

From: Robert Sawyer robert@sawyerrealtygroup.com
Subject: Re: 3 Uncas Avenue, OB
Date: September 2, 2023 at 2:17 PM
To: Rich Saltzberg saltzberg@mvcommission.org
Cc: Mike Sawyer mike@sawyerrealtygroup.com, Jay Talerman jay@mtclawyers.com



CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Rich,

Our responses to your queries are in CAPS below.

Robert M. Sawyer
P. O. Box 1408
Vineyard Haven, MA 02568
Office: (508) 696-1900
FAX: 1-509-693-7499
Email: robert@sawyerrealtygroup.com
Real Estate: Consultant, Writer, Instructor, Broker

On Aug 31, 2023, at 11:09 PM, Rich Saltzberg <saltzberg@mvcommission.org> wrote:

Good Evening:

Sorry for the delay.

You will need to generate a site plan for this project—meaning a professionally surveyed plan that shows the precise property lines and the exact location of buildings on the lot.
PREVIOUSLY PROVIDED

Mr. Hickey's email does not indicate you are specifically allotted flow, only that more capacity for the wastewater treatment plant is anticipated. The Commission needs to know that flow you will be granted flow. The Commission also needs to know specifically how much flow you will be granted. If that information is not attainable right now, you may need to plan for an onsite system until such time as that information is attainable. **.WE CANNOT GAIN APPROVALS UNTIL WE ARE BEFORE THE ZBA, WHICH WILL ACT AS SEWER COMMISSIONERS PER M. G. L. C. 40B.. IF CAPACITY IS AVAILABLE THE ZBA WILL BE VIRTUALLY COMPELLED TO GRANT A CONNECTION.**

Additional Questions:

1. Have you conducted a 21E site assessment of 3 Uncas Avenue? If not, are you planning to do so? **THIS HAS BEEN A SINGLE FAMILY HOUSE FOR 120 YEARS. NO NEED FOR 21E REVIEW**
2. Was any of the cementitious siding on the dwelling in a damaged state prior to the commencement of work by a licensed asbestos contractor? **DO NOT KNOW AND DO NOT KNOW WHO TO SEEK FOR THIS INFORMATION**
3. Does Larkin Reeves, as an individual or through a trust, hold the mortgage on 3 Uncas Avenue? **REEVES HAS NO ROLE OR CONNECTION TO THIS PROPERTY**
4. To clarify, are you stating that you plan to classify the residential units in your proposed apartment building as workforce housing but reserve the right to convert the units to condominiums (condominiums that you might sell)? **YES**
5. Beyond a contractual obligation, how would you ensure the tenants of the proposed storage units(a) didn't store flammable or hazardous materials? **TERMS OF LEASE**

units(s) didn't store flammable or hazardous materials? TERMS OF LEASES

6. Beyond a contractual obligation and allotted spaces, how would you ensure residents of the proposed apartment building, their guests, and delivery services they patronize do not park in the bowling alley parking lot or the bank parking lot? TERMS OF LEASES WILL PROHIBIT SUCH
7. How much do you estimate it will cost to demolish the existing dwelling and cottage, construct the apartment building, install the ATM, and build the parking spaces? CONSTRUCTION COSTS WERE PROVIDED TO MASSHOUSING AS PART OF OUR 40B ELIGIBILITY
8. How much do you estimate it would cost to restore the existing dwelling and cottage? **THE HOUSE IS A TOTAL LOSS. WOULD COST MORE TO RESTORE THAN TO DEMOLISH AND CONSTRUCT ANEW, PLACING IT BEYOND MARKET VALUE. ADDITIONALLY, NO AFFORDABLE UNITS WOULD BE CONSTRUCTED**

It seems prudent that we arrange another staff/applicant meeting ahead of a return to LUPC. Would you folks be able to do so next week? IF THAT IS MVC REQUIRED NEXT STEP PLEASE DO SO ASAP AS TIME IS COSTLY TO US.

THANK YOU.

Thank you.

Rich Saltzberg

Martha's Vineyard Commission

DRI Coordinator

33 New York Avenue / PO Box 1447

Oak Bluffs, MA, 02557-1447

Office: 508 693-3453

saltzberg@mvcommission.org

On Aug 28, 2023, at 2:57 PM, Robert Sawyer <robert@sawyerrealtygroup.com> wrote:

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Rich,

Following up on last Monday's LUPC meeting the following clarifications should be helpful. Please advise how soon we can reschedule LUPC.

1. WASTEWATER FLOW:

Attached please find email from Patrick Hickey, Facilities Manager, Wastewater, Oak Bluffs. Apparently with their expanded system coming available before we are ready for hook-up Flow is not an issue.

2. ASBESTOS REMEDIATION:

Attached please find the Asbestos Inspection Survey dated 11/16/18 and the proposal for completed Asbestos remediation with a cost of \$24,800.

3. SPRINKER SYSTEM:

We will check with the fire department as to requirements as we will always abide by Code.

4. RENTALS: The eight dwelling units will be rental and not condominium. However, we will always reserve the right to convert to condominium at a later date if we so choose.

5. STRUCTURAL ENGINEER: There was much talk about structural engineer. We thought you had the report for the structural engineer we hired at the urging of Oak Bluffs. We are attaching same.

6. DEMOLITION:

We acquired the subject property in late 2018 from the previous owner who was thoroughly discouraged by the horrid condition of the property. Since we took title there has been no occupancy and all utilities have been discontinued.

7. ZONING: Under M.G. L. c. 40 B there are no zoning issues as to the mixed use we plan.

8. ATM:

The ATM will be just that and no person on premises

9. DWELLING UNITS:

There're only eight small dwelling units and we have no clue where the notion of a three-bedroom unit evolved from.

10: COTTAGE CITY COMMISSION: Under M.G.L. c. 40B the only local board we are subject to is the ZBA

Did we miss anything? If so, please advise.

Thank you.

Robert M. Sawyer
P. O. Box 1408
Vineyard Haven, MA 02568
Office: (508) 696-1900
FAX: 1-509-693-7499
Email: robert@sawyerrealtygroup.com
Real Estate: Consultant, Writer, Instructor, Broker

<Screenshot 2023-08-28 at 1.58.57 PM.png>

<Document1.docx><Structural Engineer Report 3 Uncas 7 13 22.pdf><asbestos proposal 3 uncas rd oak bluffs.docx>

CONFIDENTIALITY NOTICE:

This message may contain confidential and/or privileged material. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message. If you are the intended recipient but do not wish to receive communications through this medium, please so advise the sender immediately by reply e-mail or at 508.693.3453 and delete this message and its attachments, if any.