

Re: RED ARROW ROAD COMMUNITY HOUSING -MVC APPLICATION

Coffey, Matt <mcoffey@southmountain.com>

Mon 8/1/2022 2:31 PM

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

Cc: John Abrams <jabrams@southmountain.com>; Philippe Jordi <pjordi@ihtmv.org>; Chris Alley <calley@sbhinc.net>;

Hi Alex-

Chris Alley noted the following regarding the nitrogen output at the Cohousing property. Chris is copied here so please let us know if any additional clarification or information would be helpful.

Best,
Matt

Alex:

Matt asked that I speak to the nitrogen calculations for the above referenced project, specifically the wastewater nitrogen.

We initially performed the total nitrogen analysis per the MVC WQMP for the three acres to be purchased and only included the proposed project loads. However, we then thought a more holistic approach including Island CoHousing was more appropriate. The proposed project will utilize NitROE systems but the existing CoHousing project utilizes composting toilets.

We have not done WQMP analyses using composting toilets (at least not lately). The two parameters that come into question are effluent strength (for the associated greywater system) and annual flow. The effluent strength of 7 mg/l is straight forward; it is taken from Table B on page 25 of the WQMP (the table actually calls for "< 7 mg/l" but we used 7). The adjusted annual flow is not indicated in the WQMP. Clearly there is a reduction in household flow when no flush toilets are used. Without guidance from the WQMP, I did the analysis based on 50%, 75%, and 100%, of policy flow for the CoHousing contribution. The MVC may determine which of these they are comfortable with or they may choose another percentage. As a reference, Title 5 requires a greywater system to be designed at 60% of the normal daily flow so perhaps that is a number to be used. I have spoken to Sheri about this issue but have not heard back with an adjusted flow for CoHousing.

I am happy to meet/talk with you/Sheri/Adam to resolve this before the Aug 11 hearing if you wish.

Chris

PS: For the big picture analysis, the combined projects meet the nitrogen budget using CoHousing flows up to 75% of policy flow.

On Mon, Aug 1, 2022 at 1:27 PM Alex Elvin <elvin@mvcommission.org> wrote:

Hi Matt,

Can you also clarify how the Co-Housing property is currently achieving 7mg/l for the nitrogen output?

We generally don't review staff presentations with applicants, but the current staff report is available [here](#), and this is what the staff presentation will be based on. You are welcome to review this and submit any comments. You will also have some time to present at the hearing on Aug 11.

Thanks,

Alex

Alex Elvin
Development of Regional Impact (DRI) Coordinator
Martha's Vineyard Commission
The Olde Stone Building
33 New York Avenue
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(774) 563-5363

From: Coffey, Matt <mcoffey@southmountain.com>

Sent: Monday, August 1, 2022 10:21 AM

To: Alex Elvin

Cc: John Abrams; Philippe Jordi

Subject: Re: RED ARROW ROAD COMMUNITY HOUSING -MVC APPLICATION

Alex-

We are exploring several options for the cost/electricity sharing agreement for the solar array:

- One scenario is that the new Homeowners Association will own the system. Shared loads will be covered by the shared account and excess generation will be allocated equally among the four households.
- A second option is to have another group own the system and allocate credits to each account.

We are exploring both options and will keep the MVC informed about which option we choose.

Also, are you available to schedule a time for us to go through your presentation before the public hearing on the 11th?

Please let us know if there are additional materials or information from us that would be helpful before the public hearing.

All best,
Matt

On Wed, Jul 27, 2022 at 6:45 PM Alex Elvin <elvin@mvcommission.org> wrote:

Hi Matt,

Here are a few follow-ups from commissioners and staff:

1. Clarify how the Co-Housing property is achieving 7mg/l for the nitrogen output.
2. Any final approvals from Mass Housing for the original 40B project in 1998, including any indication of how future subdivisions would be regarded.
3. Copy of the current Island Co-Housing covenants.
4. Draft or outline agreement regarding cost/electricity sharing for the solar array, since the power will go to all the units.

