



DRI 674 M5 Stone Bank Development

Full Commission June 22, 2023

DRI 674 M5 Stone Bank Development

Applicant: Dunn MV Investments aka Dunn Family, LLC

Applicant's Agent: Reid "Sam" Dunn

Project Locations: 75 Main Street & 16 Union Street, Tisbury

DRI Referral: Self-referral

DRI Trigger: 1.2 Modification of a previous DRI

Items: Several Unapproved Modifications & a Compliance Issue

Modifications Group 1

- **Exterior Staircase and Southern Roof Skylight** (Building B/20 Union Court).
- **Azek Trelliswork** (Building D-2/30 Union Court).
- **Western Roof Skylight** (Building E/8 Union Court).
- **Access Ramp and Railings** (Building F/2 Union Court).
- **Door, Railing, and Window Changes** (Building A/75 Main Street & 16 Union Street, Building B/20 Union Court, Building D-1/26 Union Court, Building D-2/30 Union Court, Building E/8 Union Court and Building F/2 Union Court).
- **Windowless Western Exterior** (Building F/2 Union Court).
- **Metal Chimneys** Building A/75 Main Street & 16 Union Street, Building B/20 Union Court, Building D-1/26 Union Court, Building D-2/30 Union Court, Building E/8 Union Court and Building F/2 Union Court).

Modifications Group 2

- **Unification of Two Units Resulting in Elimination of Residence** (Building B/20 Union Court, Units C & D). *Alters the number of residences approved by the Commission.*
- **Fencing** (except for fencing adjacent to Building D-2/30 Union Court)
Fencing has been erected without an approved Fencing Plan. DRI 674 M3 minutes call for a separate fencing plan and a hearing
- **Fencing, Retaining Wall & Foundation** (Building D-2/30 Union Court)
Consensus of LUPC was to recommend to the Full Commission that a Stormwater study be undertaken. However, no vote has been taken. Tisbury Conservation Agent subsequently concurred
- **Solar Panels/Solar Plan** (Building D-1/26 Union Court)
LUPC Chair deemed a modification to be adjudicated by Full Commission. However, no vote has been taken.

Compliance with Condition 4 of DRI 674 M3 Decision

Work on parts of the Outdoor Restaurant, including decking and takout windows has commenced without LUPC approval of drawings and without a building permit.

“A final drawing set for the proposed deck, fish tank, take-out window and other features of the building and seating area, including any proposed colors, prepared in accordance with the DRI application guidelines, shall be submitted to the LUPC for review and approval prior to the receipt of a Building Permit.”

