Offshore Wind Maintenance Building – Hearing #2

LUPC #1: April 11, 2022
Site Visit: May 4, 2022
LUPC #2: May 10, 2022
Hearing #1: June 16, 2022
The Development Project Site

The project site is located at **69 Beach Road, Tisbury MA Lot 1** at the former Hinckley Lumber Yard which was successful subdivided in November 2021. Lot 1 is approx. 0.65 acres.
Existing Conditions
Preliminary Project Renderings

Street Perspective – Front View
Preliminary Project Renderings

Street Perspective – Looking East
Preliminary Project Renderings

Street Perspective – Looking West

Aerial Perspective – West Entry
Project Summary

- **Zoning** - The project as currently designed it complies with the Tisbury Zoning Bylaw.

- **Stormwater Management** - Field Engineering Co., Inc. designed a stormwater management system to accommodate the 25-year storm and prepared a stormwater management report. The design complies with the MV Commission’s Water Quality Management Policy, the Massachusetts Wetlands Protection Act – Stormwater Policy Standards, and the Tisbury Wetland Regulations.

- **Construction in a Flood Zone** – The project as designed complies with FEMA and Massachusetts State Building Code requirements for construction in a velocity zone.

- **Wastewater** – The sewer permit application has been filed. The Wastewater Superintendent has informed the project that adequate sewer flows are available for the project.

- **Fire Truck Access** - The driveway and loading dock area are designed to allow the largest Tisbury fire truck (42 feet in length) to maneuver in and out the driveway without the need to back out into Beach Road.

- **Landscaping** – A final landscape plan will be to the LUPC for review and approval prior to the substantial completion of the project. The plan will include native (or naturalized) strongly rooted plants and shrubs to help absorb stormwater and rainwater and will be designed to soften the project’s visual impact along Beach Road.

- **Utilities** - All utilities have been installed under Beach Road and brought to the property line.
Goal of Hiring Locals

• **Proactively advertising all job opportunities** on island

• The project will **hold multiple on island Open House events** leading up to, and after, the start of operations. The first was held in April and was a success with a turnout of over 40 individuals.

• An **O&M Jobs home page** has been created to assist in connecting islanders to the job opportunity of Vineyard Wind and our contractors – [https://www.vineyardwind.com/omjobs](https://www.vineyardwind.com/omjobs)

• **Continuing to engage with our community partners** like Vineyard Power to ensure promotion and communicate of all job opportunities
Compliance with the Marth’s Vineyard Housing Policy

The applicant has offered a proposal to the Commission to fulfill its Housing Mitigation as provided in Section 3A.1 of the MVC Housing Policy (July 2019). The summary of the offering is the following:

- Applicant shall make available offsite beds in dwelling units to accommodate the housing impact of Development employees except those who are living on Martha's Vineyard in market rate housing.

- The estimate shall be updated approximately 6 months before the expected date of the Development’s certificate of occupancy.

- The actual need shall be measured when the Development obtains its certificate(s) of occupancy. The need shall be re-measured at year 3 and year 5 of the first five years after the certificate(s) of occupancy, and at most 5-year intervals after the first 5 years until 15 years after the certificate of occupancy. The actual need can increase or lower the number of required beds.
Permit Timeline & Project Schedule

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**Martha’s Vineyard Commission**
- LUPC Site #1 Visit
- LUPC Site #2 Hearing

**Tisbury Conservation Commission**

**Contractor Procurement**

**Final Drawings - For Construction**

**Material Procurement**

**Construction**

- Target to Begin Construction: 9/1/2022

- Ops Readiness: 10/1/2023
Questions?