

29 November 2021

RE: Shearer Cottage MVC questions and responses

1. Clarify how parking will be handled when the inn is at capacity, since there will be 12 spaces and 15 rooms.

There will be a total of 12 units at the inn and a total of 12 parking spaces in the inn's guest parking lot. Three units will be two-bedroom units, six units will be one-bedroom units and another three units will be studios (15 bedrooms total). Each unit, including the two-bedroom units, will get exactly one assigned parking space in the inn's guest parking lot (one parking space for each of the 12 units). In addition, the inn's written terms and conditions, which will be signed by every guest, will explicitly restrict guest vehicles to one vehicle per unit. Therefore, if guests rent a two-bedroom unit, they will need to coordinate transportation and share one car. Inn staff will monitor for compliance with the inn's written terms and conditions.

2. Confirmation of whether free bus passes will be provided to guests and/or employees.

Confirmed.

3. Confirmation that all of the trees shown with trunk diameters in the landscape plan will be removed.

Correct. Trees in green with trunk diameters and a dashed circle will be removed.

4. Is there any information about the type of plantings proposed?

In keeping with the original landscape, ornamental plantings are proposed for the foundations of the new structures and along Morgan Avenue. Garden plants typical to the island will include summer blooming hydrangeas, roses, butterfly bush, vitex, and perennials. Screen plantings will be evergreen trees such as arborvitae. In the southwest corner of the property, native plantings are proposed adjacent to the existing woodland and will include species from the Polly Hill Arboretum Native Plant list, such as bayberry, arrowwood viburnum, highbush blueberry, and clethra. A complete planting plan will be submitted to the Commission as part of the building permit process.

5. Most of the catch basins are located west of the structures, but the land also slopes toward Morgan Avenue. Explain how the drainage plan sufficiently addresses drainage toward Morgan Avenue.

There will be very little runoff onto Morgan Avenue. All roof run-off will be deposited in catch basins. Most natural grading is away from Morgan Avenue but there will be planting beds along the edge of the property to minimize direct drainage.

6. Is the drainage plan designed for a 25-year storm?

Yes (see attached)

7. How many full and part-time, seasonal and year-round staff have been employed each year for the last 3 years? What have been their job responsibilities (in general terms)? How many additional employees are anticipated (full/part time, seasonal/year-round) and what will their job responsibilities be?

Over the past three years, there has been one manager and one full-time staff member managing inn operations (coordinating or performing bookings, arrivals, departures, cleanings, yard work, maintenance, service contractors, town inspections, etc.). Applicants expect to hire up to two more seasonal staff members and up to one more manager after the proposed renovation. Job responsibilities will remain generally as described above.

8. Has any food service been provided at the inn over the last 3 years? Will any food service will be provided in the future, and, if so, what kind and for how many people? What are the planned uses for the commercial kitchen?

Applicants do not propose to install a commercial kitchen and do not propose to offer restaurant services to any overnight paying guest. Over the past three years, food service has been limited to complimentary beverages and light snacks, such as baked goods, fruit, cheese, and crackers and passed hors d'oeuvres. Food service, if any, will be provided to overnight paying guests only, will not be available to the general public and will be limited as described above.

9. With the elimination of events from the proposal, are there plans to hold events elsewhere?

Currently, Applicants have no plans to hold events elsewhere. However, Applicants respectfully reserve the right to hold events elsewhere on Martha's Vineyard, subject to the laws, requirements and permitting processes of the Town of Oak Bluffs or other town, as applicable.