

Menotomy Building
DRI 695

Housing contribution (Condition 1.1)

Land Use Planning Committee
July 18, 2022



About
Layers
Find



Project history

MVC approved DRI 695 in 2020:

- Demolition of the existing 2,298 ft² historic building (formerly the 55-seat Red Cat restaurant) and three-bedroom dwelling above.
- Construction of a 5,621 ft² mixed-use building and 52-seat restaurant and four one-bedrooms apartments above.

DRI 695 Conditions

1.1 Housing: The Applicant shall contribute \$80,000 to an Island Housing entity. The entity will be identified by the Applicant and submitted to the Land Use Planning Committee for approval. Payment shall be made before the time of the issuance of the Certificate of Occupancy.

1.2 Energy: The Commission accepts the Applicant's offer to utilize all electric fixtures in the building, except for the grills and oven.

DRI 695 Decision (Effect on persons and property)

With respect to Traffic, Transportation and Impact on Abutters, the Commission finds it will have a neutral impact. The construction process will cause some traffic disruption within the surrounding area, but it will be temporary. While the proposed plan should not impact the level of vehicular traffic, it should be noted that the building is located in a high traffic area with sidewalks that could pose safety concerns, but is not necessarily a change from its current situation. The project would begin around October 15 and need to finish by May 15. No work would be permitted after Memorial Day, and exterior disruptions would not be allowed after that. The applicants would need to go before the Board of Selectmen to discuss interior work past Memorial Day. There is currently work happening in the area, and it has little to no effects on traffic. The proposed building would be a vast improvement over what exists. On an ongoing basis, it was determined that there would be no greater impact than what already exists.



*Building homes
Building green,
Building hope
Building Community*

BOARD OF DIRECTORS

Howell Kelly
Treasurer

Juliet Mulinare
Secretary

Holly Alaimo

Bill Aitken

Cathy Chu

Ronald DiOrio

Woody Filley

Lora Ksieniewicz

Nancy Langman

Paula Lyons

Mary Sullivan

Diane Whittier

STAFF
Greg Orcutt
Executive Director

Mailing Address:
PO Box 1093
Vineyard Haven, MA 02568

Mr. Brian C. Packish
PO Box 1933
Vineyard Haven, MA 02568

Dear Brian,

Thank you for your phone call on Tuesday about a donation of \$80,000 to Habitat for Humanity of Martha's Vineyard. It is an extremely generous donation and we are honored by your wish to support affordable housing in our community!

Habitat for Humanity of Martha's Vineyard (HFHMV) is a 501 (c) 3 organization. Since its founding in 1996, we have built 15 affordable homes for first time homeowners. Our homes are built with donated land, materials and volunteer labor. Our homes are affordable in perpetuity.

HFHMV has as homeowners, teachers, town officials, tradespeople, financial service professionals and business owners. We can also claim as friends, contractors, a myriad of different Island businesses, the Island media community, and everyday people who understand the difficulties of finding decent affordable housing.

HFHMV is an affiliate of Habitat for Humanity International. Our parent organization and fellow affiliates build affordable homes in all 50 states and in more than 20 countries, providing us with a wealth of information and support. HFHMV collaborates and partners with other Island housing advocates and organizations. We actively work with contractors to recycle building materials to use in new Habitat Homes we are building, or to resell homeowners, which helps us fund our organization. Over the years our efforts have help keep thousands of pounds of building materials out of the landfill and waste stream.

HFHMV operates with a twelve member Board of Directors, and one employee.

Habitat for Humanity of Martha's Vineyard is recognized as an organization exempt from federal income tax under section 501(c)(3) of the Internal Revenue Code. Your gift may qualify as a charitable tax deduction. Habitat for Humanity of Martha's Vineyard has not provided any goods or services in exchange for your donation. Please retain this letter for your records and consult with your tax preparer or the IRS for more information.

Your donation will be used to help build two affordable homes in Oak Bluffs. One home is currently under construction on Eastville Avenue, the other is scheduled to break ground in the Fall.

Please contact me, or any member of our board of directors with any questions. Again, thank you for this very generous donation and for supporting affordable housing on Martha's Vineyard.

Sincerely yours,

Greg Orcutt

Executive Director

Habitat for Humanity of Martha's Vineyard

Habitat for Humanity of Martha's Vineyard is recognized as an organization exempt from federal income tax under section 501(c)(3) of the Internal Revenue Code. Your gift may qualify as a charitable tax deduction. Habitat for Humanity of Martha's Vineyard has not provided any goods or services in exchange for your donation. Please retain this letter for your records and consult with your tax preparer or the IRS for more information.