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Adam Turner
Executive Director
Martha's Vineyard Commission
33 New York Avenue
Oak Bluffs MA 02557

February 8, 2022

RE: Request to Modify the Decision for DRI 678-M, Oak Bluffs Town Hall Renovation

Dear Adam,

I'm writing to request a modification to one of the decisions outlined in the MVC LUPC letter (attached) dated July 21, 2021, regarding the location of the flagpole. Due to a breakdown in communications during the construction phase, the flagpole was installed in its original location.

As near as I can tell, the landscape architect documented the change for the contractor, and sent the documents to the electrical engineer with the understanding that eliminating the flagpole light would require their approval. The electrical engineer did not see any need for action. The document trail stopped there, and ICON did not realize that the final changes did not get communicated to the contractor.

I am sincerely sorry for the oversight. We have had a constructive relationship with the LUPC and successfully incorporated the requested design changes into the final project, save for the flagpole relocation. The project and the Town have benefitted from the process.

To avoid the disruption and cost of relocating the flagpole at this time, I am requesting that the LUPC modify their decision and allow the flagpole to remain as installed. The original design intent was to place the flagpole in a central location in relation to the building and the landscape – a place of honor relative to the curved pathway, benches, and trees. I believe this intention is still valid. In speaking with the landscape architect, they envisioned the trees and flagpole as working together. The selected species, oak, has a slow growth rate – even slower in the Island's climate.

Again, I apologize for not meeting this requirement. I appreciate the committee's consideration of this request.

Sincerely,



Ned A. Collier AIA, LEED AP
Principal
ICON Architecture, Inc.
617-460-7874

Copy:

Alex Elvin, Development of Regional Impact (DRI) Coordinator, Martha's Vineyard
Commission

Deborah Potter, CGA, Town Administrator/Accountant, Town of Oak Bluffs

Jorge Figueiredo, MCPPO, Vice President, Atlantic Construction (Oak Bluffs Owner's
Project Manager)





Martha's Vineyard Commission

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July 21, 2021

Wendy Brough
Assistant Town Administrator
PO Box 1327
Oak Bluffs, MA 02557

Re: LUPC approval of DRI 678-M Landscape and Lighting Plans

Dear Wendy,

I am writing to inform you that on Monday, June 14; and Monday, July 12, 2021, the MVC Land Use Planning Committee (LUPC) discussed the landscape and lighting plans for the Oak Bluffs Town Hall project, as required by Conditions 1.1 and 4.1 of the 2020 Decision for DRI 678-M. At the June 14 meeting, the LUPC determined that further revisions were needed to the lighting plan, including the following:

1. Site lighting poles should not exceed 14' in height, with 12' preferred.
2. The two existing parking lot poles should be noted on the plans.
3. One lighting pole should be relocated to the top of the library stairs on Pacific Ave.
4. The poles at the curved walk should be replaced with bollards.
5. The flag pole should be moved north (to the other side of the curved walk) so as to minimize impact on green space.
6. Lighting at the south portico should focus on the entrance, with reduced lighting for the other fixtures.
7. All exterior lights should be no more than 3,000 degrees Kelvin.
8. The plan should show the location of electric vehicle charging stations.
9. A plan without foot candle readings should be provided.
10. The flag pole light should be included in the lighting calculations.

The Applicant worked with Commissioner Fred Hancock and MVC staff to revise the lighting plan, and a final revision was submitted on July 6, with further updates on July 12. The final revision with updates is attached here. At the meeting on July 12, the LUPC voted to approve the landscape plan as proposed, and the lighting plan as revised, with the exception that the flag pole light will not be included. The LUPC also determined that the lighting pole for the

stairs leading down from Pacific Ave. will be located at the midway point of the stairway, between Pacific Ave. and the Town Hall.

The Town may now proceed with the permitting process.

If you have any questions, or if there is anything we can help with, please let me know.

Sincerely,

A handwritten signature in cursive script that reads "Alex Elvin".

Alex Elvin
DRI Coordinator

cc: Deborah Holtzer-Potter
Tom Perry
Ned Collier
Fred Hancock