



ISLAND HOUSING TRUST

A community land trust for Martha's Vineyard

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TO: MARTHA'S VINEYARD COMMISSION
FROM: JOHN EARLY, JOHN G. EARLY CONTRACTOR & BUILDER, INC.
PHILIPPE JORDI, ISLAND HOUSING TRUST CORPORATION
DATE: March 13, 2008 (revision of 3/4/08 & 4/17/08 submission)
RE: BRADLEY SQUARE DRI #612 APPLICATION

Dear Commissioners,

This is a Development of Regional Impact (DRI) application for approval of the Bradley Square project. We look forward to collaborating with you to make this the best project it can be, and an exemplary addition to Oak Bluffs' Art District.

1. DRI APPLICATION FORM
See attached form.

2. LIST OF ABUTTERS
List of abutting property owners within 300 feet of boundaries of the development site. See attached list.

3. APPLICATION FEE
The Island Housing Trust is a non-profit organization whose purpose is the development of affordable housing and will pay the required application fee as determined by the MV Commission.

4. PLANS OF EXISTING SITUATION AND PROPOSED DEVELOPMENT
See attached plans, including:

- Five complete sets of plans on 11"x17" sheets.
- Complete set of digital plans.
- One large-scale plan on 24"x 36" sheets

5. DESCRIPTION OF PROPOSED DEVELOPMENT AND SUMMARY OF IMPACTS

PROJECT DESCRIPTION:

1. CONTEXT

Background:

In the summer of 2007 a property in the heart of the Oak Bluffs' Art District on the corner of Dukes County Avenue and Masonic Avenue was purchased by the Island Affordable Housing Fund for the purpose of creating Bradley Square that will preserve the historic Bradley Memorial Church, Martha's Vineyard's first African American, and create needed housing and studio space that is affordable to working island residents and artists. See attached deeds.

Owner & Applicant:

Island Affordable Housing Fund has entered into a contract to sell the property to the Island Housing Trust for the purpose of developing Bradley Square. See attached purchase and sale agreement and letter from the Island Affordable Housing Fund. The Island Housing Trust has hired Hutker Architect as its architect, Kristen Reimann as its landscape architect, Sourati Engineering Group as its engineer/ surveyor, Charlie Crevo as its traffic engineer, and John Early Construction as its general contractor.

Design Committee:

The Bradley Square Design Committee and Hutker Architect has been involved in a design process over the past five months with various town departments, boards and commissions (Planning Board, Waste Water Commission, Department of Public Works, Building Department, Police Department, Parking and Traffic Committee) and the general public. The design committee is made-up of many community members and town officials including: David Wilson (Oak Bluffs Historic Commission), Alison Shaw and Holly Alaimo (Oak Bluffs Arts District), Linsey Lee (MV Museum), Marla Blakey (artist), James Westervelt (Oak Bluffs Affordable Housing Committee), Ron DiOrio (Oak Bluffs Board of Selectmen), Laurie Perry-Henry (NAACP), Norman Hall and Pat Manning (Island Affordable Housing Fund), Andre Mallegol (Habitat for Humanity), John Abrams and Philippe Jordi (Island Housing Trust), Matt Cramer and Phil Regan (Hutker Architects), and John Early (John Early Construction). An advertised and well attended public meeting was held on December 10, 2007 where interested artists, neighbors and town officials were presented the plans for Bradley Square and given an opportunity to ask questions.

Program:

Bradley Square program consists of moving the existing Denniston building, formerly the Bradley Memorial Church, approximately 70 feet to the east onto a new foundation with a full basement, renovating the first floor sanctuary into a multi-use cultural Denniston center, and renovating the back of first floor into an office and public restroom. The second floor of the Denniston building will be renovated into two affordable residential units. A full basement in the Denniston building will include a second public restroom, room for a commercial kitchen that will be designed but not built, and storage space for the Denniston center, office, and the two residential units. On the side of the Denniston building will be a small community green.

Two identical buildings, Bradley I fronting Dukes County Avenue and Bradley II fronting Masonic Avenue, will be constructed each including two affordable

live/work artist units on the ground floor, two affordable residential units on the second floor, and one residential unit on the third floor. Full basements in both Bradley buildings will include storage space for each of the residential units and artist live/work units.

Sidewalks will front the entire property along Dukes County Avenue and Masonic Avenue to be constructed by the Town of Oak Bluffs. A driveway constructed of pervious material will provide circulation behind the buildings. Off-street and on-street parking will serve each of the residential units and the office, as well as one handicap parking for the Denniston center.

Leasehold Condominium Association:

The Island Housing Trust will sell the Denniston center, office, four artist live/work units, and eight residential units as condominiums and will ground lease the land to the leasehold condominium association. The master ground lease will include permanent affordability restrictions for ten of the twelve residential units, and resale restrictions for the Denniston center and office. The membership of the Condominium Association will consist of the owners of the four artist live/work units, the eight residential units, the Denniston center, and the office. The Bradley Square Leasehold Condominium Association's Master Deed and Declaration of Trust will govern the use and maintenance of the property and the condominium units, including the artist live/work units, Denniston center, and office. Some of the areas addressed by these documents will be board of trustees (selection, powers, responsibilities); ownership and management of common areas; master insurance policy; assessments (+/- \$100/ per month per unit); permitted uses (residential only, business limited to artist live/work units, Denniston center and office); maintenance and repair (historic preservation of Dennison building exterior and Denniston center), use of parking areas (assigned), and oversight and authority of the Island Housing Trust as landowner and lessor. See attached overview of ground lease restrictions.¹ The Master ground lease and condominium forms are available upon request.

Affordability and Public Use:

The Island Housing Trust's master ground lease with the Bradley Square Leasehold Condominium Association will ensure permanent affordability of income restricted residential and artist live/work units, as well as continued ownership of the Denniston center and office by either a non-profit or municipal entity for public and private use. Six of the residential units and all four art live/work units will be sold for between \$150,000 and \$320,000 to income eligible applicants earning no more than 80% to 140% of the median income (see Affordability Mitigation for detailed schedule).² The homebuyer selection criteria and application process will be done in consultation with the Oak Bluffs Affordable Housing Committee and the Oak Bluffs Art District; and the Dukes County Regional Housing Authority will conduct the application verification process.

