

**Summary of Offers (Date: 7/20/2022)**

- Housing Offer (see below)
- Renewable Initiatives
  - o The project will incorporate solar panels on the roof with an estimated 50 kW nameplate
  - o The project will incorporate 3-5 Electric Vehicle Charging stations
  - o The project will include bike parking
- Easement Offer, please see the formerly submitted attached letter dated July 14, 2022. In addition to the commitments set forth in the letter, based on feedback received from the MVC in further support of the efforts for public access, together with the grant of the easement, Vineyard Wind would agree to install, at its expense, a safety/security fence along the easement area on our property.

**Housing Offer by the Applicant (UPDATE: 7/20/2022):**

**1.1** Applicant shall fulfill its Housing Mitigation as provided in Section 3A.1 of the MVC Housing Policy (July 2019), except as provided in section 1.3 of this offering.

**1.2** Applicant shall make available offsite beds in dwelling units to accommodate the housing impact of Development employees except those who are living on Martha's Vineyard in market rate housing.

- The number of beds within the dwelling units needed is calculated by adding the sum of the Development's actual FTE onshore staff jobs, year-round offshore FTE technicians, and seasonal offshore FTE technicians and then subtracting the number of FTE jobs fulfilled by persons not living on Martha's Vineyard and those Martha's Vineyard residents living in market rate housing.
  - For example, due to rotational work schedules where 1 technician is on island for two weeks and 1 technician is on for the following two weeks, these two technicians are equivalent to 1 FTE in the context of the bed that will be made available. As is common with offshore maritime work the offshore technicians will work a two-week rotating shift, i.e., two weeks on-two weeks off. For this reason, the Development will make available housing needs assuming the two technicians will share a common space at opposite intervals. One technician will utilize the space while on their two-week rotation while the other technician is off island for their two weeks off time. This will rotate every two weeks.
  - Applicant's current estimate of need as of the time the Development commences operation is 21 beds.
  - The Applicant's estimate shall be updated approximately 6 months before the expected date of the Development's certificate of occupancy.
  - The actual need shall be measured when the Development obtains its certificate(s) of occupancy. The need shall be re-measured at year 3 and year 5 of the first five years after the certificate(s) of occupancy, and at most 5-year intervals after the first 5 years until 25 years after the certificate of occupancy. The actual need can increase or lower the number of required beds.

**1.3** If for any reason the Development cannot make available sufficient beds in dwelling units for Development employees who are not Martha's Vineyard residents living in market rate housing, then it will make a \$2,500 annual payment to the Dukes Country Housing Authority or an equivalent year-round rental assistance program for each bed in a dwelling unit that the project does not make available.



July 14, 2022

Martha's Vineyard Commission  
33 New York Ave  
Oak Bluffs, MA 02557  
Attn: Alex Elvin

Re: Offshore Wind Operations and Maintenance Building – 69 Beach Road, Tisbury (the “Project”)

Ladies and Gentlemen:

This letter is in further response to the request by the Martha's Vineyard Commission (the “MVC”) to Vineyard Wind to allow public access for pedestrians and bicycles (“Public Access”) between Beach Road and Lagoon Pond Road along the easterly boundary of the Project site. By letter dated July 1, 2022, Vineyard Wind agreed to engage in good faith discussions with the MVC to allow Public Access over the planned four-foot-wide setback area along the easterly property boundary (the “Setback Area”), subject to the MVC and the Town of Tisbury further developing a proposal for Public Access between Beach Road and Lagoon Pond Road, including securing commitments for similar rights from the property owners to the east and south of the Project. The MVC has subsequently requested that Vineyard Wind agree to increase the width of the Setback Area by an additional two feet for a total width of six feet. While Vineyard Wind appreciates the MVC's request for an additional two feet, Vineyard Wind is unable to accommodate the request for the reasons stated below.

First, increasing the Setback Area by an additional two feet of width would require shifting the planned improvements, including the building and the driveway by two feet to west. The resulting shift of the planned driveway would place the driveway out of alignment with the existing curb cut on Beach Road. Vineyard Wind has no authority to move the curb cut as there is a moratorium regarding curb cuts on Beach Road. The Massachusetts Department of Transportation recently constructed an approximately twenty-eight foot (28'±) wide curb cut for driveway access into the Project site. Approximately four and one-half feet (4-1/2'±) of the curb cut is located east of the easterly property boundary as shown on the attached Driveway/Curb Cut Plan. Currently, there are approximately eighteen feet (18'±) between the westerly edge of the curb cut and the proposed retaining wall which is located four feet (4') from the easterly property boundary and approximately sixteen feet (16'±) from the proposed guardrail. (Please refer to the Proposed Conditions shown on the Driveway/Curb Cut Plan.) Eighteen feet (18') is the minimum width requirement for the two-way driveway. Shifting the retaining wall two feet farther away from the easterly property boundary will narrow the driveway to sixteen feet (16'), which is not a sufficient width for the driveway. In addition, narrowing the driveway will not provide adequate room for a fire truck to safely access the property from Beach Road.

