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Hi Rich,

See answers below in red and executed waiver attached.

Thanks,

Ross

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**From:**Rich Saltzberg <[saltzberg@mvcommission.org](mailto:saltzberg@mvcommission.org)>  
**Date:**Tuesday, November 14, 2023 at 3:03 PM  
**To:**Ross Seavey <[ross@mvlandlaw.com](mailto:ross@mvlandlaw.com)>  
**Cc:**Lucy Morrison <[morrison@mvcommission.org](mailto:morrison@mvcommission.org)>  
**Subject:**Qs Vineyard Montessori

Good Afternoon:

Please find below questions regarding the Vineyard Montessori project. This project will be tentatively referred to as DRI 751.

Thank you.

What type of septic system is planned for the project?

A Title V compliant septic system has been designed and submitted to the Tisbury Board of Health for approval by a licensed civil engineer. This property is not in a zone whether the Tisbury Board of Health requires the installation of a denitrification system.

What is the exterior footprint of the building in square feet?

The footprint of the actual building is 2915 square feet without including exterior decks and landings. To include decks and landings, add 466 square feet.

What is the square footage of the roof?

3,636 square feet

Will the roof have solar panels or be solar ready?

The roof will be solar ready as required by the 2021 Massachusetts Stretch Code. Panels may be installed at a later date as funding allows.

What type of exterior lighting is contemplated for the project?

The only exterior lighting will be at the egress doors in compliance with the Massachusetts Building Code and any other low level shielded landscape lighting as may be necessary for safety.

Will the building be fitted with sprinklers?

Yes, the building will have a sprinkler system in compliance with the Massachusetts Building Code.

How many parking spaces are contemplated for the new building?

The existing parking lot can accommodate the eight staff parking spaces needed for the new building without any changes.

Will electric charging stations be installed or will conduit be installed in preparation for electric charging stations?

The Massachusetts Building Code only requires electric charging stations when new parking spaces are created. This new building will utilize existing parking spaces with no new spaces created and no work to the parking lot is contemplated. Electric charging stations may be installed at a future date when funding allows.

Will the building have gutters, downspouts, or rain diverters?

The building will have gutters and downspouts to collect all roof run off and transfer it to designed storm water collection system.

Will the project have drywells or swales?

The project will have a storm water collection system designed by a licensed civil engineer to retain all storm water on site..

What type of heating will the building have?

The building will have an electric air source heat pump heating and cooling system. Licensed HVAC contractor will be hired to design and recommend an appropriately sized system for the building that will satisfy the Massachusetts Stretch Energy Code.

How many students and staff are expected to occupy the building?

Staff: 8

Students: 80

How many bathrooms and sinks and showers will the building have?

Toilets: 5

Sinks: 10

Showers: 0

Will the building have a kitchen?

No, only a small staff break room is planned which will not have a stove or cooktop.

**Rich Saltzberg**  
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