

Applicant: Violet Realty Trust, Donald N. Muckerheide Trustee

Project location: 114 and 116 Dukes County Ave. Oak Bluffs, Ma.. Map 17 lots 22 and 24.1. Property is located across Dukes County Ave. from Tony's Market's parking lot, two seasonal dwellings and Packish Landscape Co. on the west side; behind Smoke and Bones on the south side, across Arch Ave., a private road, from Atlantic Cab's parking lot on the north side and two dwellings on Circuit Ave. on the east and south east sides. The property is located 80 feet from Oakland Ave., 140 feet from Circuit Ave., and 200 feet from Warwick Ave..

Project Goal is to provide housing for year round residents and to sell them within the 120 to 150 percent AMI guide lines. This is not a subsidized project.

Proposal is to build 6 new 840 sq. ft. and 1 new 900 sq. ft. two bedroom condos and to remodel the existing workshops to provide 1 730 sq. ft. living space 1 bedroom unit with it's own storage and 1 1550 sq. ft. living space three bedroom unit with it's own storage and a 1900 sq. ft. remainder unit, all for year round residential use. The 7 new units will each have a 10 X 10 storage area in the cellar. 9 units will be sold and restricted to year round residential use. The bottom two new units will be handicap modifiable to accommodate persons with disabilities if needed. The last unit is 1900 sq. ft. and as yet is not designed and will probably be a two bedroom unit with a art/music studio which I intend to hold on to for my own children so they too may be able to stay on the Vineyard if they choose. The two new 840 sq. ft. units on the ground floor will be deed restricted and overseen by the D.C.R.H.A. The condo documents will not allow transient rentals.

Zoning: The property is zoned B-1 and the project meets all applicable zoning, height, set back, and use requirements of the Oak Bluffs zoning regulations. The project has all on site parking and has 22 on site parking spaces.

Energy: The new units should meet LEED energy efficiency standards and the overall project will meet Energy Star Plus standards, ie. 50% or greater than Mass. Building code. All units will have independent utilities including high efficiency propane units for hot water and hot water heat plus gas cooking so electric demand will be minimal. All appliances will be Energy Star rated and each unit will have it's own washer/dryer.

The new units will be high end modular construction. The project should be able to be completed in about 6 months from the time the units are delivered to the island. Modular construction allows many benefits in addition to slightly lower price and speed of construction, some are as follows: No common floor- ceilings which allows for no sound from the unit upstairs as well as dramatically increased insulation potential, ie R-60 to R-80 in the ceilings of the first two floors, increased fire separation/safety with fire block between units and due to my design there is also no common side walls between the new units for sound privacy.

The increase in the foot print of the building on 116 Dukes County Ave. is 1904 sq. ft. and there is no increase in the building foot print on 114 Dukes County Ave.

Visual impact: The building design has multiple gables with porches and high pitch roof lines much like the look of camp ground roof lines and others in the neighborhood. Trees that border the property are approx. 55 feet tall on the south, south west and north sides which serve to minimize the impact of the approx. 35 foot height of the building, as per O.B. B-1 zoning, on the south and west sides of the property. The building starts on the north west side with a one story hip roof and steps up to 1&1/2 story then has the 2nd story roof deck before the 3rd story on the south and east ends of the building. This stair step effect minimizes the visual impact of the building which is 100 feet from the old Catholic Church of similar height on Oakland Ave. plus Mr. Williams house is a very tall 2 1/2 story structure on the corner of Oakland and Circuit so I do not feel the building will be out of scale with some of the other buildings in the area. The property is located 80 feet from Oakland Ave., 140 feet from Circuit Ave., and 200 feet from Warwick Ave.

Landscape Plan: All trees on the property will stay and more will be added as well as a landscape plan that will start to grow tall evergreen trees on the east and west borders as well as create a 1600 sq.ft. patio/ garden on the south and west side of the new construction for open space as well as a 1680 sq. ft. roof deck for the use of the inhabitants of these condos. The private access road, Arch Ave. is on the north side of the property. Landscape plan will consist of adding to the existing trees, adding various evergreens around the building, property perimeter and possibly on the roof deck itself, as per desires of the residents, providing a ground cover belt on the east, south, & west property bounds which should catch rain run off from the parking area and the patio/garden. Roof run off will be directed to underground pits and the parking area and patio/garden will be a semi-pervious material so there should be minimal runoff from the property. See Landscape plan and site plan. Lighting will be low impact at grade for parking lot with wall sconces for door ways.

Snow storage will be in the parking area against the fence on Arch Ave. in the north east corner of the property.

Trash will be enclosed in wooden shelters along fence on Arch Ave.

Town Permits: Sewer permit for 19 bedrooms. ZBA minor 12 foot extension of B-1 zone into R-1 zone for building setbacks approved.

Water is Town water.

Boards Notified: Building dept., BOH, Highway, Fire, Police, Traffic committee, Conservation, Planning board. 10.4.8 O.B. Zoning objectives met. #1, #2, #3, #4, #5, #6, #7, #8.

History of property: This property was once a small farm that went from Circuit Ave. to Dukes County Ave. known as the DeCosta farm. The trees on the bounds were planted as boundary trees over two hundred years ago as near as I can tell. I purchased the Dukes County Ave. lot from Binky Debettencourt in 1978 and right around that time the other two lots were still in common ownership and were subdivided by the then owners, Brad Bigelow and his mother. I purchased the second lot between my lot on Dukes and the Circuit Ave. lot in 1982. Since 1978 I have used and rented the property to others as general work shops for various year round businesses including the following: 1978 to 1989 there were three auto repair shops, a welder and my fiberglass boat repair shop, in 1982- 1984 a portion was used as a new car business known as Independence Electric Car Co. I had owned a gas station from 1974 to 1978 and after the gas shortages and gas lines of 1978 some of us thought the electric car was going to come of age. O well, wrong again. Look where we are now, people don't learn very quickly do they. From 1989 to 2002 I owned The Pit Stop, which was a car and truck repair facility with the first quick lube operation on the island along with a tire shop. We had 9 plus bays and five lifts, 4 to 5 mechanics and was one of the largest repair shops on the island. In 2002 I first tried to get Dukes County Ave. connected to the town sewer for the purpose of what is now the plan before you. During that time from 2003 to 2004 I had a used furniture store in one part and a consignment and antique store in another while keeping the little building as my workshop were I did misc. services from woodworking to fiberglass boat repair. From 2005 to 2006 I used the main building as a music studio and occasional entertainment venue where we did a number of shows ranging from jazz to rock and roll as well as open mic shows for local young musicians. From 2005 to present I still have my general work shop in one building while the rest of the building has been a part time place to rent for parties with a golf simulator, putting greens, movie theater and professional sound system while I pushed for sewer hookup. I applied for sewer hook up first in April of 2002, last time on 9-15 2005 which was approved on May 17 2006 I found 9 more businesses that wanted to hook up and we sewer the road. The system was installed and flowing Sept. of 2007. Unfortunately now people realize that Bradley Square is my fault as an unintended consequence of my attempt to provide year round housing for local residents. So here we are.

Thank you

Donald N. Muckerheide