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Second, shifting the planned improvements would require Vineyard Wind to acquire an additional two feet of width on the westerly side of the Project site. Vineyard Wind has no contractual rights with the current property owner to acquire additional property for this purpose.

Third, shifting the planned improvements which would require a redesign of the Project and result in significant delays and added expenses. As a result, the Project would likely not be completed in time to service the operations of Vineyard Wind's offshore wind farm.

Although Vineyard Wind cannot accommodate the MVC's request for an additional two feet, Vineyard Wind remains committed to its original offer. Therefore, once the MVC and the Town of Tisbury have further developed a proposal for Public Access between Beach Road and Lagoon Pond Road, including securing commitment for similar rights from the property owners to the east and south of the Project, Vineyard Wind would be pleased to honor our commitment for Public Access through the planned four-foot-wide Setback Area.

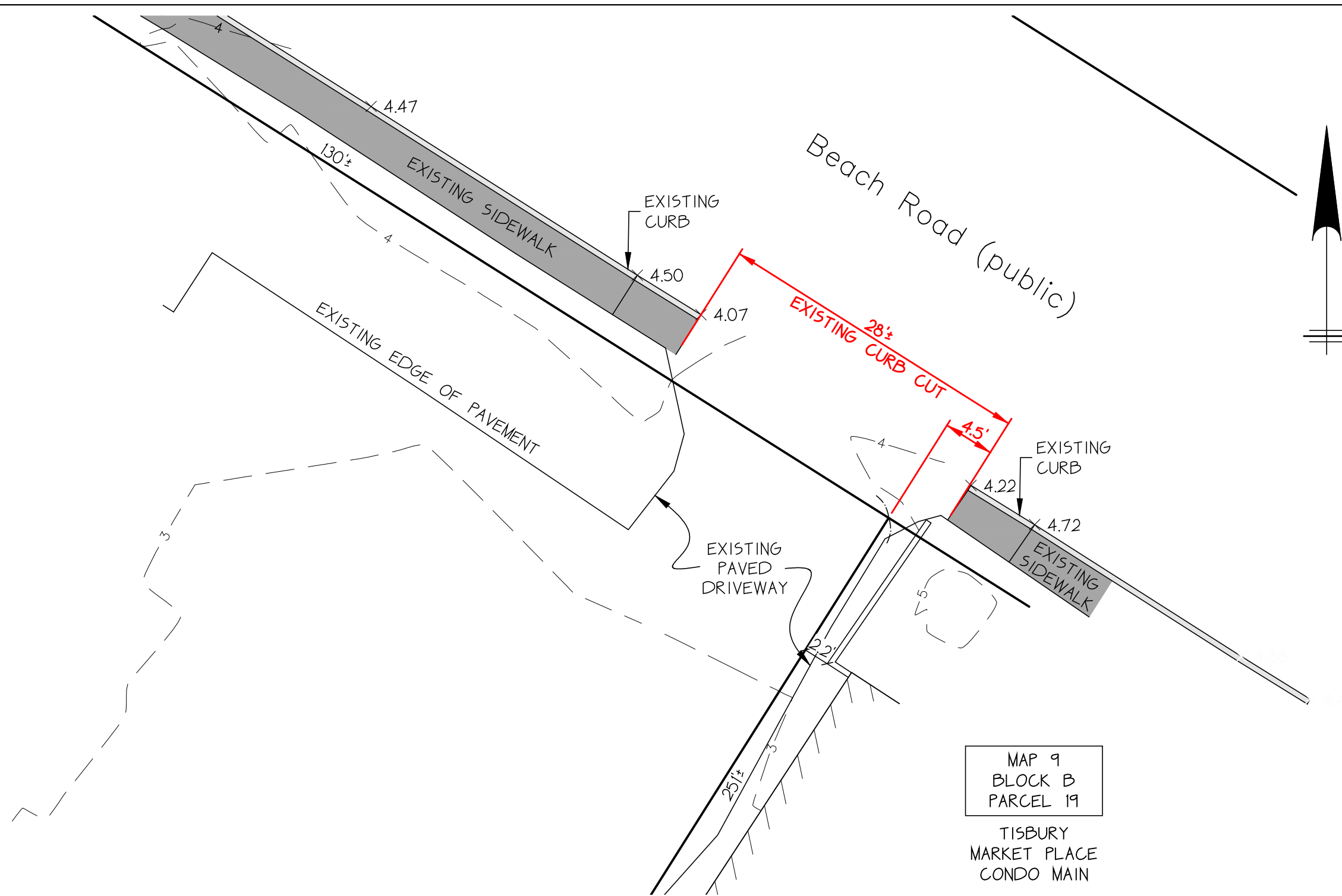
Please let us know if the MVC has any questions. Thank you.