¹ LUPC 3-10-08 information request

² LUPC 3-10-08 information request

Schedule:

The Design Committee hopes to have the permitting process completed by the spring of 2008, begin construction in the summer of 2008, and be completed and sold by the fall of 2009. The construction schedule is anticipated to begin by the middle of the summer of 2008 with the move of the existing Denniston building onto a new foundation; followed by foundations, framing, and exterior finishes for the two new Bradley buildings during the fall and winter of 2008; renovation of the Denniston building during the winter and spring of 2009, and interior finish work and landscaping for all three buildings during the spring and summer of 2009. See attached preliminary construction schedule.³

2. SITE

Property:

The property is located on a 0.14-acre commercial lot on the corner at 97 Dukes County Avenue (Map 11 Lot 195) and a 0.29-acre residential lot at 8 Masonic Avenue (Map 11 Lot 193) in Oak Bluffs. The residential lot has a pre-existing 3,451 sq. ft. structure with historical significance (cir. 1892). The historic Bradley Memorial Church was built as a mission and served as Martha's Vineyard's first African American church.

Existing Conditions:

The Dukes County Avenue lot is an undeveloped lot. The Masonic Avenue lot has a pre-existing 3,451 sq. ft. structure with historical significance (cir. 1892). See attached Massachusetts Historical Commission letter.

Subdivision:

The Oak Bluffs Planning Board subdivided the property into three lots on February 13, 2008 to allow one building per lot. See attached subdivision plan. A "limited common area" serving Denniston center of approximately 1,400 SF will be provided within the Leasehold Condominium Association's Master Deed.

Zoning:

The Denniston building will be within the residential district (R-1). The two Bradley buildings will be located within the business district (B-1) and approximately 10 feet of one of the Bradley buildings will be within the residential district (R-1). Either special permits or a comprehensive (Ch. 40B) permit will be used by the Oak Bluffs Zoning Board of Appeals to: 1) allow the conversion of the Denniston building into a multi-family residence, 2) allow the B-1 district regulations to be extended as much as 30 feet, 3) allow the Denniston building to be located within the 20 foot setback from Masonic Avenue, and 4) reduce the on-site parking requirements for the Denniston center. All three buildings meet zoning requirements (height and setback), other than the Denniston building that will be approximately 9 feet within the 20 foot setback from Masonic Avenue. The current location of the Denniston

³ LUPC 3-10-08 information request

building is approximately 18 feet within the setback from Masonic Avenue. See Section 7 - Conformity with Zoning for more detailed description.

3. ACCESS, TRAFFIC AND TRANSPORTATION

Access:

The Bradley Square property is located in the heart of Oak Bluffs' Art District and is accessible by foot or bike from downtown Oak Bluffs and by public transportation from any of the island's six towns. The Denniston building fronts Masonic Avenue. The Bradley I building will front Dukes County Avenue and the Bradley II building will front Masonic Avenue.

Sidewalks:

The Town of Oak Bluffs Department of Public Works is scheduled to install a sidewalk along the entire front of the property on Dukes County Avenue and Masonic Avenue either this fall or next spring as part of a larger plan to construct a sidewalk along the entire length of Dukes County Avenue. The site plan shows the recommended sidewalk plan.

Traffic & Parking:

Eight off-street and five on-street parking spaces serving each of the four artist live/work units, eight residential units and the office are provided in the plan, along with one handicap parking space for the Denniston center. The Bradley Square project is actively participating in a planning process to address the larger traffic circulation and parking issues of the Oak Bluffs' Art District being lead by the Town of Oak Bluffs Traffic and Parking Committee. The Oak Bluffs Board of Selectmen have commissioned a parking and traffic study be conducted for the entire Dukes County Avenue. The Town of Oak Bluffs will be implementing an off-site parking and a bus shuttle that will service Dukes County Avenue and Circuit Avenue during the summer months (June – September) starting in June 2008. During the off-season when the town shuttle services are not available (October – May), larger events or functions at the Denniston center will be required to provide off-site parking with shuttle buses. In addition, a special permit will be requested from the Oak Bluffs Planning Board to pay annually towards the town's parking mitigation fund.

Transportation:

The Vineyard Transit Authority provides year-round public transportation that services the Bradley Square property along Circuit Avenue approximately 100 feet away from the property. The Town of Oak Bluffs will be implementing an off-site parking and a bus shuttle that will service Dukes County Avenue and Circuit Avenue during the summer months (June – September) starting in June 2008. Ferry transportation during the summer months to either Hyannis or Woods Hole is within walking distance.

4. BUILDINGS AND STRUCTURES

Denniston Building

Total dimensions (including porches, stairs & landings):

- Total Gross: 3,329 SF (existing 3,451 SF)

- Footprint: 1,835 SF (existing 1,589 SF) ⁴
- Height: 31'-9" (existing 33'-6")

The Denniston center will consist of:

- 738 SF room that was the original sanctuary of the Denniston Church/ Mission that will accommodate a maximum range of 35 to 74 people within the 513 SF of net space based on Mass. Building Code allowance of 15 to 7 SF per person within an 'Assembly Space (w/o fixed seats) – Unconcentrated (tables and chairs) and Concentrated (chairs and no tables)'. See attached Building Use Plans.
- Preserving, restoring, or historically replicating the treatments within the room with the assistance of the Massachusetts Historical Commission and the Oak Bluffs Historical Commission;
- Handicapped accessible parking, ramp, and restroom on the first floor;
- 345 SF of porches/ steps/ ramps;
- 294 SF of public restrooms;
- 294 SF of circulation;
- Dedicated area for commercial kitchen in basement (designed but not built).
- Second public restroom in the basement.
- Dedicated area for storage & archive in basement for the Denniston center, office, and two residential units.
- 253 SF basement.
- +/-1,400 SF exterior limited common area.

The office will consist of:

- 216 SF room with access to the Denniston center and a total of three forms of egress including a door to the exterior of the building.
- One restroom.
- One shared handicap parking space.

The two residential units will consist of

- 556 SF one-bedroom one-bath unit;
- 672 SF two-bedroom one-bath unit;
- 211 SF of circulation;
- Maximized energy efficiency achieving an Energy Star Plus rating (50% or greater energy efficiency than code).
- Two interior stairs serving both residential units.
- Dedicated storage area in basement for each residential unit.
- One off-street or on-street parking space for each residential unit.
- Share common areas surrounding the building.

