

Southern Tier
Written Responses to LUPC Questions / Comments

1. Project narrative for phase 2 (for context).
 1. Phase II of Southern Tier will occur in conjunction with the completion of an expanded sewer system for the Town of Oak Bluffs and the allocation of sewer capacity to Southern Tier. There will be 15 units as a part of the second phase. The units will be designed in a similar architectural fashion as Phase I. Currently, the unit sizes of the 15 units have not been determined. Southern Tier will come before the MVC in order to amend this project approval for the additional 15 units. Our agreement with the Natural Heritage and Endangered Species Program maps out developable space at the north end of our developed site for the additional 15 units.
2. Clarification as to whether the project will be revised to include the extra dormers that Laura suggested.
 1. At this time, we are not considering the extra units at the 3rd floor of the 3-unit buildings.
3. Updated lighting plan that includes the pole lighting.
 1. The lighting plan was provided to the MVC on October 18, 2022 includes the 4 pole lights along the initial part of the roadway. They are labeled as SCL2-T3 #s 1-4 along the eastern side of the road.
4. Updated parking plan with 68 spaces.
 1. The plans delivered to Alex via a shared folder on December 9, 2022 shows the limits of the Phase I work and delineates the 68 parking spaces being constructed. There are an additional 22 parking spaces shown on the plan for Phase II.
5. (Other updated site plans as necessary.)
 1. All updated plans have been delivered to Alex via a shared folder on December 9, 2022.
6. ~~Updated nitrogen calculation and written mitigation proposal.~~
 1. Updated nitrogen narrative and calculations were delivered to Alex on December 12, 2022 via email.
7. ~~Stormwater analysis and drainage report.~~
 1. The Stormwater and Drainage report was delivered to Alex along with an Operation and Maintenance Plan via a shared folder on December 9, 2022.
8. HSH traffic supplement – This should account for both phases of the project, and possible impacts on the roundabout, and should include recommendations for how to mitigate any traffic impacts. HSH should also be available for the hearing.
 1. We have retained Howard Stein Hudson to provide conclusions on their December 2021 report commissioned by the MVC. A report will be forthcoming.
9. More detailed narrative on passive solar design.
 1. Southern Tier will not be doing passive solar design. The project will have photo voltaic solar panels for electricity generation and has been designed with Passive

House standards in mind to create a highly efficient building envelope and air ventilation.

10. Outline of possible future development within the Southern Woodlands property, **and current status of land-swap agreement.**

1. The Southern Woodlands project and land swap are not part of our project. We have asked Mark Leonard from the Oak Bluffs Affordable Housing Committee to write up a narrative describing the AHC's and the Town's plans.

11. ~~Sheet with just the plant schedule in large font.~~

1. The preliminary planting list produced in large font has been provided via email to Alex on December 9, 2022.

12. Clarify why the access road is two-way, since it is a loop.

1. Southern Tier has chosen to create a two-way street within the neighborhood. Our experience has shown that private roads without traffic enforcement provided by the police department creates an environment where drivers disregard directional restrictions such as one-way roads. Consequently, having adequate road width for drivers and cyclists to share the road safely was the driving force behind this decision.

13. Copy of the applicant's LUPC presentation.

1. The presentation is attached to this response.