



July 1, 2022

Martha's Vineyard Commission
P.O. Box 1447
Oak Bluffs, MA 02557

Re: **Vineyard Wind 1 LLC**
DRI 81 M3
Assessor's Map 9-B, Parcel 18.1
69 Beach Road
Tisbury, MA

Dear Commission Members:

This memo is being submitted for the Vineyard Wind 1 LLC Project (DRI 81 M3). It addresses the zoning and environmental aspects of the project.

Zoning

The property is located within the in the Waterfront/Commercial District where the setback requirements are 20' from the front property, the cumulative side setback is 20' (4' minimum on each side) and 30' from the rear property line. The maximum allowable height is 28' from the base flood elevation. The proposed building will be in compliance with the zoning setback requirements and maximum allowable height. The Tisbury Building Commissioner reviewed the project and confirmed that the project as currently designed is in compliance with the Tisbury Zoning Bylaw. Please refer to the Site Plan and Architectural Plans for details.

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 of the stormwater management system is in compliance with the MV Commission's Water Quality Management Policy. In addition, the stormwater design is in compliance with the Massachusetts Wetlands Protection Act – Stormwater Policy Standards as well as the Tisbury Wetland Regulations. Please refer to the Drainage Plan, Stormwater Management System Report and Stormwater Peer Review Report by Green Seal Environmental, LLC for details.

Construction in Flood Zones

The majority of the property is located within a velocity zone (VE Zone Elevation 12). The project is designed to be in compliance with FEMA and Massachusetts State Building Code requirements for construction in a velocity zone. The building will be supported on a reinforced concrete pier foundation. The lowest structural member will be located at elevation 14, 2' above the base flood elevation 12. The grades on the Tisbury Market Place property to the east and Beach Road are 1.5' to 2' higher than the grades on the subject parcel and are pitching towards the site. Stormwater run-off from the neighboring properties currently discharge onto the lot located at 69 Beach Road, which causes flooding during moderate and severe rainstorms. In order to remedy the flooding from surface run-off and to allow the installation of a shallow Stormwater Management System on the site, the proposed grades on the VW lot have been elevated up to elevation 6 and a short retaining wall approximately 30" in height along the east and south property lines is proposed. The parking lot elevation is set at elevation 6, approximately 18" above the newly constructed sidewalk on Beach Road. The proposed site improvements including the short retaining wall along the east and south property lines are in compliance with the FEMA and Massachusetts State Building Code requirements for construction in a velocity zone. The MV Commissions code reviewer Stuart Clark, P.E., concurred that the proposed retaining wall is not a significant obstruction to wave action, as stated in the Stormwater Peer Review Report:

"It is our opinion that the retaining wall would not represent a significant obstruction as the proposed project is landward of Tisbury Market Place and most wave action would be intercepted by the Tisbury Market Place structures prior to encountering the wall."

According to the Army Corps of Engineers on-line future sea rise models, the base flood elevation at the site could reach the lowest structural member of the building in the year 2054 and the finished floor in the year 2078. Should these predictions become reality, the design of the foundation and the 8' headroom in the parking lot will allow for the building to be elevated in the future to accommodate an increase in base flood elevation.

In order to comply with the FEMA and Massachusetts State Building Code requirements for construction in a velocity zone, the initial project was revised to reduce the amount of fill required at the site by lowering the finished grades in the driveway and the loading dock area from elevation 11.5 to elevation 6. The retaining wall was lowered from a height of 8' to a height of 30".

Utilities

All utilities (Water, electrical and sewer) have been installed under Beach Road and brought into the property.

Wastewater

The wastewater generated by the building will be connected to the municipal sewer system. The estimated daily sewage flows are 854.1 gallons per day. At the April 2022 Town Meeting the Town of Tisbury voted to allow the Vineyard Wind property to tie into municipal sewer system. The Wastewater Superintendent informed us that that the 854.1 gallons per day in sewage flows are available to be allocated to Vineyard Wind. A Wastewater Service Permit Application was filed with the Wastewater Department.

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. Please refer to the Truck Turning Template Plan for details.

Landscaping

Vineyard Wind will submit a final landscape plan to the LUPC for review and approval prior to the substantial completion of the project. The landscape plan will include native (or naturalized) strongly rooted plants and shrubs to help absorb stormwater and rainwater. The landscape plan will be designed to soften the project's visual impact along Beach Road.