Bradley I & II Buildings:

Total dimensions of each building (including porches, stairs & landings):

- Total Gross: 4,852 SF
- Footprint: 2,067 SF⁵
- Height: 31'-7"

Both Bradley buildings will consist of:

⁴ LUPC 3-10-08 information request

⁵ LUPC 3-10-08 information request

- Two identical 843 SF artist live/work units on the ground floor with an open floor plan that allows residents to create and display their art while also living within the same space. The work portion of the space equaling 190 SF (net) being incidental / secondary to the living portion of the space equaling 646 SF (net), establishing the Residence as the Principal 'use' and the Home Business as the Accessory 'use' according to the zoning code.
- Two identical 583 SF one-bedroom one-bath residential units on the second floor.
- One 939 SF two-bedroom one-bath residential unit on the third floor.
- 311 SF of total circulation;
- 384 SF of total porches;
- Maximized energy efficiency achieving an Energy Star Plus rating (50% or greater energy efficiency than code).
- Two interior stairs serving both residential units.
- Dedicated storage area in basement for each residential unit.
- One parking space for each residential unit.
- Share common areas surrounding the two buildings.

Green Building

The Bradley Square project is using the Green Building Practices developed by Island Housing Trust to guide its design and development. The project will achieve an Energy Star Plus rating by investing in higher quality insulation (cellulose or foam), higher performance insulated windows, airtight construction, and higher energy efficient boilers and appliances. The higher Energy Star rating, certified by a third-party inspector funded by Energy Star, will result in 50% or greater energy efficiency than required by current building codes. Although the project will very likely achieve a LEED-H standard, the project will not secure LEED-H certification due to the high cost of certification (approximately \$6,000+). LEED-H certification is not currently required by local or state regulations. A solar energy analysis of the project has determined that it is not technically feasible to install solar electric panels due to the limited south facing roof area on the three buildings. The project has determined that geothermal technology would not be financially feasible due to a lack of state grant funding.⁶

5. LANDSCAPING

The Bradley Square project has hired a professional landscape architect, Kristen Reimann, to develop a landscaping plan for the property. The existing trees have been mapped and surveyed by an arborist including approximately twenty-eight larger specimen trees (Black Oak) in various conditions from poor (42%), fair (38%), and good (20%).⁷ See attached Tree Inventory. Some of the better trees (fair & good condition) will be retained including seven larger specimen trees. Three large specimen trees will also be planted.

6. INFRASTRUCTURE

⁶ LUPC 3-10-08 information request

⁷ LUPC 3-10-08 information request

Town water and sewer will serve the development. The Oak Bluffs Waste Water Commission approved hooking up the Bradley Square development to the town sewer located along Dukes County Avenue at their December 19, 2007 meeting.

7. LIGHTING AND SIGNAGE

The exterior lighting is designed to provide only enough lighting for safety and convenience and is designed to have as little neighborhood impact as possible. Path lighting is low down and ground lighting. Light at buildings is soft and muted. At each door there is a low glare wall sconce. Signage for the four artist live/work units in the two Bradley buildings and the Denniston center and office in the Denniston building will be limited to the dimensional requirements of the B-1 and R-1 districts.

PROJECT IMPACTS

1. IMPACTS ON THE ENVIRONMENT

Wastewater and Groundwater

Solid waste and water consumption from the Bradley Square development will cause a minute increase in the amount of solid waste treated and water supplied by the Town of Oak Bluffs.

Open space

There will be approximately a 1,400 SF community open space that will be created between the Denniston building and the Bradley II building facing Masonic Avenue that will be managed by Condominium Association and accessible to the public during functions related to the Denniston center.

Natural Community and Habitat

The trees on the site have been mapped and surveyed by an arborist including approximately twenty-eight larger specimen trees (Black Oak) in various conditions from poor (42%), fair (38%), and good (20%).⁸ See attached Tree Inventory. Some of the better trees (fair & good condition) will be retained including seven larger specimen trees. Three large specimen trees will also be planted.

Night Lighting and Noise

The exterior lighting is designed to provide only enough lighting for safety and convenience and is designed to have as little neighborhood impact as possible. Path lighting is low down and ground lighting. Light at buildings is soft and muted. At each door there is a low glare wall sconce. Noise generated from the development will be limited to typical residential activities and possibly functions at the Denniston center during the summer months when doors and windows are opened.

2. IMPACTS ON PERSONS AND PROPERTY

⁸ LUPC 3-10-08 information request

Traffic and Transportation:

The Bradley Square project has hired a professional traffic engineer, Charlie Crevo, to complete the DRI Traffic and Access Study for the proposed project based on the Commission's draft traffic scope for Bradley Square.

Scenic Values:

The Bradley Square Design Committee in association with Hutker Architects have spent the last six months working on a design that restores the existing historic Denniston building, constructs two new buildings, and retains a quarter of the existing trees on-site; in a very deliberate effort to integrate the Bradley Square proposal within the existing neighborhood streetscape that hopes to serve as an anchor for the Art District.

Character and Identity:

Preserving the character and identity of the former Bradley Memorial Church, along with creating needed affordable artist live/work and residential housing for island residents is at the core of the Bradley Square project. The project's community based design process has preserved the important historic character and identity of the Bradley Memorial Church and the surrounding Art District neighborhood within the project's plan to renovate the Denniston building and construct the two new Bradley buildings.

Impact on Abutters:Public Input:

The Bradley Square Design Committee has received input from abutters and the general public at ten of its committee meetings held between September 2007 and February 2009 that were posted and open to the public, as well as one general public meeting held on December 10, 2008 that was advertised in the local newspaper and notices mailed to abutters within 150 feet of the property. Based on comments received from abutters and neighbors of the Bradley Square property, the major impact of the project will consist of the traffic and parking, as well as noise and visual change resulting from eight new residential units, four artist live/ workspaces, a Denniston center and office located within three buildings on the property that is now vacant expect for a uninhabited building.

Traffic & Parking:

Mitigation for the traffic and parking consist of: 1) eight off-street and six on-street parking spaces for the property's residents and office, 2) a handicap parking space for the Denniston center and office, 3) town off-site parking and shuttle buses that will serve Dukes County Avenue during the summer season (June-September) and a requirement that larger Denniston center events and functions provide off-site parking and shuttle bus during the off-season (October-May), 4) annual payments to the town's parking mitigation fund, and 5) collaboration with the Town of Oak Bluffs' efforts to develop a parking and traffic

plan for Dukes County Avenue that will address traffic circulation and on-street parking issues.

Nuisances:

The noise and visual impact will be address by building a six-foot wooden fence along the property boundary to provide a visual and noise buffer from the abutting properties along Circuit Avenue and Warwick Avenues. The condominium rules and regulations will restrict the commercial use of the four artist live/work units, the Denniston center and the office.

