

From: [Craig Nicholson](#)
To: [Michael Senatore](#); [Madeleine Kelly](#); [David Ennis](#); [Alex Elvin](#); [Adam Turner](#); [Laura Silber](#)
Cc: [Philippe Jordi](#); [Derrill Bazy](#); [Liz Volchok](#); [Mark Leonard](#); [mark Crossland](#)
Subject: Re: DRI Submission for Southern Tier
Date: Tuesday, November 8, 2022 6:58:46 PM
Attachments: [NHESP Determination Letter - So tier.pdf](#)
[HSH_Oak Bluffs Edgartown-Vineyard Haven Rd Corridor Study FINAL 2021-12-15.pdf](#)
[22_1013-STO-MVC DRI Package Lighting Page\[2\]\[32\].pdf](#)

Mike,

Thanks for the thoughtful list of questions. Please see our responses below.

See you all tomorrow at 11am.

Craig

From: Michael Senatore <senatore@mvcommission.org>
Date: Monday, November 7, 2022 at 3:16 PM
To: Craig Nicholson <cnicholson@affirmativeinvestments.com>, Madeleine Kelly <MKelly@affirmativeinvestments.com>, David Ennis <Dennis@affirmativeinvestments.com>, Alex Elvin <elvin@mvcommission.org>, Adam Turner <turner@mvcommission.org>, Laura Silber <laura@ccmvhb.org>
Cc: Philippe Jordi <pjordi@ihtmv.org>, Derrill Bazy <dbazy@ihtmv.org>, Liz Volchok <lvolchok@ihtmv.org>, Mark Leonard <mark.leonard@l2strategies.com>, mark Crossland <landscape8888@yahoo.com>
Subject: DRI Submission for Southern Tier

All,

We're looking forward to our meeting this Wednesday. Below are some initial questions and issues we'd like to discuss.

General Comments

1. Please describe how and when the project came about and how the town is involved.

CN: The town has owned the property since 1997. In 2021, the town issued an RFP related to the property for the production of affordable housing. AI/IHT was the winner of that process and we have been working with the town on our design since the end of 2021. Thus far, the town has committed to \$450K of CPA and Affordable Housing Trust fund money for the project. The property is under a long term land lease with the town retaining ownership so they will have some level of involvement for the next 99 years.

2. What specific permits will be required by the town?

CN: We will go before the Zoning Board of Appeals for a Comprehensive Permit under 40B. The Board of Health will approve the septic design. We will also need a building permit.

3. Please explain why you are seeking approval for Phase 1 only rather than both phases of the project?

CN: Our initial thoughts for only submitting for Phase II centered on its dependency on the town upgrading and expanding their sewer capacity. Since there is not a clear timeframe for that to be accomplished, we felt it was premature to have the remaining 15 units approved through the MVC. We were also concerned with how the MVC might look at nitrogen mitigation without the sewer system data. We are happy to discuss having the commission review both phases.

4. When do you plan to seek approval for Phase 2?

CN: We expect to return to the MVC when there is a clear timeframe for the completion of the town's sewer expansion project. However, depending on the conversation above, we could change this expectation

Housing

1. Please provide a numeric breakdown of the type of each unit in terms of AMI restrictions.

CN: 1BR (10) – 2 @ 30% AMI, 1 @ 50% AMI, 7 @ 60% AMI

2BR (30) – 2 @ 30% AMI, 2 @ 50% AMI, 19 @ 60% AMI, 7 @ 80-110% AMI

3BR (5) – 1 @ 30% AMI, 4 @ 60% AMI

Traffic/Parking

1. Please provide data from other projects justifying that 1.78 parking spaces per unit is necessary.

CN: The parking has been created to accommodate 1.5 parking spaces per unit when both phases are completed. We have been updating our site design recently and currently have 68 spaces being built with Phase I which equates to 1.51 spaces per unit. It is based on IHT's history with their properties on Island that we believe 1.5 spaces per unit is appropriate.

2. Please provide the Howard Stein Hudson traffic analysis mentioned in the application materials.

CN: Attached

Building Design

1. Was there any effort to distinguish the buildings architecturally from the Meshacket buildings in

Edgartown?

CN: No. We purposely chose to mirror the buildings in order to reduce costs on architecture and engineering design costs. We also believe replicating buildings across the 2 sites will provide us with the best opportunity to achieve an economy of scale on the construction bids that will also reduce costs.

Landscape/Environment

1. Please identify what existing trees will remain.

CN: Similar to our approach at Meshacket, we have clustered the development in order to leave ~40% of the property untouched. It is expected that the majority of trees within the limit-of-work will be removed, with a comprehensive landscaping plan designed to re-establish a natural vegetation community within the development. Depending on the final site grading, it may also be possible to preserve small patches of existing vegetation as well. This general approach was driven by the desire to minimize the development footprint and preserve as much existing woodland as possible within the NHESP Priority Habitat area around the knoll, which will ultimately be protected by a conservation easement. We will review the existing vegetation once we have the roads and buildings staked to determine which vegetation can be preserved.

2. If available, please provide a plan showing lighting locations.

CN: I've attached the lighting plan originally sent over on October 18th. It still shows our old parking configuration so it will be updated slightly before we go before the LUPC.

3. The application materials note that the property is located within Imperial Moth priority habitat. Please provide an update of the application submitted to the National Heritage Regulatory Review to determine whether the project is likely to cause a take under the MESA.

CN: Attached is the approval of our development plan from the state.

Wastewater

1. Please confirm that Phase 2 will be connected to town sewer.

CN: Yes, Phase II can only be built when it can be connected to town sewer.

2. The narrative appears to not match the table for nitrogen loading; please clarify.

CN: Our apologies. The table has the most current data for nitrogen. The narrative was written prior to Sheri agreeing to base our usage on 50 gpd due to historic usage at IHT properties and therefore

used a higher gpd number for its basis.

3. Please clarify that the nitrogen calculations are based on the actual number of units.

CN: Yes, the nitrogen calculations are based on the actual number of bedrooms in Phase I (85 bedrooms)

Drainage

1. Please provide a drainage plan and total impervious surface area calculations.

CN: The grading plan was sent to you last Friday by Madeleine along with an updated site plan that reflects a number of minor refinements since our initial application. The project is being designed in accordance with the MA Stormwater Standards and MVC requirements. A Stormwater Analysis and Drainage Report will be forwarded shortly. The updated site plan (sheet C-5) includes calculations for impervious surfaces for the site.

Mike

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