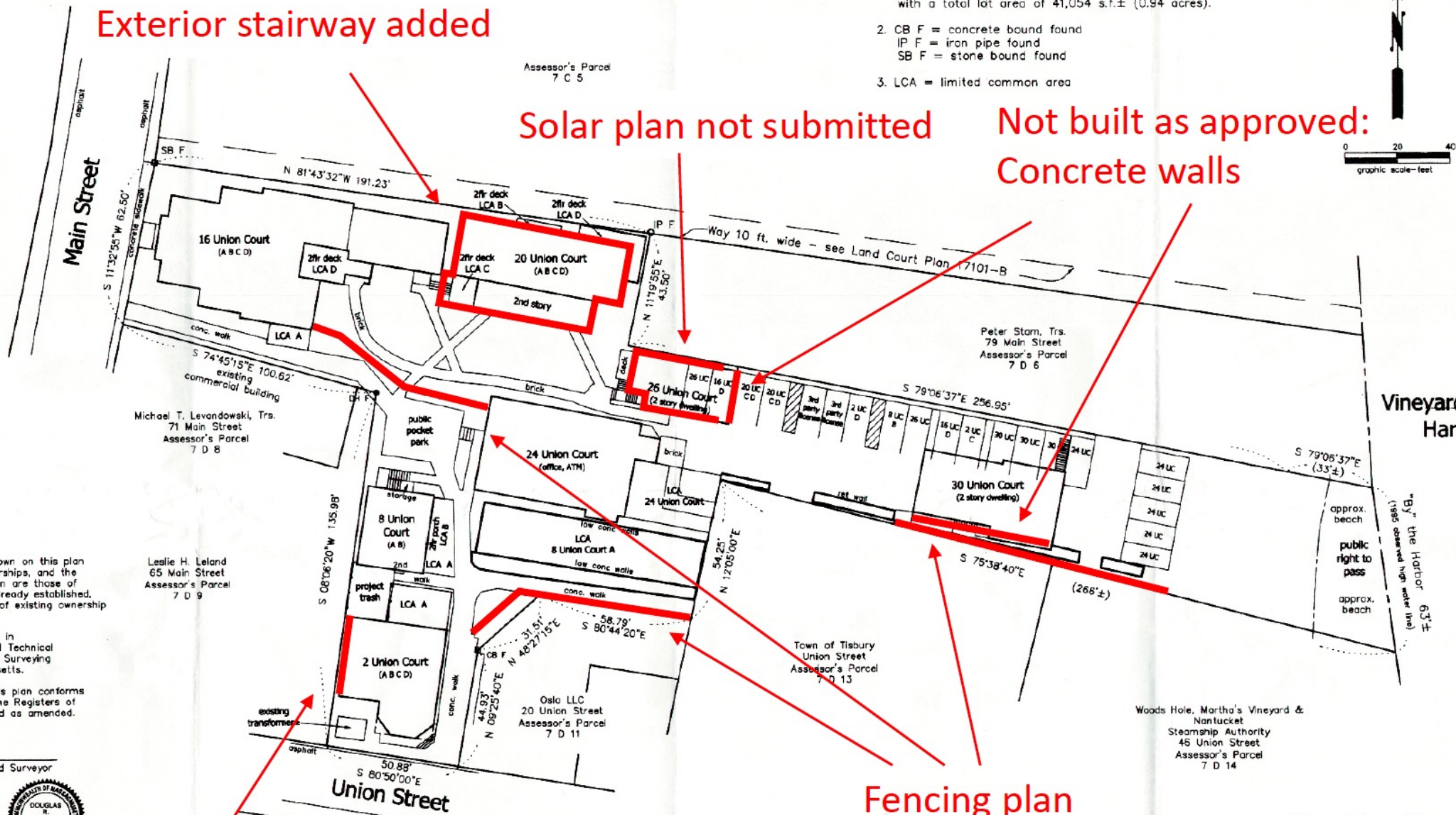
**MVC
Markup
5/30/21**

**Residential units combined
Exterior stairway added**

Solar plan not submitted

**Not built as approved:
Concrete walls**

- Notes:
1. The Old Stone Bank Condominium property consists of 75 Main Street (Tisbury Assessor's Parcel 7 D 7) & 16 Union Street (Tisbury Assessor's Parcel 7 D 10) with a total lot area of 41,054 s.f.± (0.94 acres).
 2. CB F = concrete bound found
IP F = iron pipe found
SB F = stone bound found
 3. LCA = limited common area



I certify that the property lines shown on this plan are the lines dividing existing ownerships, and the lines of the streets and ways shown are those of public or private streets or ways already established, and that no new lines for division of existing ownership or for new ways are shown.

This survey and plan were prepared in accordance with the Procedural and Technical Standards for the Practice of Land Surveying in the Commonwealth of Massachusetts.

I certify that the preparation of this plan conforms with the rules and regulations of the Registers of Deeds effective January 1, 1976 and as amended.

Douglas R. Hobbs
Douglas R. Hobbs, Professional Land Surveyor

Date: May 3, 2023



**Fencing plan
not submitted**

Plan of Land in
Tisbury, Mass.