The construction schedule is anticipated to begin by the middle of the summer of 2008 with the move of the existing Denniston building onto a new foundation; followed by foundations, framing, and exterior finishes for the two new Bradley buildings during the fall and winter of 2008; renovation of the Denniston building during the winter and spring of 2009, and interior finish work and landscaping for all three buildings during the spring and summer of 2009. See attached preliminary construction schedule.⁹

The commercial operations of the artist live/work condominiums will be consistent with the surrounding Art District's commercial hours of operation consisting of approximately 35 hrs. per week/ 5 months of the year (i.e. May – September Wednesday - Sunday from noon until 7 PM, openings during July & August every other Saturday from 4PM until 7PM and occasional openings in June, September and October, and three art strolls on July 12th, August 9th, and September 20th).¹⁰

The Denniston center will be owned and operated by either a non-profit organization or municipality who will rent the 662 SF of net space for appropriately sized public and private functions (35-74 person occupancy depending on the type of use). Handicapped parking, access and restrooms will be provided. The hours of operation, types of functions, frequency of events, and rental policies of the Denniston center will be consistent with similar venues owned and operated by the Martha's Vineyard Preservation Trust, including neighborhood art openings, meetings, classes, and small theatrical productions and poetry readings; that can be rented by the meeting or class, for a specific amount of hours, or by the day. See attached MV Preservation Trust rental policies as an example. Similar venues managed by the MV Preservation Trust (i.e. Baylies Room below the Whaling Church in Edgartown) are available seven days a week from 8 AM to 9:30PM but typically are only rented 20 to 40 hrs per week. The 216 SF office space will be owned by the NAACP for their organization's use with typical hours of operation (i.e. 9AM – 5PM/ 5 days a week) and will include its own restroom.¹¹

⁹ LUPC 3-10-08 information request

¹⁰ LUPC 3-10-08 information request

¹¹ LUPC 3-10-08 information request

3. IMPACT ON THE SUPPLY OF NEEDED LOW AND MODERATE-INCOME HOUSING

The critical need to address affordable housing in Oak Bluffs and throughout entire Island is at the core of this private/ public partnership with the Town of Oak Bluffs that will create six affordable residential condominiums and four affordable artist live/work condominiums to be sold for between \$150,000 and \$320,000 to income eligible individuals or families earning no more than 80%, 100%, 120% and 140% of the median income. See Affordable Housing Mitigation for detailed schedule. The Town of Oak Bluffs Community Preservation Committee has recommended \$400,000 in town funding and the Island Affordable Housing Fund has pledged as much as \$1,700,000 in private grants for the project. Two residential units, one in each of the two Bradley buildings will be sold at market rate to help defray some of the development costs. The homebuyer selection criteria and application process will be done in consultation with the Oak Bluffs Affordable Housing Committee and the Oak Bluffs Art District, and the Dukes County Regional Housing Authority will conduct the application verification process.

4. IMPACT ON MUNICIPAL SERVICES AND BURDEN ON TAXPAYERS

This is primarily dependent on the number of children residing in the condominiums, however 75% or nine of the residential units, including four artist live/work condominiums and five one-bedroom residential condominiums, will likely be limited to working couples or individuals while the three two-bedroom condominiums might include a small family with a child. Fire, police, etc. will increase minutely. Based on the estimated sale prices for the twelve residential units, the Denniston center, and the office, the estimated annual tax revenues to the town based on 2006 residential tax rate for the property would total approximately \$19,722.¹²

5. EFFICIENT USE OR BURDENING OF OTHER PUBLIC FACILITIES

The Bradley Square development will cause a minute increase in the amount of water supplied by the Oak Bluffs Water District and in the amount of septage that will be treated by the Oak Bluffs Waste Waster District.

6. CONSISTENCY WITH AND ABILITY TO ACHIEVE TOWN, REGIONAL, STATE PLANS & OBJECTIVES

The Bradley Square proposal is consistent with town, regional, and state smart growth plans and objectives including the Oak Bluffs Community Development Plan, the Island's Housing Needs Analysis, the Martha's Vineyard Commission's Energy Policy, and Commonwealth's Sustainable Development Principles.

The Bradley Square proposal addresses many of the smart growth principles identified in the July 2004 *Oak Bluffs Community Development Plan* of building new housing in or near already existing neighborhoods where the physical and social infrastructure already exists, including:

¹² LUPC 3-10-08 information request

- Business Growth: desire to maintain existing physical characteristics with greater emphasis placed on cleaning up all areas of town;
- Preservation of Town Values: keeping small-town lifestyle by preserving existing cultural and historic resources and encourage rehabilitation of aging dwellings particularly for affordable housing;
- Parking & Traffic: reducing congestion in town through park n' ride system and residential parking system.

The Housing Suitability Analysis of the plan rated the Bradley Square property as "most suitable" within the Town of Oak Bluffs (only 14% of town land area) based on the following criteria: location in or near already existing neighborhoods, location of new housing close to village Denniston centers with access to services, and serviced by existing municipal water and sewer infrastructure.

The Bradley Square proposal also addresses the affordable housing needs throughout Martha's Vineyard and specifically in Oak Bluffs as documented in the 2001 and updated in 2005 *Preserving Community: An Island-wide Housing Needs Assessment* commissioned by the Island Affordable Housing Fund. According to the report, of the approximately 105 Oak Bluffs residents renting in 2001 who qualify for first-time homeownership 76 or 72% could not afford to purchase from the market. According to the updated 2005 report the escalating real estate market has only worsened as the baby boomer population reaches its maximum earning potential and approaches retirement age, making the need for affordable housing that much greater for the families living and working in Oak Bluffs and throughout Martha's Vineyard. The report concludes that the challenge of securing affordable housing on the island is quickly becoming insurmountable for a growing segment of the population, including a majority of those who grew up here, many skilled and well paid workers, and older households of moderate income. The report recommends the creation of a pool of 500 permanently affordable houses throughout the island over the next decade, equally divided between rental and ownership housing. The Town of Oak Bluffs' Community Development Plan developed in 2004 states that Oak Bluffs has only 3.16% of its year round housing stock that qualifies for the state's Chapter 40B Subsidized Housing Inventory (mainly consisting of elderly rental housing) and anticipates the production of 4 affordable houses annually.

The Bradley Square proposal is also consistent with the *Martha's Vineyard Commission's Energy Policy* that speaks to promoting a sustainable approach to the Island's energy needs through energy efficiency, conservation and improved management and distribution of energy resources.

