

EVENTS

1. Expected frequency (events per week) of food service activity?

Please delete the prior answer submitted by Applicants. Applicants no longer seek to host private events. Applicants may reapply in the future for MVC approval to host private events.

2. Type, frequency (events per week), and attendance of organized events in the last 3 years, and layout of event spaces. Please provide a breakout for seasonal vs. off-season events.

Please delete the prior answer submitted by Applicants. Applicants no longer seek to host private events. Applicants may reapply in the future for MVC approval to host private events.

3. Confirm that no event will be held on the outdoor patio at the same time as an event in the Great Room.

Please delete the prior answer submitted by Applicants. Applicants no longer seek to host private events. Applicants may reapply in the future for MVC approval to host private events.

PARKING

4. How have most attendees in the past gotten to and from the property? Do attendees ever park along the street?

Please delete the prior answer submitted by Applicants. Applicants no longer seek to host private events. Applicants may reapply in the future for MVC approval to host private events.

5. With 60 possible attendees at events, what are the specific plans to deal with parking to ensure attendees do not park on the sides of streets in the vicinity or anywhere else in the area? Where would the offsite parking for events be located?

Please delete the prior answer submitted by Applicants. Applicants no longer seek to host private events. Applicants may reapply in the future for MVC approval to host private events.

The inn's private parking lot will be reserved exclusively for use by overnight paying guests. Each guest unit, including the two bedroom units, will be assigned one parking space only. The inn's terms and conditions will limit guest vehicles to one per unit (12 vehicles maximum when the inn is running at full capacity).

6. Where would off-site parking for events be located?

Applicants do not own off-site parking and do not expect any need for off-site parking after the proposed renovation. The Applicant's private parking lot will be reserved exclusively for use by overnight paying guests.

When required, off-site parking will be coordinated with the Town of Oak Bluffs or an operator of a commercial parking lot. Any use of off-site parking will be authorized and permitted by the Town of Oak Bluffs.

HOUSING

7. Written proposal for staff housing. This should include the location, floorplans, and amenities for any onsite housing; or details about offsite housing, including location, number of beds per room, amenities, etc.

The inn will provide seasonal housing for up to three full-time staff at 18 Wayland Avenue, Oak Bluffs. 18 Wayland Avenue is a private residence with three bedrooms, two and half baths and off street parking. Floor plans are not available. The inn will sign and renew an annual (seasonal) lease. The inn may purchase or rent a separate property in the future to meet staff housing needs.

8. How many employees will be housed, and will the housing be year-round?

Up to three employees. Staff housing will be provided during six months of operation (May through October).

9. Will the anticipated additional staff members be employed seasonally or year-round?

Seasonally

10. If employees are housed offsite, how will they get to and from the cottage?

18 Wayland Ave is a short walk to the inn (0.1 miles).

CHARACTER AND IDENTITY

11. Provide any written input from the Oak Bluffs Historic District Commission.

The OBHDC did not have any input. The OBHDC only deals with the demolition delay by-law. Applicants are not proposing to demolish the main building.

12. Describe the proposed color scheme (or options), with renderings/visuals if possible?

Applicants submitted four color renderings by email to the MVC on November 16, 2021 (reattached here). The color scheme shown in the renderings is similar to what Applicants intend to use on the final building.

13. Specifically detail the existing features of the current cottages that will be reused (and where) in the renovated structures.

Applicants submitted photographs of the existing gable brackets and existing post brackets to the MVC on Nov 16, 2021 (reattached here). Applicants intend to re-use or duplicate those brackets. There are no other remaining historic features remaining on the building.

WASTEWATER

14. Outline any consideration of advanced IA septic systems, including those that reduce nitrogen to less than 12 mg per liter.

Sourati Engineering is coordinating the response on behalf of Applicants. Sourati Engineering intends to submit the response under separate cover.

15. Provide any plans or design details for an IA system, including nitrogen reduction capabilities.

Sourati Engineering is coordinating the response on behalf of Applicants. Sourati Engineering intends to submit the response under separate cover.

ENERGY

16. Specific plans in regard to onsite solar (or offsite mitigation per the MVC Energy Policy).

Applicants submitted information about the proposed solar array on Nov 16, 2021 (reattached here).

LANDSCAPE AND LIGHTING

17. Indicate on the site plan which trees will be removed.

Applicants submitted the proposed landscape plan, including tree removal, and the proposed lighting plan on Nov 16, 2021 (both plans reattached here).

18. Final lighting fixture spec sheets, including degrees Kelvin.

Chuck – Do we have the “spec sheets”?