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Office of the Executive Director Martha's Vineyard Commission

DRI 674-M5 Stone Bank Development

Greg Monka
Building Official
Town of Tisbury
P.O. Box 1239
Vineyard Haven, MA 02568
sent via email

November 7, 2023

Dear Commissioner Monka:

Recently, MVC staff reviewed the amended site plan and amended unit plans for this project (see attached). The surveyor, Douglas Hoehn, certified in a letter dated October 31, 2023 that these plans constitute the as-built plans for the structures in the Stone Bank Development. Based on our review, these as-built plans executed by Mr. Hoehn appear to accurately reflect the approved development and its modifications to date.

On November 20, 2023, the Land Use Planning Committee (LUPC) of the Martha's Vineyard Commission anticipates reviewing a restaurant drawing set, an amended Master Deed, and an amended Declaration of Trust as part of DRI 674-M5 Stone Bank Development.

In light of this information, we will not object to permanent certificates of occupancy being issued for all units within 2, 8, 16, 20, 24, 26, and 30 Union Court, except for the restaurant in, and connected to, the ground floor of 8 Union Court (Unit A) and the affordable housing unit in 2 Union Court (Unit B). Until the LUPC approves a restaurant drawing set, an amended Master Deed, and an amended Declaration of Trust, we are not prepared to support permanent certificates of occupancy being issued for the restaurant and the affordable unit.

Once the LUPC has approved those items, and the appropriate documents have been recorded at the Registry of Deeds, we anticipate issuing a Certificate of Completion for the entire project to date and any reservations regarding the restaurant and the affordable unit will have dissolved.

If you have any questions, please do not hesitate to contact me further.

Thank You,

Documents Referenced:

- 1) Site Plan and Unit Plans, consisting of three (3) 36" x 24" pages: Plan of Land in Tisbury, Mass. prepared for Old Sone Bank Condominium by Douglas R. Hoehn of Schofield, Barbini & Hoehn, Inc., site plan (page 1) scale 1" = 20', unit plans (pages 2 and 3) scale 1" = 10', dated May 3, 2023 and revised October 30, 2023. MV 4338.
- 2) Letter from Douglas Hoehn consisting of one (1) page, dated October 31, 2023 re: Old Stone Bank Condominium MV 4338.