Sincerely,

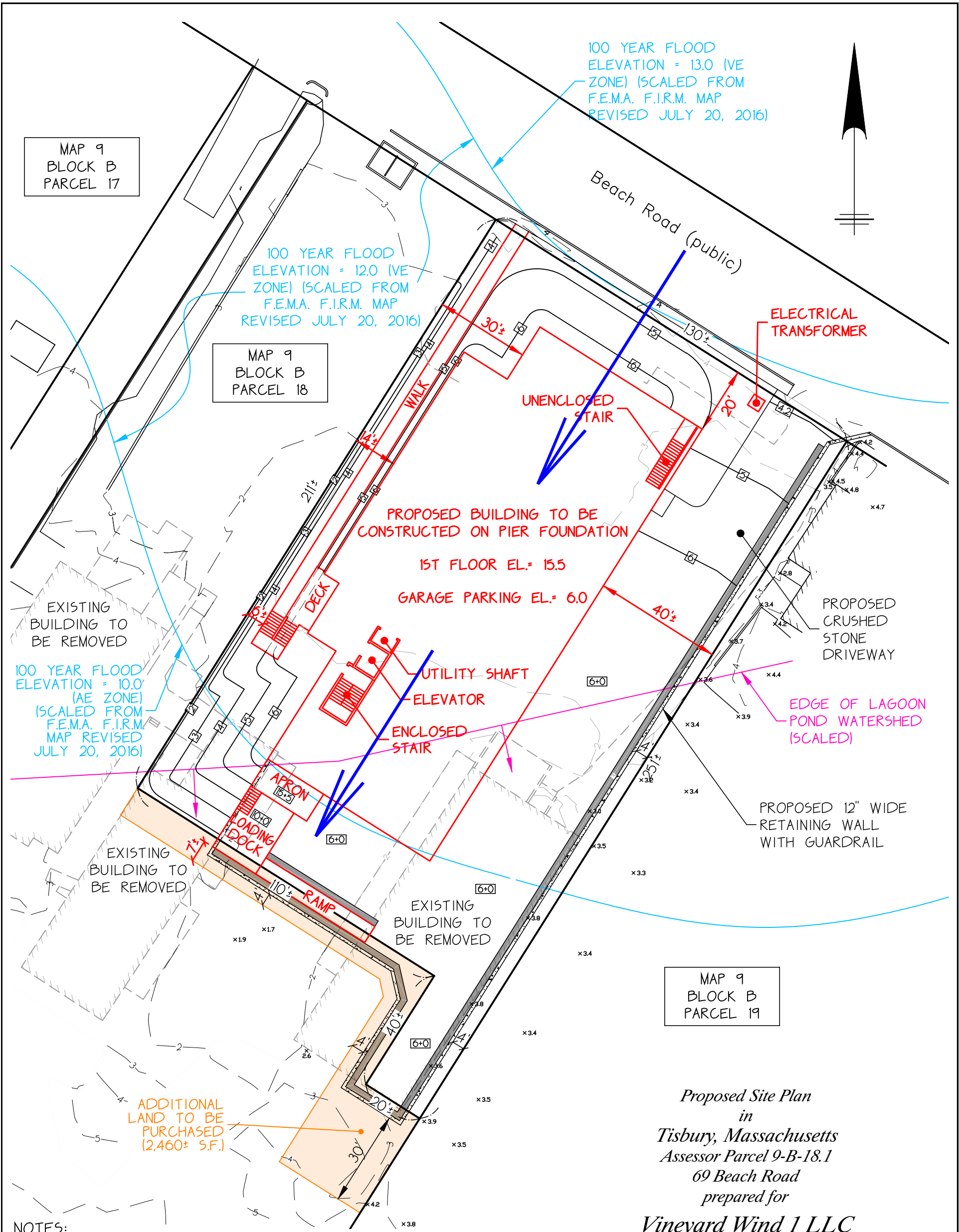


George Sourati, P.E.

SEG 102560

Attachment

- Truck Turning Template Plan by Sourati Engineering Group, LLC last revised June 15, 2022



MAP 9
BLOCK B
PARCEL 17

MAP 9
BLOCK B
PARCEL 18

MAP 9
BLOCK B
PARCEL 19

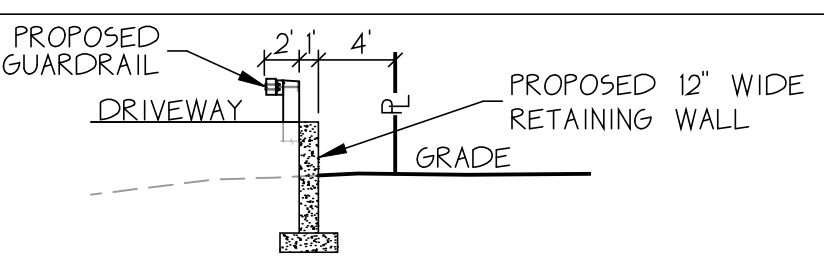
- NOTES:**
1. LOT AREA: 28,185± S.F.
ADDITIONAL LAND TO BE PURCHASED: 2,460± S.F.
TOTAL: 30,644± S.F.
 2. DATUM: NAVD88.
 3. TOP OF RETAINING WALL MUST NOT EXCEED 30" IN HEIGHT.
MINOR FILLING ON ADJACENT PROPERTIES IS REQUIRED.

