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Martha's Vineyard Commission

DRI 81 M5 Nina's Dine & Dash

MVC Staff Report – 2023-8-4

1. DESCRIPTION

- 1.1 **Owner:** Carlos Teles
- 1.2 **Applicant:** Carlos Teles
- 1.3 **Applicant's Agent:** George Sourati of Sourati Engineering Group, LLC
- 1.4 **Project Location:** 61 Beach Road, Tisbury (Map 9, Block B, Lot 18.1)
- 1.5 **Proposal:** Raise the grade approximately four feet in the vicinity of the Nina's Dine & Dash trailer eatery and elsewhere on the parcel. Some grade changes have already been done, according to the Applicant and the Applicant's Agent.
- 1.6 **Zoning:** Waterfront Commercial
- 1.7 **Local Permits:** Tisbury Conservation Commission, Tisbury Planning Board.
- 1.8 **State Permits:** Possible Massachusetts Department of Environmental Protection (MassDEP)
- 1.9 **Surrounding Land Uses:** To the Northeast, the project site fronts Beach Road. To the East, the project site abuts 69 Beach Road, active construction site of the Vineyard Wind 1 Maintenance Building (see DRI 81 M3). To the West, the project site abuts commercial property. To the South, the project site abuts the backside of several residential properties on Lagoon Pond Road.
- 1.10 **Project History:** The DRI dates from the late 1970s when the Commission approved a replacement structure at what was then a building materials and hardware business known as HN Hinckley & Sons. In 2021, following an ownership change, the Commission approved an ANR division of the Hinckley site into two lots (see DRI 81 M2). Those lots became known as 61 Beach Road and 69 Beach Road (69 Beach Road is owned by Vineyard Wind 1). In approximately the same time period, received a proposal for a 40B development for the site that included 52 residential units. The proposal didn't progress to a hearing before the full Commission (see DRI 81 M4). That proposal is now defunct. In 2022, the Commission approved a Vineyard Wind 1 Maintenance Building at 69 Beach Road (see DRI 81 M3). At some point in 2022, the Applicant acquired 61 Beach Road from Harborwood, LLC. Also in 2022, the Tisbury Planning Board granted the Applicant a special permit for a food truck.
- 1.11 **Project Summary:** As a hedge against puddling and ponding, to raise the grade approximately four feet to match or come closer to matching the grades of adjacent properties.

2. ADMINISTRATIVE SUMMARY

- 2.1 **DRI Referral:** Tisbury Conservation Commission
- 2.2 **DRI Trigger:** Modification of a previous DRI
- 2.3 **LUPC:** Slated August 8, 2023

3. PLANNING CONCERNS

3.1 Stormwater

It's unclear if a change in grading will have runoff ramifications. It's also unclear if a drainage plan is needed.