Finally, The following principles outlined in the *Commonwealth's Sustainability Development Principles* are achieved through the Bradley Square proposal, including:

1. Concentrate Development and Mixed Uses – Support the revitalization of town Denniston centers and neighborhoods by promoting pedestrian friendly development that is compact, conserves land, protect historic

- resources, and integrates commercial, civic, cultural, educational, and recreational activities with open space and homes.
2. Expand Housing Opportunities – Support the construction and rehabilitation of homes to meet the needs of people of all abilities, income levels, and household types, in particular multi-family homes, in a way that is compatible with a community's character and vision.
 3. Increase Job and Business Opportunities – Attract businesses and jobs to locations near housing, infrastructure, and transportation options.
 4. Promoting Clean Energy- Maximize energy efficiency and renewable energy opportunities.

7. CONFORMITY TO ZONING

The Bradley Square development conforms to the Oak Bluffs zoning by-laws with certain special permit allowances, however the project has also applied for a Comprehensive Permit (M.G.L. Ch. 40B) through the state Department of Housing and Community Development sponsored by the Oak Bluffs Board of Selectmen so that the Oak Bluffs Zoning Board of Appeals has the authority to review the proposal under either M.G.L. Ch. 40A or Ch. 40B. A comprehensive permit under M.G.L Ch. 40B allows the Zoning Board of Appeals to waive any town zoning regulations, but not state regulations.¹³

Denniston Building

Oak Bluffs ZBA special permit under section 3.5.5 (Non-conforming Single and Two Family Residential Structure) would allow the existing Denniston building to be moved approximately 70 feet from its current location to its proposed location, and section 7.1.1 (Conversion to Duplex) would allow the conversion of the Denniston building into a multi-family dwelling. A variance would be required to allow the existing non-conforming 20-foot setback from Masonic Avenue to be maintained (although less than half of what currently exists), however the side and back setbacks would conform to section 3.5.5 setback requirements. A special permit (section 5.1.4) from the Planning Board will need to be secured to reducing the Denniston center and office parking requirements based on off-site parking and shuttle bus servicing Dukes County Avenue during the summer months and a requirement that larger events at the Denniston center during the off-season provide off-site parking and shuttle bus service. The Denniston center and office, being owned and managed by a non-profit organization or municipality government, would qualify under the zoning regulations as an "exempt and institutional use" within the R-1 District.

Della Hardman Building

The B1 district allows residential and commercial uses, including multi-family dwellings with review by Planning Board, and art galleries or studios. Each residential unit must have a minimum of one off-street parking space. Depending on how the first floor live/work artist condominiums are viewed, a special permit (section 5.1.5) from the Planning Board will need to be secured in order to make annual payments to the town's parking mitigation fund. The

¹³ LUPC 3-10-08 information request

purpose of this by-law is to increase the intensity of uses in the B-1 District where the development provides traffic and pedestrian improvements and other amenities. Commercial building codes also require a handicapped accessibility unit when building three or more units, sprinklers, and interior egresses.

8. CONFORMITY TO DCPC REGULATIONS

The Bradley Square property is not located within a DCPC.

6. TRAFFIC IMPACT ANALYSIS

The Bradley Square project has hired a professional traffic engineer, Charlie Crevo, to complete the DRI Traffic and Access Study for the proposed project based on the Commission's attached draft traffic scope for Bradley Square.

7. WATER RESOURCES IMPACT INFORMATION

The Bradley Square project consists of the following:

- Total lot area: 18,705 sq. ft. or 0.43 acres
- Building footprint and area of impervious surfaces for access and parking:
 - three buildings: 5,969 SF
 - sidewalks: 2,026 SF (782 SF is within road right-of-way)
- Storm water management system design – all storm water run-off will be managed on-site including guttered roofs into dry wells and retention of pervious surfaces (landscaping, gravel driveway & parking). See attached landscaping plan.¹⁴
- Residential units: 8 units with 11 bedrooms.
- Residential/ Commercial units: 4 artist live/ work units with 4 bedrooms.
- Exempted Use units: 738 sq. ft. Denniston center and 216 sq. ft. office on the first floor of the Denniston building. All three building including the Denniston building will be tied into the Oak Bluffs sewer system. See attached engineering plan for waste disposal and minutes from the Oak Bluffs Waste Water District's December 19, 2007 meeting.

8. AFFORDABLE HOUSING MITIGATION

The Bradley Square project exceeds the Commission's Affordable Housing Policy by providing ten affordable ownership condominium units (83% of total units affordable) including six affordable residential condominiums and four affordable artist live/work condominiums to be sold to income eligible individuals or families, including:¹⁵

80% or less of median income:

- Studio @ \$145,000
- Studio @ \$145,000
- 1BR @ \$145,000

100% or less of median income:

- Studio @ \$190,000

¹⁴ LUPC 3-10-08 information request

¹⁵ LUPC 3-10-08 information request

- 1BR @ \$190,000
- 120% or less of median income:
- 1BR @ \$230,000
- 1BR @ \$230,000
- 140% or less of median income:
- Studio @ \$270,000
- 1BR @ \$270,000
- 2BR @ \$315,000

The Denniston center is priced at \$200,000 and the office is priced at \$100,000. Two two-bedroom units, one in each of the Bradley buildings, will be sold at market rate to help defray some of the development costs. The homebuyer selection criteria and application process will be done in consultation with the Oak Bluffs Affordable Housing Committee and the Oak Bluffs Art District; and the Dukes County Regional Housing Authority will conduct the application verification process.

9 OTHER STUDIES OR INFORMATION

Other studies or information on the Bradley Square project will be provided upon request of the MV Commission and staff.

Below are answers to several questions raised by the MVC at the public hearing held on March 20, 2008 that were provided in a memo by the MVC on April 9, 2008 including:

- Provide a photomontage of the new buildings for Dukes County and Masonic Ave.

See attached photomontages.

- Submit a pro forma financial analysis for the project.

See attached project budget proforma showing a total development cost of \$5,128,751 including \$905,000 in land costs, \$3,422,620 in hard costs, \$600,000 in soft costs, and \$201,131 in contingency. The sources of funds include total revenues of \$3,430,000 from the sale of the twelve residential units, the Denniston center, and the office; as well as grants totaling \$1,700,00 including \$400,000 in Oak Bluff's Community Preservation Act funds and \$1,300,000 in private fundraising from the Island Affordable Housing Fund.

- Assessment of a "scaled down" concept circulated by one of the abutters (Taylor Montgomery), including:

Total of 9 residential units, Denniston center, and office (or 3 fewer residential unit):

- Bradley Square I building (as proposed by applicant).
- Denniston building (as proposed by applicant).
- Two one and a half story single-family houses.
- No off-street parking.
- 12 on-street parking.

- Retention of 15 existing trees (3 of the trees identified are of low quality and are recommended for removal, so for practical purposes 12 trees retained).

