Old Stone Bank Condos
DRI 674-M

LUPC

February 22, 2021

Old Stone Bank Condos

Applicant: Sam Dunn

Owner: Santander Bank

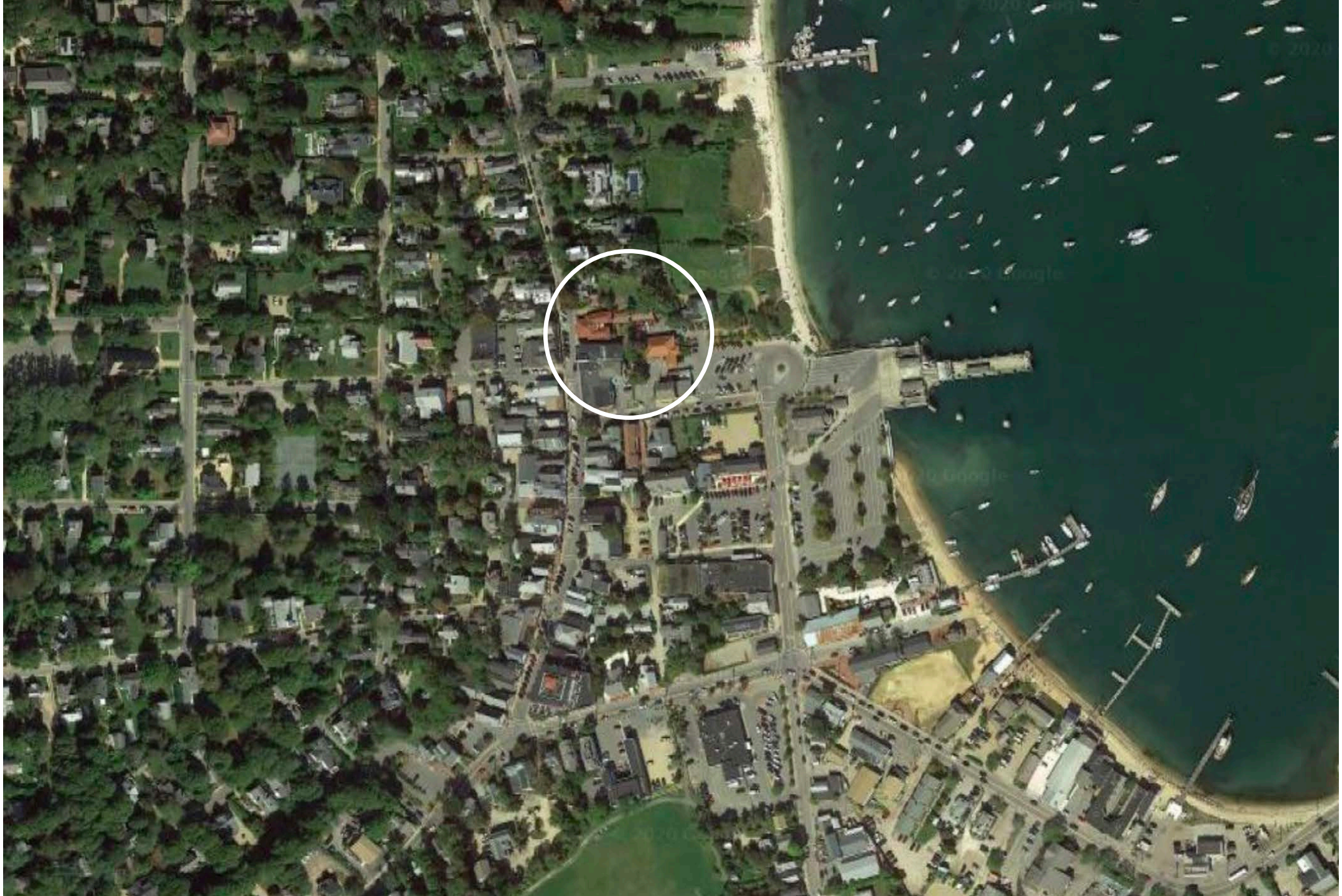
Permits: Tisbury Planning Board

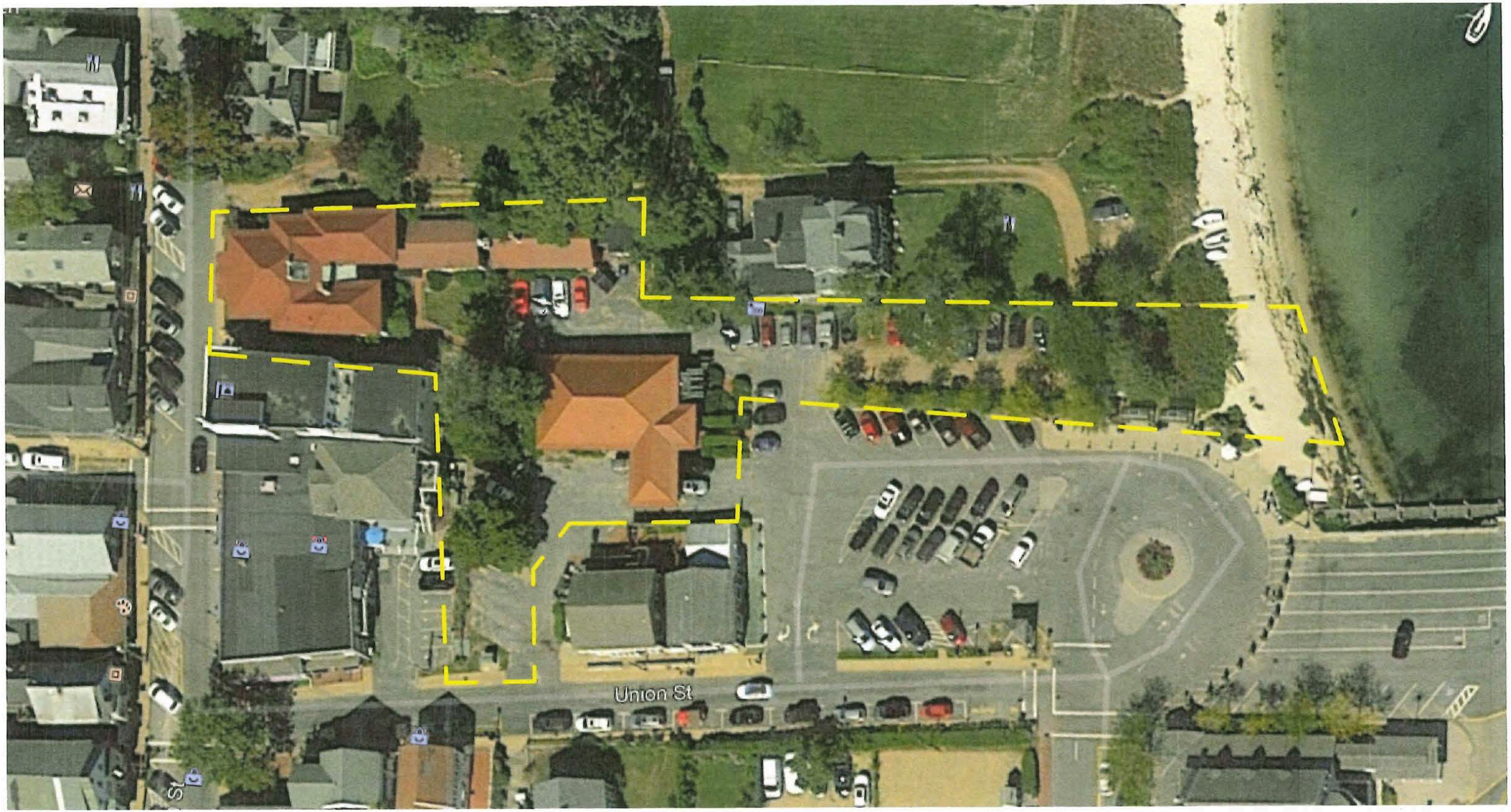
Building permit

Previous DRI 674: Santander Historic Roof Tiles

LUPC: 12/7/20

Several changes since December





LOCUS

NOT TO SCALE

Site Plan

Main Street
A
B
C
D-1
D-2
E
F
Lawn
Stone Ret Wall
Stam Residence and Apartments
Open Space
Vineyard Haven Harbor
Town Parking Lot
Steamship Landing
Union Street

Proposed Residential and Commercial Units

Building	Footprint (ft^2)	Retail units	Retail area (ft^2)	Res. units	Bedrooms
A (existing)	3,450	C1	2,300	R1 R2 R3	1 1 2
B (rebuild)	1,300			R4 R5	2 1
C (existing)	2,100	C2	1,400 (+700 storage)	R6	2
D1 (new)	850			R7	2
D2 (new)	1,400			R8	2
E (new)	920	C3	750	R9	1
F (new)	1,520	C4	1,200	R10 R11	1 1
Total	*11,540*	*4*	*6,350*	*11*	*16*

