

# Re: Request for certificate of no effect

Hugh <hugh@vineyard.net>

Wed 9/21/2022 12:09 PM

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

Greetings Alex.

Let me enter a response to item three at this point, hoping that, as these items come to you in dribs and drabs, you can collate them for a Monday LUPC meeting.

I am routinely chastised for being long winded...I apologize for that.

We are fortunate that we have been able to respond to most of the challenges of operating a seasonal business on the Vineyard, and particularly in this wind swept corner. Our early vision, in 1989, where Jeanne and I would run a small inn and a few seats for members of the community to come in has morphed in response to demand and our desire to make it a viable commercial endeavor. The town's approval to serve people more as a restaurant was a benchmark in 1991. Since then, we have, amidst maintenance, made improvements to the building to accommodate the changing face of the business. Changing dynamics in the island community in which we operate has been a major component of the changes we have made since the 1991 evolution. Our customer base has expanded to include the whole island community. Traffic and parking has people opting for a drive to Aquinnah rather than the shorter drive but far longer wait in traffic and finding available parking in the down island towns. Across the 30 some years of operation, this has been the most significant change. Among all the small things we have done to adapt over the years to best handle it.....a second bathroom, then another. Expanding the waiting areas so that the customers can come early (or stay later)and enjoy the landscape. This has been addressed with defined patios where once we relied on the lawn, expanding/shrinking/then expanding again our beverage/service area as well as a kitchen expansion permitted in the late 90's to allow us to better address the more robust business and the myriad public health guidelines we were, and are, committed to. The sale of beer and wine, permitted some years ago, didn't really change the building or the guest space, simply defining a change from BYOB to sales, but Covid caused changes which, the residuals of, have us petitioning now for an outdoor awning.

In summary and chronologically...

- new kitchen space added to the building (20X20)
- patio over lawn space (20x30)
- fire pit
- grill area (since abandoned) for appetizer prep and sales (14X18)
- tented awning over patio area (20x30 then replaced by 30x40)
- detached ground level wooden plank platforms for outdoor tables

More to follow addressing other items...

Hugh

Sent from my iPad

On Sep 20, 2022, at 6:08 PM, Alex Elvin <[elvin@mvcommission.org](mailto:elvin@mvcommission.org)> wrote:

Hi Hugh,

Nice to meet with you today. Here are some follow-ups from the meeting. Again, we would need your responses by Friday in order to move forward with the LUPC meeting on Monday. Otherwise we can aim for Oct. 3.

1. Site plan with existing and proposed conditions, and parking areas
2. Most recent permit from Aquinnah board of health indicating the number of seats (indoors and outdoors)

3. Description of any significant changes to the property since 1991
4. Diagram of proposed drainage system for the covering
5. Elevation drawing showing the front of the proposed covering
6. Would the new flooring be all cement?

Let me know if you have any questions.

Thanks,

Alex

Alex Elvin  
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**From:** Hugh <[hugh@vineyard.net](mailto:hugh@vineyard.net)>  
**Sent:** Tuesday, September 6, 2022 9:43 AM  
**To:** Adam Turner; Alex Elvin  
**Subject:** Fwd: Request for certificate of no effect

Greetings Alex.....attached is the drawings from our architect that show the proposed awning to replace the tent covering we have used since the first Covid outdoor mandates.

The actual roof panels on this structure are proposed to be arched corrugated panels that break up the roof plain, multiply rigidity and sound deadening without the conventional heavy wooden roof structure.

The perspective drawing below has a similar vantage point as one of the photos I have previously sent along of the existing tent.

Thanks, Hugh

Gregory Milne  
Architect :: Architectural Rendering  
[www.gsmilne.com](http://www.gsmilne.com)

On Mon, Sep 5, 2022 at 11:51 AM Hugh <[hugh@vineyard.net](mailto:hugh@vineyard.net)> wrote:

Excellent....I have heard from Greg Milne that the drawings are on the way....

I'll send them along as I get them...next day or two, I hope....

Hugh

Sent from my iPad

On Sep 5, 2022, at 11:44 AM, Alex Elvin <[elvin@mvcommission.org](mailto:elvin@mvcommission.org)> wrote:

Thanks, Hugh. As I mentioned, this would be a modification to the previous DRI for the Outermost Inn. If the executive director and chairperson agree that it is not substantive, then they could propose a certificate of no effect,

which would also require assent from the full commission. Please send us the plans for the proposed awning when you can, and we will get back to you about the next steps.

Alex

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