The attached project budget proforma for Mr. Montgomery's proposal results in a \$631,330 shortfall, even with the assumption that \$1.7 million can still be fundraised with two fewer affordable units.

Additionally, Mr. Montgomery's proposal to construct two single-family residents on a 12,615 square foot residentially zoned lot is not allowed under the town's zoning by-law. Twelve fewer off-street parking spaces would be provided, and increasing the building setback by as much as 32 feet from the road would be inconsistent with the surround neighborhood's building setbacks. See attached Zoning Setback Plan for the area.

- Information about the size of the buildings, the square footage of the footprints, and the heights of the buildings.

See Section 4 – Building and Structures above starting on page 5 of the DRI application for information on building size, square footage, and heights.

Relative to the two identical 843 SF artist live/work units on the ground floor with an open floor plan that allows residents to create and display their art while also living within the same space. The work portion of the space equaling 190 SF (net) being incidental / secondary to the living portion of the space equaling 646 SF (net), establishing the Residence as the Principal 'use' and the Home Business as the Accessory 'use' according to the zoning code.

Relative to the Denniston center the net square footage of the sanctuary space is 513 SF, which can according to the Mass. Building Code accommodate a maximum occupancy ranging from 35 to 74 people based on a range of 15 to 7 SF per person for an 'Assembly Space (w/o fixed seats) – Unconcentrated (tables and chairs) or a Concentrated (chairs but no tables)'.

It is also important to note that the size and height of the existing two and a half story Denniston building at 3,451 SF and 33' – 6" in height is consistent with other two and a half story buildings also built at the turn of the 1900's in the surrounding neighborhood including 156 Circuit Avenue (directly across from Mr. Taylor Montgomery) at 4,207 SF and a height in excess of 35', as well as the height of 99 Dukes County Avenue (directly across the street from Bradley Square) at approximately 33'. See attached photographs.

- Information about the commercial kitchen and the kinds of equipment and uses.

The kitchen in the basement of the Denniston building is not part of the DRI permit application. Any future plans to install a kitchen designed for the Denniston building will require separate review and approval of the MVC.

- Information about the management of the Bradley Square property.

The Island Housing Trust will sell the Denniston center, office, four artist live/work units, and eight residential units as condominiums and will ground lease the land to the Bradley Square Leasehold Condominium Association. The master ground lease will include permanent affordability restrictions for ten of the twelve residential units, and resale restrictions for the Denniston center and office. The membership of the Condominium Association will consist of the owners of the four artist live/work units, the eight residential units, the Denniston center, and the office. The Condominium Association's Master Deed and Declaration of Trust will govern the use and management of the property and all the condominium units. Some of the areas addressed by these documents will include board of trustees (selection, powers, responsibilities); ownership and management of common areas; master insurance policy; assessments (+/- \$100/ per month per unit); permitted uses (residential only, business limited to artist live/work units, Denniston center and office); maintenance and repair (historic preservation of Denniston building exterior and Denniston center), use of parking areas (assigned), and oversight and authority of the Island Housing Trust as landowner and lessor. See attached draft Master ground lease and condominium Master Deed including Bradley Square Leasehold Condominium Association by-laws.

- Submit a fairly explicit schedule of potential events at the Denniston center.

The non-profit Island Affordable Housing Fund will own and manage the Denniston center until such time as an appropriate non-profit organization steps forward to purchase and managed the space. The following organizations have formally expressed interest in renting or possibly purchasing the 738 SF Denniston center room for their use, including:

- MV Apostolic House of Prayer – year-round Sunday worship from 9:30 AM to 12:00 PM involving a congregation of 15-20 people and Wednesday night bible study from 6:30 PM to 8:00 PM involving 10 congregation members. See attached letter.
- MV Chapter of the NAACP – monthly two-hour board meetings involving 6 executive board members and committee meetings involving 12 committee members.

- Why does the Denniston Church need to be moved?

The plan shows the Denniston building moving approximately 70 feet on the property to accommodate the excavation and construction of a new foundation with a full basement, as well as an outdoor community green space between the Bradley II building and the Denniston building in its new location. The construction a foundation with a full basement under the existing building would be more difficult and more costly. The Denniston building is currently in a residentially zoned district and will continue to remain in a residentially zoned district.

- Why use business-zoned property for an affordable housing project?

The Oak Bluffs zoning by-law allows for the construction of residential buildings in a business district. The Bradley Square Design Committee felt the construction of Bradley I and Bradley II buildings would greatly enhance and serve as an anchor for the Oak Bluffs Arts District with its mixed uses including residential and artist live/ workspaces.

- What changes to the project would be needed to preserve three of the street trees along Dukes County Avenue?

There are three trees on the project property along Dukes County Ave – one tree is proposed to be saved and the other two are proposed to be removed because of the proximity to the Bradley I building. According to Bartlett Tree Experts, it's best to use a formula of providing 10-12" of soil for each inch of trunk diameter. The Bradley I building is currently located within 2-3' of the trunks of trees #52 and #53 (30 and 40 DBH respectively) and would require that the buildings be moved a minimum of 15-20' to the east from their current location (root protection calculation plus additional depth for foundation over dig). Moving the buildings over even a minimum of 10' would significantly reduce the green space between Bradley I building and Bradley II building (which would be reduced to a mere 14' from the proposed 24', largely reducing any natural light into these buildings or use of the green space between these buildings) as well as eliminating tree #43. Both of the trees along Dukes County Ave are listed as "fair" condition and may also be impacted by the Town of Oak Bluffs plan to construct a sidewalk down that side of Dukes County Avenue this year.

- Does the Applicant have the right to cut a street tree within the public right of way on Dukes County Avenue?

According to the Oak Bluffs Tree Warden, Joseph deBettencourt, who met with the applicant on site, the Oak Bluffs' shade tree ordinance regulates all trees that are either on or over town land. Mr. deBettencourt and the project's landscape architect, Kristen Reimann, reviewed the tree survey conducted by Mark DiBiase from Bartlett Tree Expert and inspected the street trees along Dukes County Avenue and Masonic Avenue. Mr. deBettencourt agreed with the proposal to remove trees #54, 53, 42, 38, 35, 30, and 29 and recommended that Mark DiBiase conduct core sample of tree #52 on Dukes County Avenue and tree #36 on Masonic Avenue. Mr. deBettencourt was also unaware of the Town of Oak Bluffs plans to construct a sidewalk the length of Dukes County Avenue and Masonic Avenue and its impacts on these street trees.

If these trees don't pose a safety hazard, Mr. deBettencourt informed the applicant that the procedure would be for him to provide public notice to the neighbors and his recommendation to the Board of Selectmen, who would have to make the ultimate decision as to whether the trees can be removed.