Planning concerns

- Zoning
- Climate change resilience
- Wastewater
- Stormwater
- Traffic and parking
- Affordable housing
- Historic character

Waterfront
Commercial
B1
R10
Spring St
Franklin
Beach Rd
Skiff Ave
R20
Zoning
R10
R20
R25
R50
R3A
B1
B2
Waterfront Commercial
Lagoon Harbor Park
Parcel Boundary
Roads
Primary Road
Secondary Road
Tertiary Road

Zoning

- Tisbury Zoning Bylaw 05.12: private dwellings and apartments in the B1 district are allowed by special permit in business structures, but may not occupy the first floor of any structure where such use did not exist in the preceding two years
- Relates to buildings B, D1, D2
- Planning Board has not yet determined whether any of the buildings may have residential uses, or whether buildings B, D1, and D2 will be considered business structures subject to the first-floor restriction

Climate change resilience

- Project lies within the 100-year floodplain
- Eastern part of the property lies within the FEMA AE zone (Buildings C, D1, D2, and a portion of B)
- All of the units would be constructed 1–3 feet above the base flood elevation. However, the FEMA flood maps are based on historical data and do not take into account sea level rise and the resulting increase in storm surge and flooding
- Hazard insurance would be included in the condominium fee

FEMA Flood Zone AE

Wastewater

- Previously allowed to generate 904 GPD
- Received two approvals from the Town Sewer Advisory Board to increase that amount (1,076 GPD and 330 GPD), bringing the total to 2,310 GPD
- 16 bedrooms = 1,760 GPD
- 6,350 ft^2 of retail and office space = about 315 GPD
- Approval is for one year, after which the applicant would need to apply for renewal
- <u>Future uses may require more flow</u>

