

Re: MCLC Family Limited Partnership Landscape Plan for Review

Mark Nicotera <mnicmv@gmail.com>

Thu 6/24/2021 12:13 PM

To: Alex Elvin <elvin@mvcommission.org>;

Cc: Forrest Filler <forrest@local-preservation.com>;

Alex,

We are planning to have the workforce housing plans ready for the Monday meeting. The timeline is to go to permitting as soon as possible, which will most likely be around the time of receiving the C of O for the new building. The plan would be to complete the workforce housing before any special permit expires. We are assuming this is two years for a ZBA decision. This keeps us well under the 36 month start date required by the order of conditions.

We do not have a detailed plan for the eastern part of the site as that phase of the overall master campus redevelopment has not started yet. Ownership will be shifting some operations into the new building and then will have a better sense of the organization of the existing areas which comprise the Eastern part of the parcel.

Mark

On Wed, Jun 23, 2021 at 5:39 PM Alex Elvin <elvin@mvcommission.org> wrote:

Hi Forrest,

Just checking on the timetable for the workforce housing. Also, the revised landscape plan shows no plants on the eastern part of the site, including the parking areas. Can you please clarify whether there is a landscape plan for that area, and where I can find it?

Thanks,

Alex

Alex Elvin
Development of Regional Impact (DRI) Coordinator
Martha's Vineyard Commission
The Olde Stone Building
33 New York Avenue
Oak Bluffs, MA 02557
(774) 563-5363

From: Forrest Filler <forrest@local-preservation.com>

Sent: Tuesday, June 22, 2021 7:08 PM

To: Alex Elvin

Cc: Mark Nicotera

Subject: Re: MCLC Family Limited Partnership Landscape Plan for Review

Alex,

Thanks for the update, we will be in touch shortly to respond

Best,

Forrest

On Tue, Jun 22, 2021, 17:27 Alex Elvin <elvin@mvcommission.org> wrote:

Hi Forrest,

Thanks for sending the revised landscape plan. I believe that addresses my earlier concerns about the plan.

We located a draft letter from March 2020 outlining the Jan. 2020 LUPC decision (attached here), but I was unable to confirm whether the letter was actually sent to the applicant. Do you have any record of it?

According to our files, materials submitted for the Jan. 2020 LUPC meeting included to the following:

Drainage report (1/2/20)

Landscape plan (1/2/20)

Site contours (1/2/20)

SanTOE monitoring and sampling document (1/14/19)

Stormwater Site Plan (12/16/19)

Despite the LUPC apparently allowing the project to move forward with town permitting last year, the following condition still applies, which has not been addressed, as far as I know:

5.20: Prior to issuance of a certificate of occupancy for the storage facility, the Applicant shall provide to the Commission a plan and timetable for commencement and completion of the workforce housing

Can this be provided prior to Monday? I'm free tomorrow if you would like to discuss this in more detail.

Thanks,

Alex

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From: Forrest Filler <forrest@local-preservation.com>
Sent: Wednesday, June 16, 2021 2:12 PM
To: Alex Elvin
Subject: Re: MCLC Family Limited Partnership Landscape Plan for Review

Alex,

I tried calling you several times around 2pm, I figured you were just running late from meetings. Can you let me know when you will be able to chat? Thank you,

Forrest

-

Forrest Filler

Professional Associate, AIC
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Local Preservation and Construction LLC

On Wed, Jun 16, 2021 at 11:05 AM Forrest Filler <forrest@local-preservation.com> wrote:
Thanks Alex I'll call you then at 2pm at 774-563-5363. Appreciate your time.

Best,

Forrest

-

Forrest Filler

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On Wed, Jun 16, 2021 at 10:57 AM Alex Elvin <elvin@mvcommission.org> wrote:

Hi Forrest,

Could we talk at 2? I'm pretty tied up until then. My work number is below.

Alex

Alex Elvin
Development of Regional Impact (DRI) Coordinator
Martha's Vineyard Commission
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33 New York Avenue
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From: Forrest Filler <forrest@local-preservation.com>

Sent: Wednesday, June 16, 2021 9:48 AM

To: Alex Elvin

Subject: Re: MCLC Family Limited Partnership Landscape Plan for Review

Alex,

Can we give you a call this morning to discuss? What is the best number to reach you?

Thank you,

Forrest

-

Forrest Filler

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On Tue, Jun 15, 2021 at 5:32 PM Alex Elvin <elvin@mvcommission.org> wrote:

Hi Forrest,

I'm writing to follow up on the materials you submitted to the MVC in regard to the conditions for DRI 532-M4 (Carroll's Trucking Campus Plan). I did have a few questions, including about the landscape plan, which relates to the following MVC conditions:

- 5.8: There shall be no use of fertilizers other than required to initially support newly planted vegetation.
- 5.9: As offered by the Applicant, a final landscaping plan for Lot 19 using native and island appropriate species per Polly Hill Arboretum and MVC guidance shall be submitted for the review and approval of the LUPC before site excavation begins or building permits are issued.
- 5.10: The final landscaping plan will identify the number, location, variety and, when appropriate, size of plants and any measures necessary to protect existing or introduced plants.

