

## Possible conditions

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
- d. Events with more than 100 attendees – none 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.

### ALTERNATIVE B:

- a. Events with [15] or fewer attendees – no limit.
- b. Events with 16 to 35 attendees – not more than [5] per day.
- c. Events with 36 to 60 attendees – not more than [5] in any one week.
- d. Events with 61 to 100 attendees – not more than [1] in any one week.
- e. Events with more than 100 attendees – none permitted.
- f. Total events with 16 to 100 attendees – not more than 750 in one year.

### ALTERNATIVE C:

- a. Events with [35] or fewer attendees – no daily or weekly limit.
- b. Events with 36 to 100 attendees – not more than [2] per week.
- c. Total events per year – not more than [750].

## Offers

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.

## Possible conditions

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.

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2. There shall be no amplified music outdoors. Indoor amplification shall be limited to that needed for films and people speaking at events, and quiet recorded music. [POSSIBLY: Amplified sound as measured at any property boundary shall not exceed 50 dB(A).]
3. Events may be offered daily from [7]AM, but shall cease at 10PM.
4. As offered, 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. As offered, 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 along the southern part of the access road. 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.

## Offers

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 7AM, 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.

## Possible conditions

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. As offered, the Applicant shall impose the following development restrictions on lots 4.9 and 4.13, to be held by the Town of West Tisbury: Each lot will be limited to residential and/or accessory structures with the total floor area not to exceed 1,200 ft<sup>2</sup> (floor area as defined in DRI Checklist Version 14A). This restriction shall be deemed to run with the land, and shall be binding upon Stillpoint and its successors and assigns. The restriction shall be recorded within one month of receipt of a Certificate of Occupancy.
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.

## Offers

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 a total floor area of no more than 1,200 sq ft (floor area as defined in DRI Checklist Version 14A) for 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.

## Possible conditions

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 install landscaping [or fencing] sufficient to prevent vehicle, parking area, and barn lighting from spilling onto adjacent properties, regardless of the season.
  - 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 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.

## Offers

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.

## Possible conditions

15. Any proposed modifications to DRI 279-M, as approved herein, including any modification resulting in any change of use or change in intensity of use, any further development of lots 4.9, 4.10, 4.11, or 4.13 (including but not limited to land clearing apart from that currently proposed for the Land Bank trailhead and parking and any increase in the number of parking spaces), or any 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 a change to a residential-only or permanently deed-restricted conservation-only use does not require a referral unless that change would otherwise trigger a Checklist item.

### *Other possible conditions*

16. *The applicant shall provide to the town of West Tisbury an easement along the portion of the Stillpoint property fronting State Road, as may be required for a future bike path along the road. [This was previously stated by the applicant. The applicant has since clarified that they would rather work with the town on this and not have it be conditioned.]*
17. *Outdoor amplification shall occur no more than three times per year. [This was previously stated by the applicant. The applicant has since clarified that they would favor a decibel limit at the property lines and would not agree to a limit on the frequency of outdoor amplification.]*

## Offers

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.**