I may also have a few more questions tomorrow.

Alex

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From: Coffey, Matt <mcoffey@southmountain.com>

Sent: Monday, July 25, 2022 4:05 PM

To: Alex Elvin
Cc: John Abrams
Subject: Re: RED ARROW ROAD COMMUNITY HOUSING -MVC APPLICATION

Thank you Alex-

We will plan to see you then.

Please let us know if there is any additional information or descriptive material that would be useful in preparation for that meeting.

Best,
Matt



On Mon, Jul 25, 2022 at 4:03 PM Alex Elvin <elvin@mvcommission.org> wrote:

Hi Matt,

The public hearing has been scheduled for Aug. 11 at 7PM. Zoom link is below, but the order of the agenda is still TBD.

Thanks,

Alex

Topic: Remote Commission Meeting
Time: Aug 11, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/81862772927?pwd=YnMrNkFvT1FMYjFObTI4MkdYM3NLdz09>

Meeting ID: 818 6277 2927

Passcode: 099262

One tap mobile

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+1 346 248 7799 US (Houston)

+1 386 347 5053 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 818 6277 2927

Passcode: 099262

Find your local number: <https://us02web.zoom.us/j/kdo10UuOi>

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From: Coffey, Matt <mcoffey@southmountain.com>

Sent: Thursday, July 21, 2022 9:44 AM

To: Alex Elvin

Cc: John Abrams

Subject: Re: RED ARROW ROAD COMMUNITY HOUSING -MVC APPLICATION

Good morning Alex-

We wanted to follow up after the LUPC meeting to ask if a date has been set for the public hearing.

We would like to proceed with this as soon as we can get into the queue.

All best,

Matt



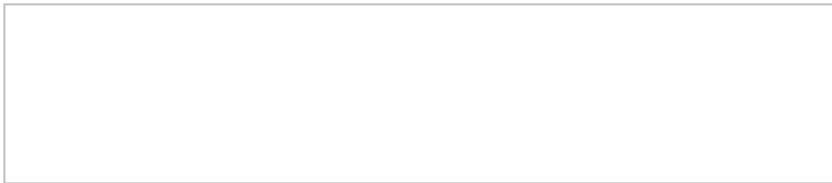
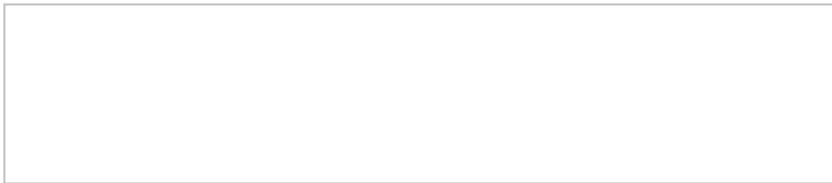
On Mon, Jul 18, 2022 at 4:10 PM Coffey, Matt <mcoffey@southmountain.com> wrote:

Alex-

Please see the attached documents from May 23rd which had the updated home sizes as noted in the memo and illustrated on the plans.

Please feel free to contact me if any other materials are useful or if there are any questions.

Best,
Matt



----- Forwarded message -----

From: **Coffey, Matt** <mcoffey@southmountain.com>

Date: Mon, May 23, 2022 at 1:17 PM

Subject: Fwd: RED ARROW ROAD COMMUNITY HOUSING -MVC APPLICATION

To: Alex Elvin <elvin@mvcommission.org>

Cc: Philippe Jordi <pjordi@ihtmv.org>, John Abrams <jabrams@southmountain.com>, Chris Alley <calley@sbhinc.net>

Alex-

Please find attached documents related to our proposal for the Red Arrow Road Community Housing Project and the review by the Martha's Vineyard Commission. We are available to discuss in more detail at your earliest convenience and to plan a time for a pre-application meeting with the staff.

All best,
Matt

