

Re: Stone Bank restaurant

samdunn@rcn.com

Thu 10/14/2021 1:50 PM

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

📎 1 attachment

Old Stone Bank Condo Site Plan.pdf;

Alex,

The staff meeting is supposed to be a pre-application meeting. Are you now saying you need more material before scheduling the staff meeting? I hope that's not what you mean.

Attached please find the condo site plan. Mr Lyons has spaces 8-10.

Below is an email received late last summer from Bob Rafferty, the engineering consultant for Tisbury Wastewater. As you can see he allocated 1400 gpd to us for a 70 seat restaurant. But he calculated we had a little excess flow in the project because of some changes in areas/bedrooms as we went through the permitting process and so he deducted this from the 1400 gpd. The result is the Selectmen actually approved 1,176 gpd in new flow, which is enough to handle the entire project, including a 70 seat restaurant in Unit C-3. The minutes from that meeting on August 26 have not yet been issued, but the request was unanimously approved.

Sam,

This is sufficient for allocating the flow you need for the Stone Bank development. The Sewer Advisory Committee will be able to vote on the flow allocation at the [August 11 meeting](#).

We have adjusted the flow total. We have to assign flows based on the submitted plans – we cannot assign any extra flow because it is illegal to reserve flow for a specific user. Our calculations:

1. The project has 15 gpd extra already. Based on the initial proposal, without the restaurant, the project needs 2,295 gpd, versus the 2,310 gpd requested.
2. The application should subtract the retail space flow from the restaurant flow, which is a 35 gpd difference.
3. All of the non-residential space is counted as office space, although the plans show a mix of commercial and office space. The difference is 174 gallons.

Therefore, the Wastewater Department can retain $15+35+174 = 224$ gpd. This application's request for new flow would be $1,400 - 224 = 1,176$ gpd.

You will have the opportunity to discuss these flow allocations at the meeting.

A few things need to be submitted before final approval of the sewer connection(s) can be made:

1. Details on the grease trap.
2. With new buildings being constructed, the Wastewater Department will need to see the on-site sewer network on an engineering drawing. From our analysis, the site will need at least one additional duplex grinder pump chamber.

3. The existing grinder pump chamber is probably equipped with old Meyers pumps, which were not adequate to handle commercial, and especially restaurant, waste. The Wastewater Department will confirm this.

4. The Wastewater Department has standardized on Environment-One grinder pump systems.

These details, and the timing of the submittals, can be discussed at the Sewer Advisory Committee meeting.

Regards,
Bob Rafferty

The most interesting part is that if you read the wastewater letter you can see that they actually thought we could get a decision from you in three months! It's already been a month and we haven't even had a staff meeting.

Please, can we get this moving?

Sam

From: "Alex Elvin" <elvin@mvcommission.org>
To: samdunn@rcn.com
Sent: Thursday, October 14, 2021 12:53:05 PM
Subject: Re: Stone Bank restaurant

Hi Sam,

We will need confirmation from the wastewater commission as to what the requested flow / number of seats actually was that they approved. We would also like to see a plan showing the possible parking spaces in the vicinity of the restaurant, including the 3 spaces for Patrick Lyons.

I'm also attaching our DRI Application Guidance document for your reference, which outlines in general what type of material is required for a complete application. This was unearthed recently, so it should be helpful moving forward.

Thanks,

Alex

Alex Elvin
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(774) 563-5363

From: samdunn@rcn.com <samdunn@rcn.com>
Sent: Saturday, October 9, 2021 10:56 AM
To: Alex Elvin
Subject: Re: Stone Bank restaurant

Alex,

There is no parking specifically dedicated to the restaurant, nor is any required. However Patrick Lyons, the owner, will have three parking places for his residential unit #8 and will no doubt utilize these when available for employee parking.

According to Patrick Lyons the average number of employees will be about 8.

The other items you requested are attached.

Sam

From: "Alex Elvin" <elvin@mvcommission.org>
To: samdunn@rcn.com
Sent: Friday, October 8, 2021 4:21:29 PM
Subject: Stone Bank restaurant

Hi Sam,

Sorry for the delay on the Stone Bank restaurant referral. Can we plan to have the staff-applicant meeting on Tuesday, Oct. 19 at 12PM? In the meantime, can you provide the following:

- Projected number of employees
- Parking plan
- Written approval from the town regarding wastewater
- Authorization from the owner/applicant to serve as agent for the DRI modification

Thanks,

Alex

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