The landscape plan we received does not include the plant species as required by condition 5.9 (this needs to follow Polly Hill and MVC guidelines), or identify the size of plants or measures to protect existing or introduced plants (condition 5.10). I'm attaching the MVC Site Design and Landscape Policy here for reference. I'm also attaching the MVC Decision from 2019, which includes the full list of conditions.

Also, the Davey Engineering and Construction Field Report states that the project is nearly complete, and some of the photographs show the completed building. However, conditions 5.4, 5.5, 5.6, 5.9 require LUPC approvals prior to site work and/or building permits. Condition 5.20 also requires a timetable for commencement and completion of the workforce housing prior to issuance of a certificate of occupancy. Can you please confirm that building permits have been issued and the project is nearly complete?

I'm available to answer any questions, or to discuss anything in more detail.

Thanks,

Alex

Alex Elvin
Development of Regional Impact (DRI) Coordinator
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From: Forrest Filler <forrest@local-preservation.com>
Sent: Tuesday, May 25, 2021 3:05 PM
To: Lucy Morrison
Cc: Mark Nicotera; Alex Elvin
Subject: Re: MCLC Family Limited Partnership Landscape Plan for Review

Hi Lucy,

Thank you for your patience. Below are several links to download the project files:

1. Innovative Alternative Septic O and M executed contract with John Smith of KleanTu:

<https://studio.bluebeam.com/share/wyrykq>

2. Civil Plans showing site layout, septic, stormwater mgmt :

<https://studio.bluebeam.com/share/gxqxnz>

3. Stormwater Mgmt Calculations/Narrative:

<https://studio.bluebeam.com/share/xeyekk>

4. Fire Suppression Narrative and Plans:

<https://studio.bluebeam.com/share/2mxm5d>

5. Recent Fire Suppression Inspection by Engineer:

<https://studio.bluebeam.com/share/vyry5q>

Please let Mark and I know if you have any difficulties with downloading the files, or if there are any questions, etc that we can clear up. We appreciate your time and efforts very much.

Best regards,

Forrest

-

Forrest Filler

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Local Preservation and Construction LLC

On Mon, May 24, 2021 at 4:48 PM Lucy Morrison <morrison@mvcommission.org> wrote:

Hi Forrest,

Thanks for sending the Landscaping Plan! I'll get it on the website later tonight or tomorrow.

Sorry it's taken so long to get back to you, I've had a draft response in the works since last week, but wanted to re-read the Carroll's decision to make sure I didn't miss anything.

I'm also cc-ing Alex Elvin, our DRI Coordinator, in on this email. Alex is on vacation this week, but will be able to help out once he's back.

The LUPCs are very booked up at the moment. I think the earliest we could do would be to squeeze you on with one other project on June 28th. If something opens up earlier than that, I'll let you know.

In terms of some of the other DRI 532-M4 conditions, could please help remind me if we've taken care of these already?

- 5.4: Prior to obtaining building permits for any of the parcels covered by this Decision, the Applicant shall submit for the review and approval of the LUPC a monitoring and reporting program that the wastewater treatment system(s) for the development(s) proposed adhere to DEP requirements and the MVC Water Quality Policy and specify monitoring threshold(s) and reporting protocols to ensure compliance.
- 5.5: As offered by the Applicant, a final stormwater management plan for Lot 19 shall be submitted for the review and approval of the LUPC before site excavation begins or building permits are issued.
- 5.6: As offered by the Applicant, fire suppression measures for Lot 19 shall be submitted for review and approval of the LUPC concurrent with, or as part of, the stormwater management plan.

If not, do you think there's enough time for you to get the wastewater monitoring and stormwater plan together before 6/28? Or would you like to wait and schedule a different meeting later once

those are finished?

Let me know if you have any questions or if I can help with anything.

Thanks!

-Lucy

Lucy Morrison
Executive Assistant
MV Commission
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(508) 338-7313

From: Forrest Filler <forrest@local-preservation.com>
Sent: Thursday, May 20, 2021 1:50 PM
To: Lucy Morrison
Cc: Mark Nicotera
Subject: MCLC Family Limited Partnership Landscape Plan for Review

Hi Lucy,

Here is our Landscape Plan for LUPC review :
download link: <https://studio.bluebeam.com/share/7v4j5j>

Would you mind letting us know how to proceed with this process?

Thank you very much,

Forrest

-

Forrest Filler

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