*Proposed Site Plan
in
Tisbury, Massachusetts
Assessor Parcel 9-B-18.1
69 Beach Road
prepared for
Vineyard Wind 1 LLC*

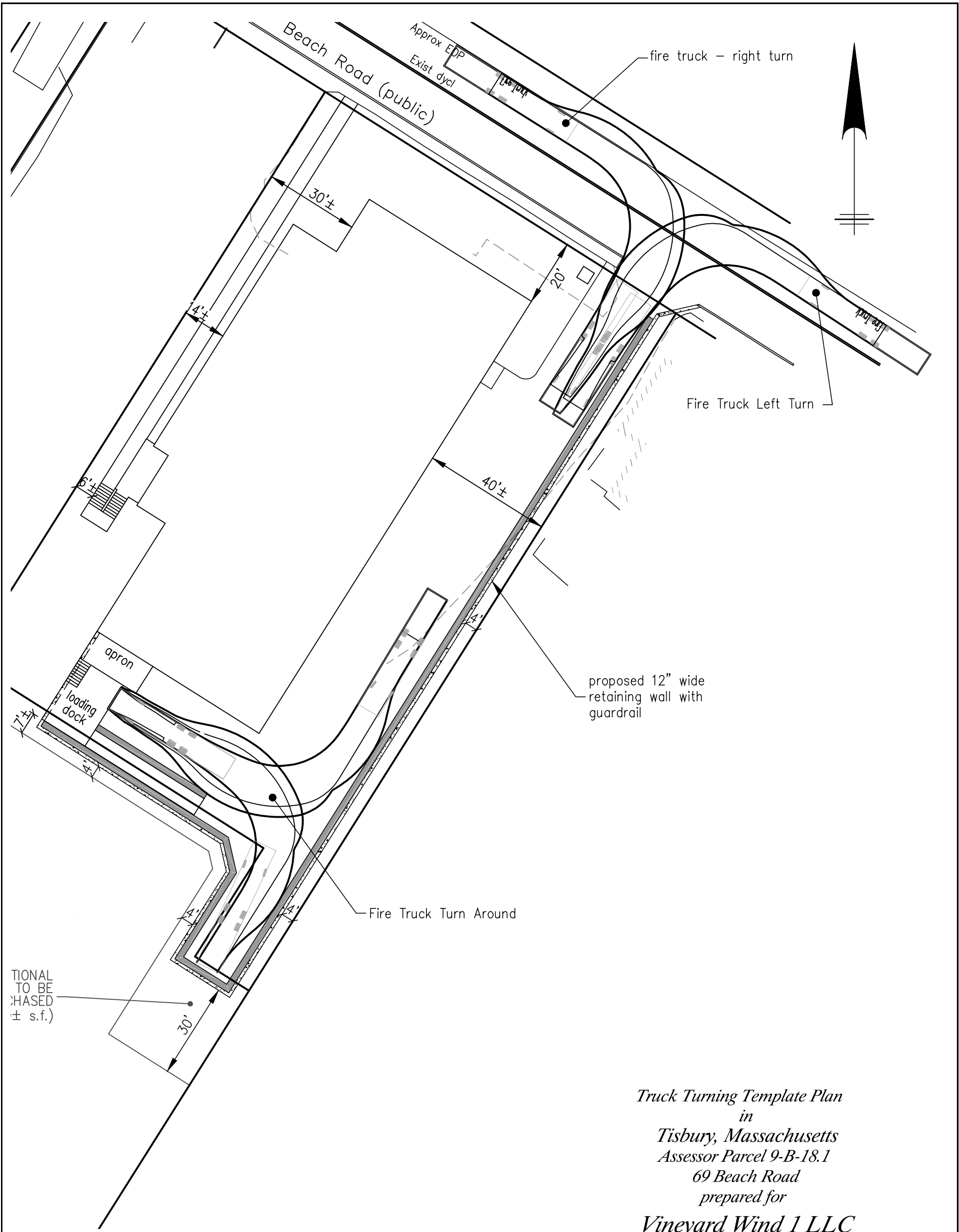
Scale 1"=30' February 11, 2022
Revision Date May 16, 2022
Revision Date June 15, 2022



P.O. Box 4458
107 Beach Road, Suite 202
Vineyard Haven, MA 02568
Phone (508) 693-9933 Fax (508) 693-4933



RETAINING WALL SECTION (TYP.)
SCALE: 1"=10'



*Truck Turning Template Plan
in
Tisbury, Massachusetts
Assessor Parcel 9-B-18.1
69 Beach Road
prepared for*

Vineyard Wind 1 LLC

*Scale 1"=30' February 11, 2022
Revision Date May 16, 2022
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