow-up to our discussion on July 19.

Let me know if you have any questions.

Thanks,

Alex

Alex Elvin
Development of Regional Impact (DRI) Coordinator
Martha's Vineyard Commission
The Olde Stone Building
33 New York Avenue
Oak Bluffs, MA 02557
(774) 563-5363

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Geoghan E. Coogan, Esq.
Edmond G. Coogan Law Office, P.C.
4A Causeway Road
P.O. Box 1639
Vineyard Haven, Ma. 02568
Ph: 508.693.3200
Fax: 508.693.7316
Email: cooganlaw@gmail.com

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<DRI 670 Lamppost Compliance Letter 8-10-21.pdf>