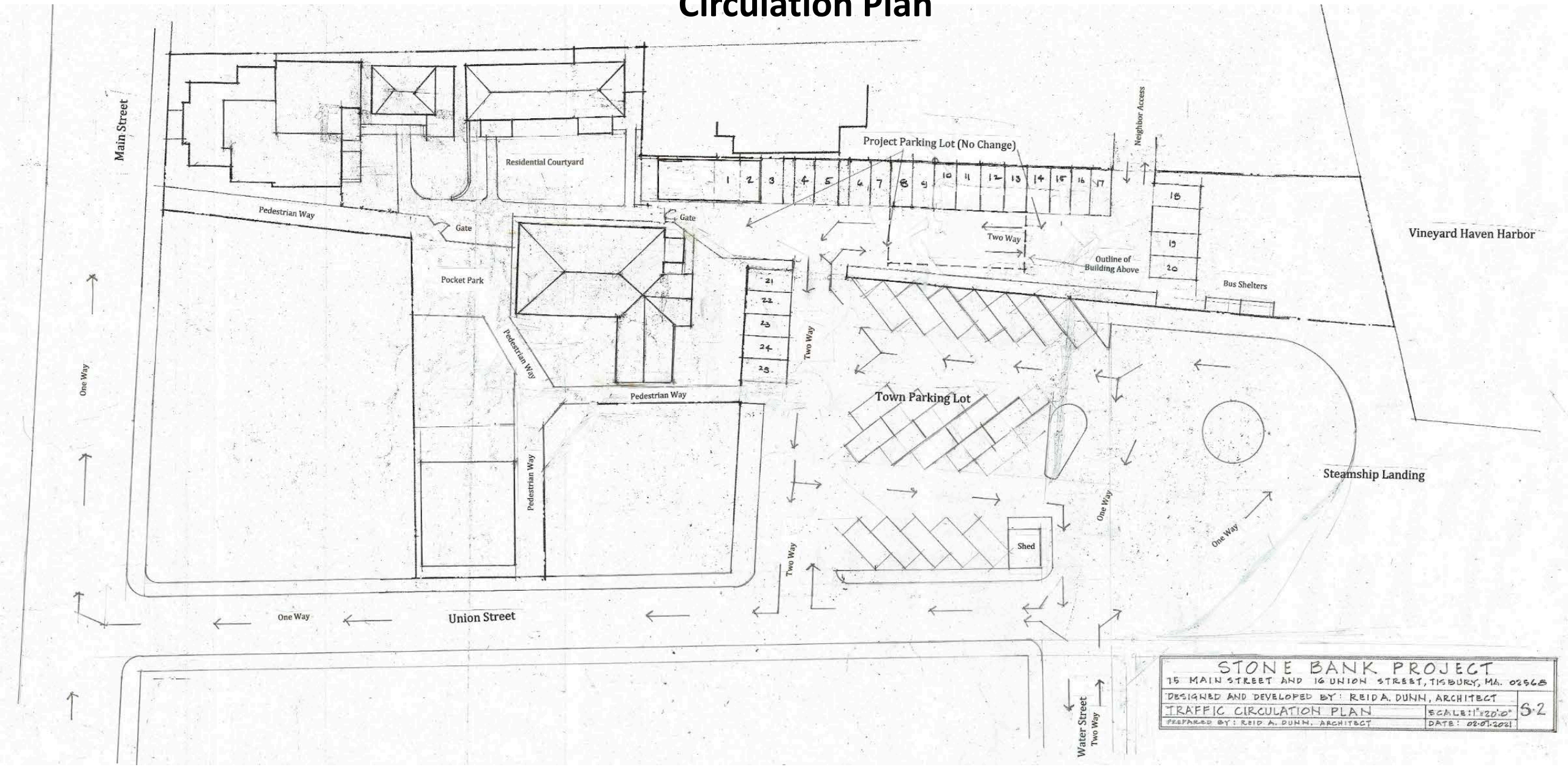
Stormwater

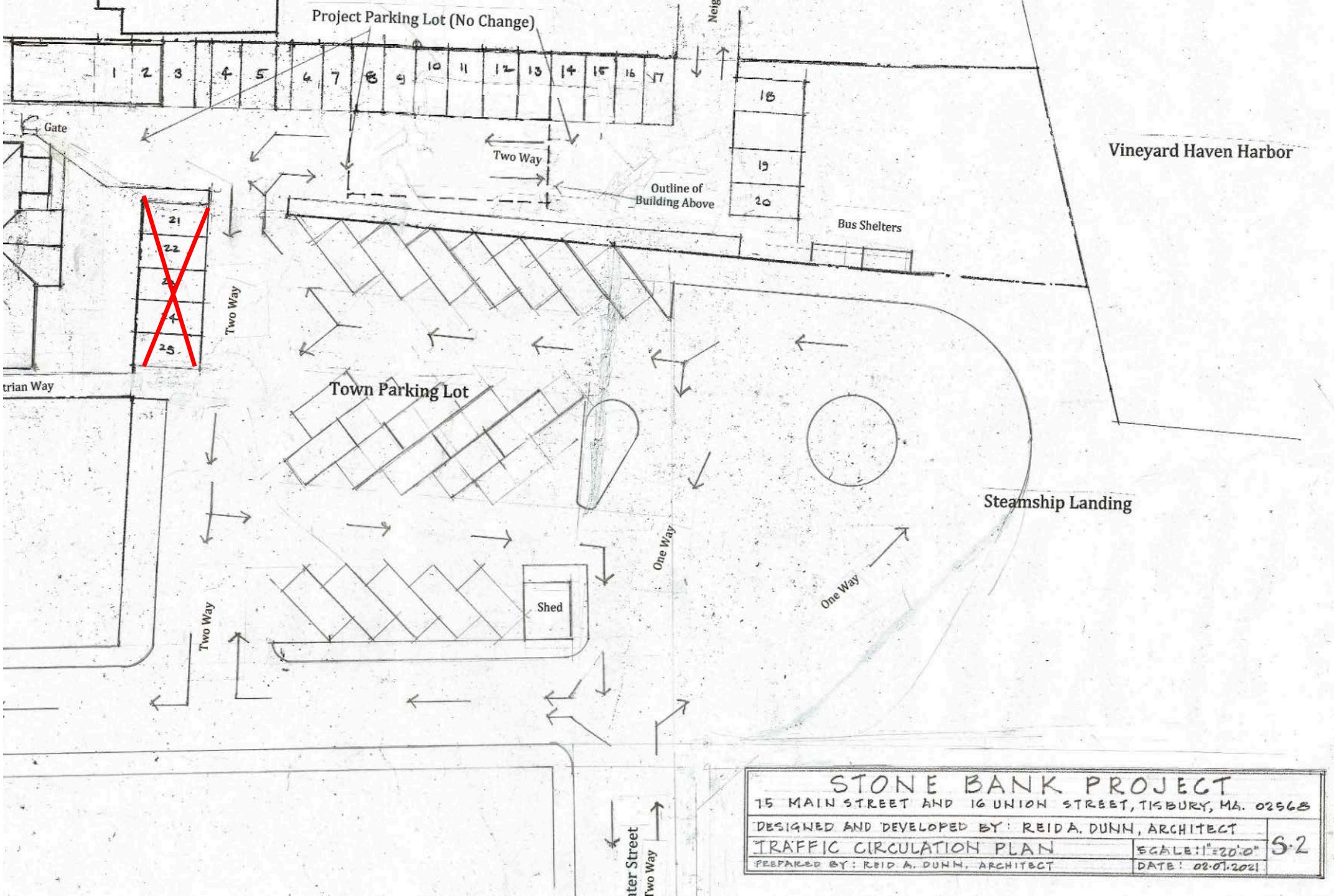
- No stormwater facilities on the property
- Applicant has stated the area of existing asphalt will be reduced by about 9,650 ft^2
- About 75% of the site would consist of pervious surfaces, including the gravel areas underneath buildings D1 and D2
- Property slopes downhill from Main Street toward the harbor, causing rain runoff to flow into the harbor
- During significant storms, not all of the stormwater in the parking area would be absorbed by the pervious surfaces

