

Modification Narrative for DRI 663 - Phillips Hardware Mixed Use
Location: 30 Circuit Avenue, Oak Bluffs

Original MVC Decision Filed 12-30-2016

Phillips Hardware is requesting a modification to 'Condition 4. Alterations' contained within 'Section 5. CONDITIONS' of the original MVC Decision:

"4. Alterations

4.1 As offered by the Applicant, there shall be no substantive alterations of the project's approved use or design without the approval of the Martha's Vineyard Commission."

The modification consists of a change in the approved use of the residential portion of the project from a 'Hotel' use to an 'Apartment' use.

As noted in our original narrative, the project is located in the B-1 Zoning District and the Zoning By-Laws did not allow a viable apartment use of the property, but did allow a hotel suite use with rental period restrictions. The Phillips family accepted these restrictions so project planning could proceed, but it has always been the desire of the Phillips family to provide workforce and year around rental opportunities in the residential units without the rental period restrictions created by the hotel use. On November 14, 2017, Oak Bluffs voted to change the Zoning By-Laws to allow an apartment use in the B-1 district, and we are asking the MVC to approve the now allowed apartment use. There is no change to the number or layout of the residential units, and there are no other substantive alterations to the project.