

## DRI #665 – MV Museum at the Marine Hospital – Offers

### Transportation:

- As offered by the Applicant, the Museum shall encourage bicycle usage to and from the Museum by staff and visitors by providing securable bicycle storage onsite and on Lagoon Pond Road at the walkway to the site.
- As offered by the Applicant, the Museum shall install a STOP sign on the site drive approach to Lagoon Pond Road.
- As offered by the Applicant, the Museum shall ensure that any new landscaping in the area of the site drive intersection with Lagoon Pond Road is set back sufficiently that vegetation does not obstruct sight of oncoming traffic.
- As offered by the Applicant, the Museum shall promote the use of remote Park and Ride locations and VTA shuttle service to those accessing the ferry and downtown Vineyard Haven, including the Museum. The Applicant shall explore smaller, electric shuttles for this purpose.
- As offered by the Applicant, the Museum shall provide information on the Museum's website that clearly provides directions from different parts of the Island, information on alternative modes of travel including biking and walking, and provide a link to the VTA website.
- As offered by the Applicant, the Museum shall, once the project is complete and operating, monitor growth in attendance levels and be able to adjust the scheduling of programs so as to adequately manage and spread traffic and parking demands, particularly during the peak summer season.
- As offered by the Applicant, the Museum shall confer with the MassDOT District office to identify possible actions to implement within reason that were identified in MassDOT Road Safety Audit at Five Corners such as improving the pedestrian crossing of the intersection, markings, and better signage.
- As offered by the Applicant, the Museum shall work with the town and participate in the design of the Lagoon Pond Road long term capital improvement project.
- As offered by the Applicant, the Museum shall offer VTA bus passes to all employees to provide a public transportation option.
- As offered by the Applicant, the Museum shall use offsite parking with shuttle service to the Museum for any events anticipating more than the maximum number of cars allowed by the Town on site at a given time.
- As offered by the Applicant, the Museum shall follow the Memorandum of Understanding with the Town pertaining to private event rentals of the site.
- As offered by the Applicant, the Museum shall, for all of its events, comply with noise, illumination, and odor regulations pursuant to Section 07.09 of the Tisbury Zoning By-Laws.

### **Landscaping:**

- As offered by the Applicant, the Museum shall install an area of fencing and landscape buffer plant materials along its northern property line as noted on the final Plantings Plan within the first three months of construction activities.
- As offered by the Applicant, the Museum shall install all landscape buffers along its property line as shown on the final Plantings Plan before a Certificate of Occupancy is issued.
- As offered by the Applicant, all fertilizers shall be slow-release, water-insoluble nitrogen source types. No synthetic pesticides including herbicides, fungicides and/or insecticides shall be used in the maintenance of landscaping.
- As offered by the Applicant, all landscaping plans shall use best management practices.

### **Noise:**

- As offered by the Applicant, the Museum shall comply with noise regulations pursuant to Section 07.09 of the Tisbury Zoning By-Laws.
- As offered by the Applicant, the Museum shall locate all mechanicals, HVAC, generators, condensing units, exhaust fans and other noise producing machinery in areas with special measures taken to minimize the impact on the residential neighbors.
- As offered by the Applicant, the Museum shall not “exercise” its generator beyond the manufacturer’s minimum maintenance requirements. Further, the Museum shall confer with its neighbors and come to an agreement with them on the optimal time of minimal impact to “exercise” its proposed generator before a Certificate of Occupancy is issued.
- As offered by the Applicant, the Museum shall submit for the review and approval of LUPC the final noise mitigation plan before a Certificate of Occupancy is issued.

### **Exterior Lighting:**

- As offered by the Applicant, the Museum shall comply with illumination regulations pursuant to Section 07.09 of the Tisbury Zoning By-Laws.
- All windows facing the public way in the Fresnel Lens Pavilion shall have shades in order to minimize ambient light.

### **Affordable Housing:**

- As offered by the Applicant, and in its recognition of the island wide affordable housing issue, the Museum shall continue its ongoing commitment to secure seasonal housing for all its summer interns annually, as it currently does.
- As offered by the Applicant, as a public 501c3 non-profit organization, the Museum will assist any and all new staff in securing housing.

### **Wastewater:**

- As offered by the Applicant, the Museum shall connect to the Town of Tisbury wastewater treatment facility.
- If the Town does not allow the Museum to connect to the wastewater treatment facility the Applicant shall return to the MVC for review and approval of a plan to meet the MVC nitrogen loading policy.

### **Energy/Sustainability:**

- As offered by the Applicant, the Museum shall take the following measures to ensure the environmental sustainability of the project including, but not limited to:
  - Sitework:
    - Use of drought-resistant, native plantings
    - Minimal use of irrigation
    - Priority parking for energy efficient vehicles
    - Use of bioswales for stormwater to minimize use of constructed stormwater systems
  - Building Enclosure:
    - Super-insulated building envelope to meet Energy Code.
    - Use of insulating glass window units in new buildings.
    - Introduction of interior thermal storm panels at existing historic window locations.
  - Building Materials:
    - Use of Low or Zero VOC materials
  - Electrical:
    - Use of central digital lighting control system.
    - Use of LED fixtures in offices and non-exhibit public areas.
    - Use of occupancy sensors to reduce electric lighting dependency and corresponding AC load.
    - Phase 1 wiring for future Phase 2 Photovoltaic installation.
  - Plumbing:
    - Use of Low flow toilet fixtures with IR motion sensors in public areas.
  - HVAC:
    - Variable Refrigerant Flow (VRF) cooling/heat pump system utilizing variable speed compressors.
    - Air-to-air heat exchanger for pre-cooling and pre-heating of ventilation air.
    - Ventilation air rate will be controlled in response to CO<sub>2</sub> measurement.
    - Hot water heat recovery for domestic water preheat.
    - High efficiency condensing boilers for heating back-up.
    - Variable speed pumping.

**Archaeological Oversight:**

- As offered by the Applicant, the Museum shall undertake any and all actions requested by the Massachusetts Historical Commission with regard to further excavation, building and or mitigation that may be recommended by the licensed archeologists performing the archeological site examination in consultation with the Wampanoag Tribe.
- If these actions or remedies require modifications to the building or approved site plan the Applicant shall return to the MVC for modification review.

**Substantial Alterations:**

- Should we, the applicant, substantially alter the use of the premises from the proposed uses it shall return to the Martha's Vineyard Commission to request approval of said alteration.

Signed: 

Date: April 20, 2017

Philip S. Wallis  
Executive Director  
Martha's Vineyard Museum