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Subject: How's this look Alex?
Date: Wednesday, November 30, 2022 9:23:26 AM

Subject: Please accept this proposal to modify an existing DRI

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In 1991 we petitioned for a change of use from the residentially allowed bed and breakfast to a business that allowed outside diners...a restaurant to the public. Our planning board referred us to the MVC as a potential DRI which triggered those scrutinies. The business describe in the original MVC decision has evolved in the 30 years since and we are now returning to the MVC to request a modification to the original decision. Instigating this request is our current desire to construct a rigid awning over an outdoor dinning area. When we brought this proposal to our planning board, they referred us again to the MVC, being "once a DRI, always a DRI".

The original DRI concerns targeted parking, hours of operation, seating and traffic.

Many of the modifications we request here have actually been in place for quite some time and are simply operational changes. Some were permitted constructions that our boards did not refer us to the MVC for at the time of those petitions.

Acknowledging and increasing the permitted seating is the principle change from which concerns for parking, traffic and septic were and continue to be the offshoots of.

Originally our seating capacity was determined to allow 16 residents (14 guests and two resident operators) in 8 bedrooms and 17 dinner guests from the general public. Parking for those patrons and workers was to be restricted to the parcel on which the inn sits. These numbers were supported by the capacity of the septic system already in place from the construction of the inn two years earlier. Over time, seating has gradually increased to where we served, last summer, an average 90 meals per day. We request a modification to 67 seats and 8 resident rooms to better align ourselves with the meals we serve per day. To facilitate this modification, we have received permits to install a septic system that will support the effluent of these numbers of guests, per title V.

As a side note, our water use is dramatically less then the Title V standard. We have measured the building's total outflow over 24 hour periods and find our water use to be about 1/5 the Title V requirements which we attribute to the fact

that we only serve one meal per day to the public. That is an evening dinner meal during summer and, once the dinner program is curtailed, a limited lunch/brunch program during the fall shoulder season.

We also were restricted to parking only within the bounds of the parcel the inn was built on but as the business grew, we spilled over onto the adjacent parcel owned by the Taylor family at large. Today, that parcel belongs to us, Jeanne Taylor and Hugh Taylor and we ask to modify the original DRI to allow parking on this adjacent parcel as depicted in accompanying plans. Though we have been easily accommodating as many as fifty patrons' cars in the past, we generally have, at the busiest vehicular load of the evening around 25 to 35 cars. These higher parking demands are during the period when patrons overlap one another in attendance. Some have eaten and stay for sunset while the later sittings arrive or conversely, the later patrons arrive early to enjoy the property. Since we are reservation only, we control numbers and seating times but often people show long before or remain long after a meal. We encourage early arrivals so that we have control over seating sequences.

We would like to acknowledge other architectural changes, that may not have been within the scope of the original DRI, and to have them added into these modifications. Approximately 22 years ago we were granted a permit to construct a kitchen addition on the building, flat roofed 20 X 20 feet, to better house our food preparation scenario and adhere to subsequent changes to public health rules. During the period, our town voted to allow the sale of beer and wine to our patrons so we have a bar. It has seating but is primarily a service area to prepare and serve drinks and appetizers for the outside diners. A bar area has been a part of the business since 1989 where, at the outset, it was a private bar for resident patrons in a bring and pour your own scenario.

Approximately 15 years ago we poured a 20 X 40 concrete patio which is the area added to allow diners to enjoy the property before and after their seatings combined with lawns to be utilized for those same purposes. At the time, our building inspector did not require a building permit for this "on grade" installation. These areas have not been made to increase seating capacity so much as to allow guests to come early and stay later to enjoy sunsets and the surroundings. Since the pandemic first demanded outdoor dining only, and subsequently as an option, the patio area has been used more for actual dinner seating. It remains so as the public now seems to prefer this outdoor dining scenario and we are able to accommodate them with space and staffing. For the last few years we have relied upon a tent awning over this patio/dining area to offer shade for these patrons eating outdoors. We have come to the MVC for a decision allowing this awning to be a rigid structure, engineered to withstand the wind loads that our location exposes it to. This structure is designed to be light in appearance, utilizing arched corrugated steel roofing to fashion a strong awning without a conventional, bulky, rafter system. We hope to achieve an open feel similar to the roof structure employed at the Tabernacle with open web steel trusses, arched bays of corrugated steel and fine steel uprights as vertical support. This proposal includes adding an additional 12 X 40 foot concrete slab to accommodate chairs and tables, under the awning, that have been on the grass and planking since the outset of the pandemic restrictions.

Modifications....

Seating for 67 plus residents of 8 rooms (2 in each)

Expanded patio surfacing (12 X 40)

Installation of a rigid awning over patio

Expanded parking to include approx. 9 cars on adjacent parcel for a total 45 guest cars and 12 staff

Bar that serves dinner guests per town license

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