- What limits will be placed on the use of the Denniston center and what other measures will be taken to minimize the negative impacts on the surrounding homes?

Then Denniston building is a preexisting building that was built for and historically used as church. The non-profit Island Affordable Housing Fund will own and manage the Denniston center until such time as an appropriate non-profit organization purchases and manages the center for exempted purposes (educational or religious). The use of the Denniston center, once the sanctuary of the Bradley Memorial Church, will be limited by the ordinances and laws of the Town of Oak Bluffs for residentially zoned areas. As stated in Section 2 – Impacts on Persons and Property, including the hours of operation, types of functions, frequency of events, and rental policies of the Denniston center will be consistent with similar venues owned and operated by the Martha's Vineyard Preservation Trust, including neighborhood art openings, meetings, classes, and small theatrical productions and poetry readings; that can be rented by the meeting or class, for a specific amount of hours, or by the day. See attached MV Preservation Trust rental policies as an example. Similar venues managed by the MV Preservation Trust (i.e. Baylies Room below the Whaling Church in Edgartown) are available seven days a week from 8 AM to 9:30PM but typically are only rented 20 to 40 hrs per week. Other parking and landscaping mitigation are also outlined above in Section 2 – Impacts on Persons and Property, including mitigation for the traffic and parking consist of: 1) eight off-street and six on-street parking spaces for the property's residents and office, 2) a handicap parking space for the Denniston center and office, 3) town off-site parking and shuttle buses that will serve Dukes County Avenue during the summer season (June-September) and a requirement that larger Denniston center events and functions provide off-site parking and shuttle bus during the off-season (October-May), 4) annual payments to the town's parking mitigation fund, and 5) collaboration with the Town of Oak Bluffs' efforts to develop a parking and traffic plan for Dukes County Avenue that will address traffic circulation and on-street parking issues.

- What are the financial implications of the number of units were reduced by one, two, three, or four units?

The impact of reducing the number of units any further would render the project financially unfeasible. Each unit removed from the project will result in \$130,000 more in fixed costs in addition to the \$1,700,000 that must already be raised in order to cover the gap between the total revenues from the condo sales and the total development costs.

- What would be the implications of keeping the Denniston building in its historic location by switching it with the Bradley II building?

Switching the Denniston building for the Bradley II building would alter the master plan for the property that locates the four artist live/work spaces on the ground floor along the corner of Dukes County Avenue and Masonic Avenue closest to

the center of the Oak Bluffs Arts District. As far as zoning is concerned, the Bradley II building could not be permitted within a residentially zoned district under the town's zoning by-laws.

- Can some of the runoff from the gravel parking be directed across the lawn vegetation to filter and infiltrate/ treat some before exiting the property to the street(s)?

Yes, the gravel parking and driveway will be pitched toward the lawn vegetation in order to filter and infiltrate/ treat some of the runoff.

Below are answers to more questions raised by the MVC Commissioner at the MVC public hearing on March 20, 2008 noted by the applicant, including:

- What are the type and diameter of trees identified on the landscaping plan to be planted?
 - Six *Ulmus americana* 'Princeton' / American Elm (along street edges)
 - Two *Syringa reticulata* 'Ivory Silk' / Japanese Tree Lilac (along Masonic sidewalk)
 - One *Gymnocladus dioica* / Kentucky Coffee tree (interior)
 - One *Amelanchier* 'Robin Hill' / Serviceberry (interior)

All trees approximately 3-3.5" in diameter. See updated landscaping plan and photographs of trees.

- What are the dimensions of the garbage/ recycle area along the fence?

Along South Fence line: 8' x 12' x 6' high rubbish/recycling area enclosed by fence (to match privacy fence). Along East Fence line: 4' x 10' x 4'-6" high enclosure on all sides.

- Are the Bradley I and II building's Artist Live/ Work spaces considered primarily residential or commercial for purposes of zoning and accessibility?

The project's architect, Matt Cramer, has researched the issues pertaining to the zoning and accessibility questions that came up during the MVC public hearing for Bradley Square. The state Architectural Access Board was contacted, along with Adam Wilson the Oak Bluffs Zoning Official and Jerry Weiner the Oak Bluffs Building Inspector with regards to the 'use' of the first floor spaces.

According to the state's Architectural Access Board regarding the 'Live / Work' spaces on the ground floor of the Bradley Buildings:

1. The Bradley Buildings are comprised of 5 residential units; 2 on the first floor, 2 on the second floor, and 1 on the third floor.
2. Each unit will be sold as a condominium.
3. No elevator is required for the Bradley Buildings.

4. The first floor units only, need to be accessible to the extent that they meet the 'Group 1' space requirements and adaptability requirements (which can be accomplished).
5. No units need to meet the 'Group 2' requirements (which are more stringent).

According to the Oak Bluffs Zoning Official, Adam Wilson regarding the 'Live / Work' spaces on the ground floor of the Bradley Buildings:

1. The 2 first floor units of each Bradley Building (4 total) are residential, as allowed by the zoning bylaws as a principal use. The work portion of the space equaling 190 SF (net) being incidental / secondary to the living portion of the space equaling 646 SF (net), establishing the Residence as the Principal 'use' and the Home Business as the Accessory 'use' according to the zoning code.
2. The 2 first floor units of each Bradley Building (4 total) provide flexible space for art galleries, studios, craft and / or artisan shops, as allowed by the zoning bylaws also as a principal use.
3. Under Chapter 3.0 Use Regulations of the Oak Bluffs Zoning Bylaws, Section 3.2.2 Nonresidential Accessory Use in B1 and B2 Districts states that any use permitted as a principal use is also permitted as an accessory use provided such use is customarily incidental to the main or principal building or use of the land.
4. Under Chapter 3.0 Use Regulations of the Oak Bluffs Zoning Bylaws, Section 3.2.3 Residential Accessory Uses in All Districts states that home businesses are allowed in accordance with conditions set forth in another section (3.2.4) and once the application and fee have been fulfilled.
5. Under Chapter 3.0 Use Regulations of the Oak Bluffs Zoning Bylaws, Section 3.2.4 Home Business – As of Right states that one home occupation may be conducted by the resident owner of a premises as of right provided that it meets all of the following conditions:

Such business shall:

1. be conducted solely within a dwelling and solely by the person(s) occupying the dwelling as a primary residence;
2. be clearly incidental and secondary to the use of the premises for residential purposes;
3. not produce offensive noise, vibration, smoke, dust, odors, heat, lighting, electrical interference, radioactive emission or environmental pollution in accordance with the provision in Section 5.0;
4. not utilize exterior storage of material or equipment (including the parking of commercial vehicles) except as may be otherwise allowed by the Zoning By-law;
5. not exhibit any exterior indication of its presence or and variation from residential appearance;
6. not produce any customer, pupil, client or delivery trips to the occupation site and has no non-residential employees; and
7. be registered as a business with the Town Clerk.

