

DRI 279-M – Stillpoint Meadows
3/16/23

Dear Commissioners,

Having received updated possible conditions of 14 March 2023, we are using these as a starting point for the updated offers below. Where our offers differ from the 14 March conditions, this indicated by **green typeface**. The offers below revise and replace previous offers.

Some notes:

On Condition 1B, as written this seems no longer to include a mandatory review after two years. If there was to be a review, we would request that this be at three years instead of two.

On Condition 2, we feel that it should be sufficient to have a limit specifying that the volume of any amplified sound at the Stillpoint property shall not increase sound level by more than the specified level (we have offered 10 decibels) above ambient at the property boundaries. We request that there be no further limit specific to indoor amplified sound.

On Condition 7, in order to minimize impact on all neighbors, we would like the flexibility to determine the location of the overflow parking, and will submit a plan for the same to the LUPC for review and approval prior to receipt of a Certificate of Occupancy.

On Condition 10, as discussed in the hearing, we are intending this to be a condition on the DRI, instead of a development restriction held by West Tisbury.

On Condition 12, we are offering that Stillpoint shall collaborate with Polly Hill to install landscaping buffer between the two properties. Total prevention of visual and other impacts from Polly Hill's new workforce housing on Stillpoint, or of Stillpoint attendee headlights and other impacts on Polly Hill, may not be possible. However, our collective aim will be to mitigate impacts in both directions.

On Condition 15, our edits (including removal of the term "any") are intended for specificity and clarity rather than any substantive change to the MVC's proposed condition #15 of 14 March. We want to clarify that, in line with the discussion in the last hearing, we are no longer intending to offer that the approval be personal to Stillpoint.

Also, if calculations of the total possible attendees are to be considered in the MVC's deliberations, we would like to register our concerns about the assumptions that go into such calculations.

First, in order for the actual impact of these numbers to clear, they should be compared to similar calculations for other DRIs. Where specified limits have not been set for specific categories of events for other DRIs (such as small group gatherings), these should be considered as unlimited, for the purposes of comparison.

Secondly, we are asking for the flexibility to see, within the limits we have offered below, which size events will need to be held with which frequency. We are not planning to use all categories to their maximum. Because there are limited hours in a day, holding

events in the larger categories (e.g. 60-100) precludes holding events in smaller categories within a short time frame.

Finally, small events do not have the same impact on traffic, etc., as larger events. We expect events of 60 or more attendees to be only around 10% of all Stillpoint events.

Stillpoint offers the following:

1A

Events held on the property shall be subject to the following conditions:

- a. Events with 35 attendees or fewer – not more than [5] in any one day, and not more than 750 in any one year.
- b. Events with 36 to 60 attendees – not more than [8] in any one week
- c. Events with 61 to 100 attendees – not more than [1] in any one week between September 1 and May 31, and not more than [2] in any one week between June 1 and August 31.
- d. Events with more than 100 attendees – none permitted.
- e. No weddings will be permitted.

An “event” is a gathering of five or more attendees for a common purpose. An “attendee” includes staff, guests, and any other person on the premises for an event. Events include sponsored events and other activities occurring on the premises.

1B

The Applicant shall keep records of the frequency of events and the number of attendees per event. These records shall be provided to the Commission every six months during the first two years that events occur at the site.

2. The volume of any amplified sound at the Stillpoint property, as measured at Stillpoint’s boundaries with Polly Hill Arboretum and the Land Bank property, shall not increase sound level by more than 10 dBA above ambient at said boundaries.
3. Events may be offered daily from 7 AM, but shall cease at 10PM.
4. No overnight accommodations (including tents) may be provided or permitted on lot 4.11.
5. The sale of alcohol is prohibited on the premises.
6. Stillpoint will work with the West Tisbury Police Chief to determine if a traffic detail is required and for what duration, based on the timing of events and expected number of attendees.
7. There shall be no more than 60 vehicles parked onsite at one time. This includes the 40 proposed parking spaces along the access road, plus overflow parking for 20

vehicles. A plan for the 20 overflow spaces shall be submitted to the LUPC for review and approval prior to receipt of a Building Permit.

8. Stillpoint shall not permit attendees at activities on the Stillpoint property to enter the Polly Hill Arboretum property from the Stillpoint property unless Stillpoint has received prior written permission from Polly Hill Arboretum for said entry.
9. No later than 25 months after receipt of a Certificate of Occupancy, the Applicant shall submit to the MVC for review and approval a plan to provide employee housing on-Island to mitigate the housing impact of the project as estimated based on the first two years of operations. The plan shall include at minimum the number of existing and projected employees at the time, information adequate to confirm the housing status of each employee, and a timetable for implementation. If the housing is to be located on lots 4.9, 4.10, 4.11, or 4.13, the construction of such housing shall also require MVC review as a modification to this DRI.
10. Provided that a Certificate of Occupancy for Lot 4.11 has been issued to Stillpoint Martha's Vineyard to use for its exempt purpose, Lot 4.9 and 4.13 shall be restricted to residential and/or accessory structures with the a total floor area of no more than 1,200 sq ft (floor area as defined in DRI Checklist Version 14A) on each lot.
11. The Applicant shall install a water meter, and shall provide water use records for the project, as well as testing results for the proposed septic system, to the MVC annually for three years. If annual water usage exceeds 540 gallons/day, or the documented nitrogen generated by the project exceeds 6.24 kg/year for the property, then further mitigation may be required by the LUPC.
12. A final landscape plan for the property shall be submitted to the LUPC for review and approval prior to receipt of a Certificate of Occupancy.
 - Stillpoint shall collaborate with Polly Hill to install landscaping buffer between the two properties.
 - Only slow-release, water-insoluble nitrogen-source fertilizers may be used in the maintenance of landscaping.
 - Landscape must use only native or low-maintenance, drought-tolerant species that are non-invasive to minimize the application of nitrogen and water.
 - No synthetic pesticides or herbicides shall be used in the maintenance of landscaping.
 - The proposed clearing of vegetation along State Road shall be limited to that shown in the map of site distances dated Nov., 28, 2022.
13. A final exterior lighting plan for the property shall be submitted to the LUPC for review and approval prior to receipt of a Certificate of Occupancy.
 - All exterior lighting shall be downward-shielded and comply with International Dark Sky Association standards.
 - The color temperature of exterior lighting shall not exceed 3,000 Kelvin.

14. The applicant shall provide a surveyed, dimensional, as-built site plan for all approved structures prior to receipt of a Certificate of Occupancy.
15. Proposed modifications to DRI 279-M, including a modification resulting in a change of use or change in intensity of use, further development of lots 4.9, 4.10, 4.11, or 4.13 (including land clearing but not including land clearing for the proposed for the Land Bank trail, trailhead and parking or any increase in the number of parking spaces), or a material change of ownership of lots 4.9, 4.10, or 4.13 shall be referred to the MVC for prior review and approval, provided that minor modifications, a change to a residential-only, or permanently deed-restricted conservation-only use does not require a referral unless the change would otherwise trigger a Checklist item, or referral by the Town of West Tisbury.