



P.O. BOX 1447 • 33 NEW YORK AVENUE • OAK BLUFFS • MA • 02557 • 508.693.3453
INFO@MVCOMMISSION.ORG • WWW.MVCOMMISSION.ORG

Office of the Executive Director

DRI 744 3 Uncas Avenue Historic Demolition & 40B Proposal

November 9, 2023

Robert Sawyer
Flowerwood, LLC
P.O. Box 1408
Tisbury, MA 02568

Re: 3 Uncas Avenue, Oak Bluffs

Dear Mr. Sawyer:

Thank you for your email of November 1, 2023 which contains additional information regarding your proposed plans for the project at 3 Uncas Avenue. While your email was helpful, I note that the following requested materials associated with your application remains outstanding:

- An adequate site plan (linear measurements, a compass arrow, and a stamp are necessary).
- Written communication from the Oak Bluffs Wastewater Department containing details as to the specific flow the project will be allotted, (or alternatively, an engineer's plans for an onsite wastewater system sufficient to handle the wastewater output of your project could be provided).
- Written communication from the Oak Bluffs Fire Department indicating whether this project will require a sprinkler system, (alternatively, the written opinion of a fire protection engineer could be provided).
- Nitrogen calculations

Additionally, the following staff questions have received inadequate responses:

Residential Units: The specific intent for the residential units in the proposed structure remains unclear. Without referring to other documentation that may have been filed elsewhere at the municipal or agency level, please state exactly what type of units are planned, who is intended to rent them (seniors, people earning up to 140% AMI, market rate renters, etc.), at what intervals rent will be charged (monthly, weekly etc.), what the monthly rent will be, how the renters would be selected, who is expected to manage the rental units, the earliest possible time the units could be converted to condominiums, options to be provided to the renters upon the condominium conversion (option to buy, relocation, etc.), and what restrictions, if any, would be placed on the sale of condominium units.

Water Intrusion: It remains unclear what efforts have been taken to prevent rain and snow from entering the existing house at 3 Uncas Avenue. It also remains unclear when the water damage noted in the Lolley report occurred. Please state all efforts that have specifically been made to secure the house against rain and snow intrusion. If you haven't made any, please say so. In a recent email you asked for any evidence staff may have of water intrusion. No staff member has been inside the house to make observations, and peer review material

that includes an interior examination is not yet available. However, staff photographs of the exterior taken in July and in November show an open second floor window on the southwestern side of the house (see attached) and an open second floor balcony door on the northwestern side (see attached). Why haven't these been shut? Moreover, with the understanding that the Oak Bluffs Building Department ordered all openings in the house be boarded up (see attached), why aren't the window and door just mentioned, and several others, not boarded up?

As a reminder, it was communicated to you on October 13, 2023, that per Section 3 of the Commission's Historic Preservation Policy, we have determined that it is necessary to retain peer reviewers to evaluate the physical condition of the house proposed to be demolished, the historic nature of the existing house and its relationship to its streetscape and surrounding neighborhood, and the appropriateness of the proposed replacement structure, and then to advise the Commission accordingly. Per our typical practice, and as authorized by Sections 2 and 3 of the Martha's Vineyard Commission Act, the costs of such peer review are borne by an applicant seeking DRI approval of a proposed demolition. We would therefore also request that you remit to the Commission a check in the amount of \$7,400 to cover the DRI and associated peer review fees for your application.

Section 4.5 of the Commission's DRI Procedures provide that the initial public hearing on a DRI application will be scheduled within 30 days after receipt of a project referral and a **complete DRI Application** (emphasis added). Per Section 4.3 of the DRI Procedures, a determination of the completeness of an application is to be made by the Executive Director. In light of the outstanding items enumerated above, your application is not yet complete, and we are therefore unable to schedule your initial public hearing at this time. Kindly continue to work with staff to complete your application so that we move forward with the DRI review process.

Please do not hesitate to contact Rich Saltzberg or me should you have any questions regarding the outstanding application items.

Very truly yours,



Adam Turner
Executive Director