Very truly yours,

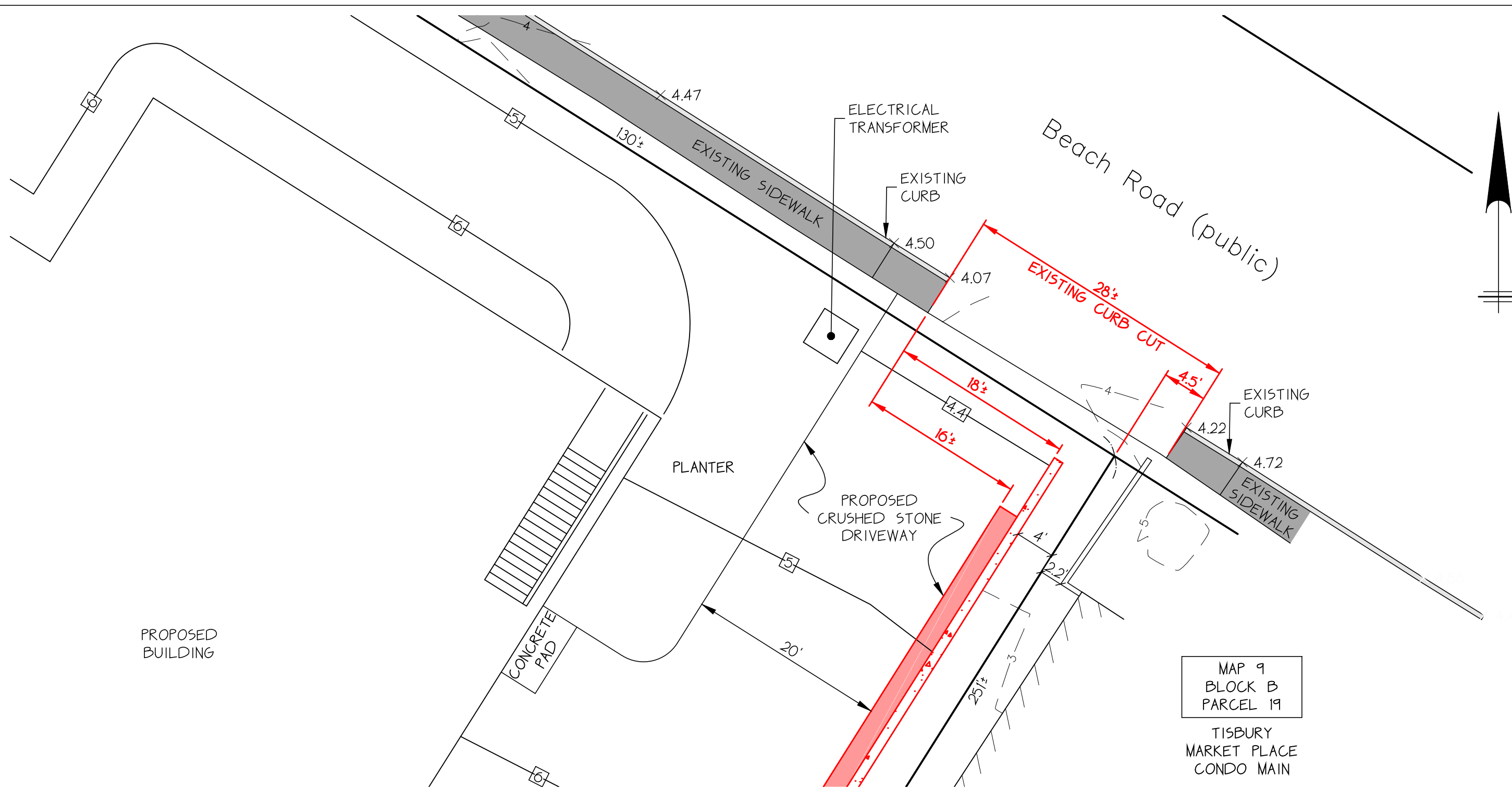
*Liam Paskvan*

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Liam Paskvan  
Legal Counsel



EXISTING CONDITIONS



PROPOSED CONDITIONS

*Driveway/ Curb Cut Plan  
in  
Tisbury, Massachusetts  
Assessor Parcel 9-B-18.1  
69 Beach Road  
prepared for  
Vineyard Wind 1 LLC*

*Scale 1"=10' July 12, 2022*



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