



Martha's Vineyard Commission

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May 25, 2023

Ross Seavey, Town Consultant & former Tisbury Building Commissioner

Greg Monka, Tisbury Building Commissioner

Tisbury Building Department

66 High Point Lane

Tisbury, MA 02568

Dear Mr. Seavey & Mr. Monka:

Following a discussion with members of the Tisbury Building Department on May 25, we at the Commission understand you are poised to execute a number of temporary occupancy permits at 2, 16, and 20 Union Court. These addresses and the development they are in are governed by DRI 674 and its modifications (notably DRI 674-M, DRI 674-M3, and DRI 674-M4). Further business is expected before the Commission regarding this project, including review of unapproved modifications and review of project aspects specifically set aside for future consideration by the Commission.

For the time being, we do not oppose the issuance of a temporary occupancy permit for the ground floor of 2 Union Court where Sea Bags, which recently came before the Commission for a Concurrence Review, plans to open an outlet. For the time being, we also do not oppose the issuance of a temporary occupancy permit for the third-floor residential unit at 2 Union Court. We also do not, for now, oppose temporary permitting for the apparel shop located at 16 Union Court in the cellar, nor the Sound Studio, ground floor office unit, or residential unit located at that address.

While we also do not oppose issuance of a temporary occupancy permit for the units at 20 Union Court, we do point out that: 1) The Applicant has combined two residential units on the second floor. 2) The Applicant has, ahead of Commission review and a permit from your Department, moved into the combined residential space. 3) The Applicant has pointed out an

exterior deck and staircase on 20 Union Court that wasn't approved by the Commission. We expect these issues to be resolved prior to occupancy permits being granted.

The Applicant is expected to come before the Commission for review of fencing, retaining walls, a building façade, a concrete foundation, a solar array and other elements. Until this occurs, and until the Commission has received and reviewed a complete set of as-built plans (including elevations), we request that the Tisbury Building Department refrain from granting any further occupancy permits, temporary or otherwise, and that the Department consults with the Commission about extending any permits it plans to extend.

Respectfully:

Rich Saltzberg
DRI Coordinator

cc: Alex Elvin, Lucy Morrison, Adam Turner