6. What is important to remember is that the work space is incidental and secondary to the residential use. The work portion of the space equaling 190 SF (net) being incidental / secondary to the living portion of the space equaling 646 SF (net), establishing the Residence as the Principal 'use' and the Home Business as the Accessory 'use' according to the zoning code.
7. Under Chapter 3.0 Use Regulations of the Oak Bluffs Zoning Bylaws, Section 3.2.5 Home Business – By Special Permit states that one home occupation may be conducted by the resident owner of a premises upon the grant of a special permit by the Board of Selectman. Such special permit shall expire at the transfer of the property. Such special permit shall be subject to the following conditions:

One (1) home occupation may be conducted by the resident owner of a premises upon the grant of a Special Permit by the Board of Selectmen upon fulfillment of the application, fee, and all other requirements. Such Special permit shall expire at the transfer of the property. Such Special Permit shall be subject to the following conditions:

1. No more than three (3) persons (excluding members of the family residing on the premises) shall be employed on the premises in the home occupation;
2. Such business shall be clearly incidental and secondary to the use of the premises for residential purposes;
3. Except for a permitted sign, there shall be no exterior display or exterior storage of merchandise, material or equipment and no indication of the home occupation or variation from the residential character of the area;
4. No offensive noise, vibration, smoke, dust, heat or glare shall be produced;
5. Traffic generated shall not exceed volumes normally found in residential neighborhoods;
6. Parking generated shall be accommodated off-street other than in a required front yard and shall be limited to five (5) parking spaces;
7. Such parking shall be screened from the street and all adjoining lots so as not to vary from the residential character of the area;
8. All home businesses shall conform to the rules and regulations of the Oak Bluffs Board of Health;
9. There shall be no retailing, wholesaling or rental of items not principally produced on the premises unless incidental to other allowed activities;
10. Items left for service shall be stored indoors within the prescribed area(s) set forth in subsection 12.
11. A home business shall be limited to not more than five (5) customers or persons utilizing a service on the premises at any one time;
12. The area used for a home business shall be limited to one of the following:
 - a. 750 sq. ft. within a dwelling
 - b. 750 sq .ft. within an accessory building
 - c. 750 sq .ft. within any combination of dwelling and accessory building.
13. The owner of any home business legally existing at the time of the adoption of this By-law must register with the Town Clerk within ninety (90) days of the effective date of this By-law;
14. If the owner of a legally pre-existing home business wishes to change or expand the home business s/he must apply for a Special Permit.

8. The above conditions will be noted in the Condominium documents and each tenant of the live / work spaces will have to apply for the special permit on their own.
9. Although there is a slight contradiction in the bylaws in the fact that Appendix A lists a Home Business as 'Prohibited' in the B1 district, however the language of the bylaws clearly states that it is allowed as an Residential Accessory use in all districts.

<u>Residential Accessory Uses</u>							
Swimming pool	Y	Y	Y	Y			
Recreation court	Y	Y	Y	Y			
Home business	Y/BoS	Y/BoS	Y/BoS	Y/BoS	N	N	N
Windmill	Y	Y	Y	N			
Adult Day Care Homes (section 3.2.3.2)	Y/Ba	Y/Ba	Y/Ba	Y/Ba	N	N	N
Boarders in Single Family Dwelling (section 3.2.3.3)	Y/Ba	Y/Ba	Y/Ba	Y/Ba	N	N	N
Contractor's Yard (section 3.2.3.4)	Y/BoS	Y/BoS	Y/BoS	Y/BoS	N	N	N
Storage or Parking of Commercial Landscaping Equipment (section 3.2.3.5)	Y/BoS	Y/BoS	Y/BoS	Y/BoS	N	N	N
Overnight Parking of Commercial Vehicles (section 3.2.3.6)	Y/BoS	Y/BoS	Y/BoS	Y/BoS	N	N	N

See attachment showing graphically showing the smaller amount of space dedicated to the studios as secondary to its primary function as the residential unit.

- Were any people of Portuguese decent involved in the project's design process?

The Bradley Square Design Committee has placed the historic significance of the Denniston building, which served as the Island's first African American church, first and foremost throughout the design process. David Wilson (Oak Bluffs Historic Commission), Linsey Lee (MV Museum), Marla Blakey (African American artist), Laurie Perry-Henry (NAACP), and Norman Hall (Island Affordable Housing Fund) represent these cultural and historic interests on the design committee.

- Provide an analysis of the on-street parking in the surrounding neighborhood.

A complete on-street parking analysis will be part of the parking and traffic study conducted by Charlie Crevo of C3 Consulting Group. However, legal on-street parking does exist (except where indicated near corners) within the town's 40-foot road right-of-ways within the surrounding residential zoned neighborhoods including Masonic Avenue, Warwick Avenue, Vineyard Avenue, Franklin Avenue, Shawmut Avenue, Winthrop Avenue, Pocasset Avenue, Hawatha Avenue, Uncas Avenue, and all along Nasawena Park. See attached zoning map highlighting on-street parking within the surrounding neighborhood and streets.

- Provide information on off-site parking and shuttle bus services.

The Town of Oak Bluffs annual budget includes an off-site parking (Oak Bluffs Elementary School and Town Hall) and shuttle bus service that will serve Dukes County Avenue and Circuit Avenue during the summer season (June-September). Should any larger Denniston center events and functions be scheduled during the off-season (October-May), an off-site parking and shuttle bus service will be required of the tenant(s).

- What is the width of the recommended sidewalks?

The recommended design for the sidewalks are for the Town of Oak Bluffs consideration as they prepare to construct a sidewalk the length of Dukes County Avenue starting in the fall of 2008 through the spring of 2009. The plan shows the sidewalk averaging five feet in width. However the design for the sidewalk should and will be amended by the town in order to be consistent with the sidewalk along the entire length of Dukes County Avenue. Should the town decide not to construct a sidewalk, the project will install a sidewalk/ walking path along Dukes County Avenue and Masonic Avenue allowing on-street parking for six cars along Masonic Avenue as shown on the plan.

- How will lights from cars using the driveway be mitigated?

Lights from cars using the driveway at night will be screen by the six-foot high wooden fence along the back of the property.