Exterior Staircase

Building B/20
Union Court







SEA BAGS
MAINE





Door, Railing & Window



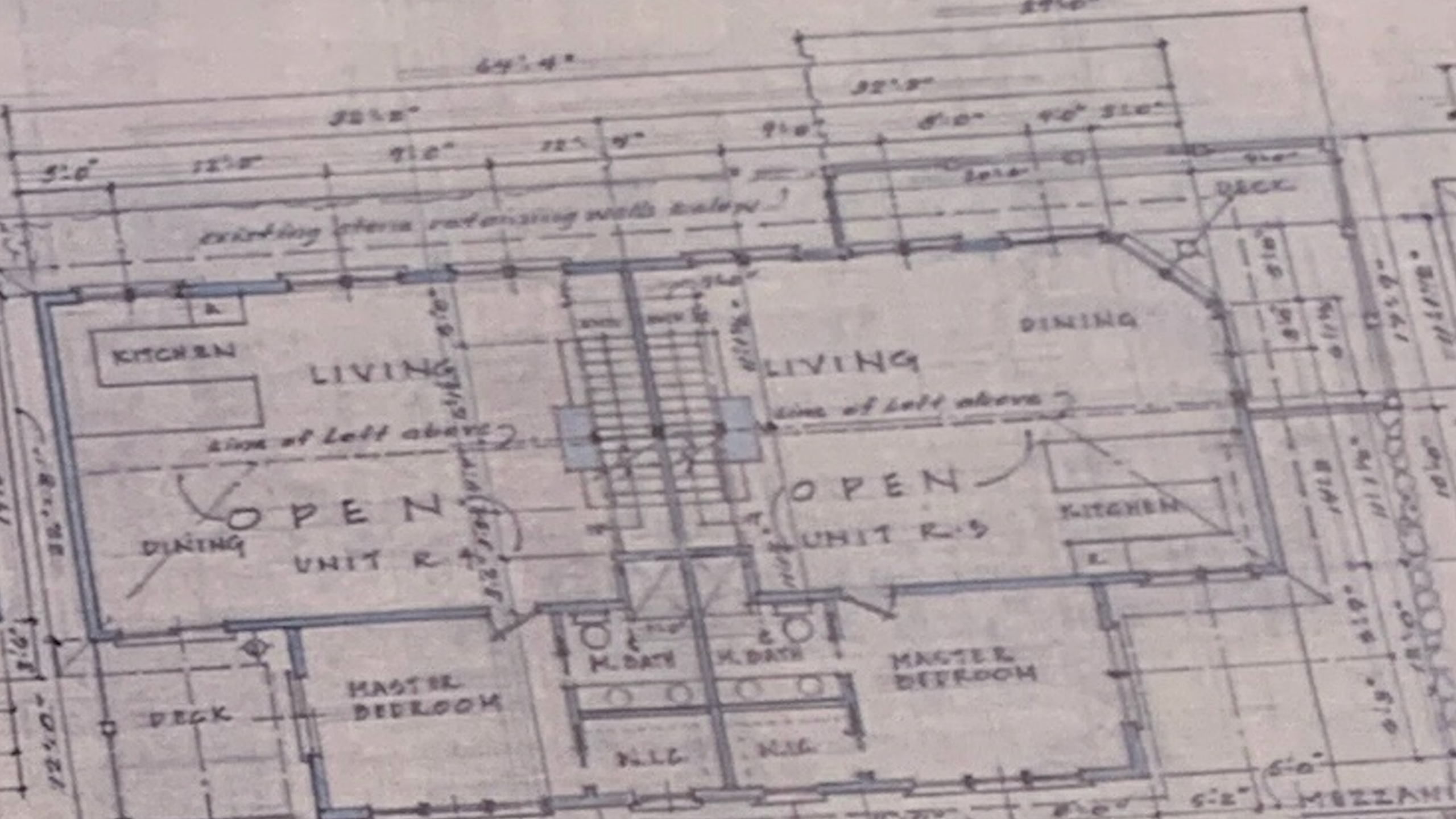


Residence
Unification

Building B/20
Union Court







64'-4"

27'-0"

32'-2"

32'-8"

5'-0"

12'-0"

9'-0"

12'-9"

9'-0"

5'-0"

9'-0"

9'-0"

DECK

existing stairs returning with balcony

KITCHEN

LIVING

LIVING

DINING

line of left above

line of left above

OPEN

OPEN

KITCHEN

DINING

UNIT R.S.

UNIT R.S.

12'-0"

DECK

MASTER BEDROOM

K. BATH

K. BATH

MASTER BEDROOM

N.I.C.

N.I.C.

14'-8"

11'-10"

17'-9"

11'-11"

MOZZANI