Traffic and parking

- Parking spots will be reduced from 35 to 19
- The 19 spots would be for residents and guests only
- The proposed commercial uses would likely increase demand for public parking in the immediate area, but it is unclear how much, since the commercial uses have not been specified.

Circulation Plan




Project Parking Lot (No Change)
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17
18
19
20
Gate
Two Way
Outline of Building Above
Vineyard Haven Harbor
Bus Shelters
21
22
24
25
Two Way
trian Way
Town Parking Lot
Steamship Landing
One Way
One Way
Shed
Two Way
Two Way
STONE BANK PROJECT
75 MAIN STREET AND 16 UNION STREET, TISBURY, MA. 02568
DESIGNED AND DEVELOPED BY: REID A. DUNN, ARCHITECT
TRAFFIC CIRCULATION PLAN
SCALE: 1"=20'-0"
S-2
PREPARED BY: REID A. DUNN, ARCHITECT
DATE: 02.01.2021

Walkways and Site Features

STONE BANK PROJECT		
75 MAIN STREET AND 16 UNION STREET, TISBURY, MA. 02568		
DESIGNED AND DEVELOPED BY: REID A. DUNN, ARCHITECT		S-3
WALKWAYS AND SITE FEATURES	SCALE: 1/8"=1'-0"	
PREPARED BY: REID A. DUNN, ARCHITECT	DATE: 08-01-2021	

Main Street
Vineyard Haven Harbor
Union Street
A
B
C
D1
D2
E
F
LEGEND
A. EXISTING BANK BUILDING
B. NEW RESIDENTIAL STRUCTURE
C. EXISTING COMMERCIAL BUILDING W/ RESIDENTIAL SPACE ABOVE
D1 & D2. NEW RESIDENTIAL BUILDING ABOVE FLOOD PLAIN
E & F. NEW COMMERCIAL BUILDING WITH RESIDENTIAL ABOVE
1. PEDESTRIAN WALKWAY - WASHED AGGREGATE TO MATCH TOWN SIDEWALKS
2. RENOVATED POCKET PARK
3. RESIDENTIAL WALKWAY
4. LAWN
5. GRAVEL PARKING - 19 SPACES
6. EXISTING TREES TO REMAIN
7. PROPOSED TREES
8. PLANTING (EXISTING & PROPOSED)
9. PATH TO BEACH

Housing

- 11 units to be added to the Island housing stock
- Building B would be deed restricted to include one affordable housing unit, with an income restriction of no more than 80% AMI
- Target population is elder Island residents looking to downsize

Housing

- 6,350 ft^2 X 4 (Retail Use) X $8 = $203,200
- Affordable unit should be exempt from all condominium and homeowner association fees
- Affordable unit should comply with all affirmative fair housing laws
- Recipient should be income certified by Dukes County Regional Housing Authority, with all DCRHA administration costs paid by the applicant
- Clarify how homeowner's insurance coverage and other insurance costs will impact the overall affordability
- What guarantees will be made to ensure affordability?
- Clarify whether the affordable unit will be lotteried by a state-certified affordable housing entity

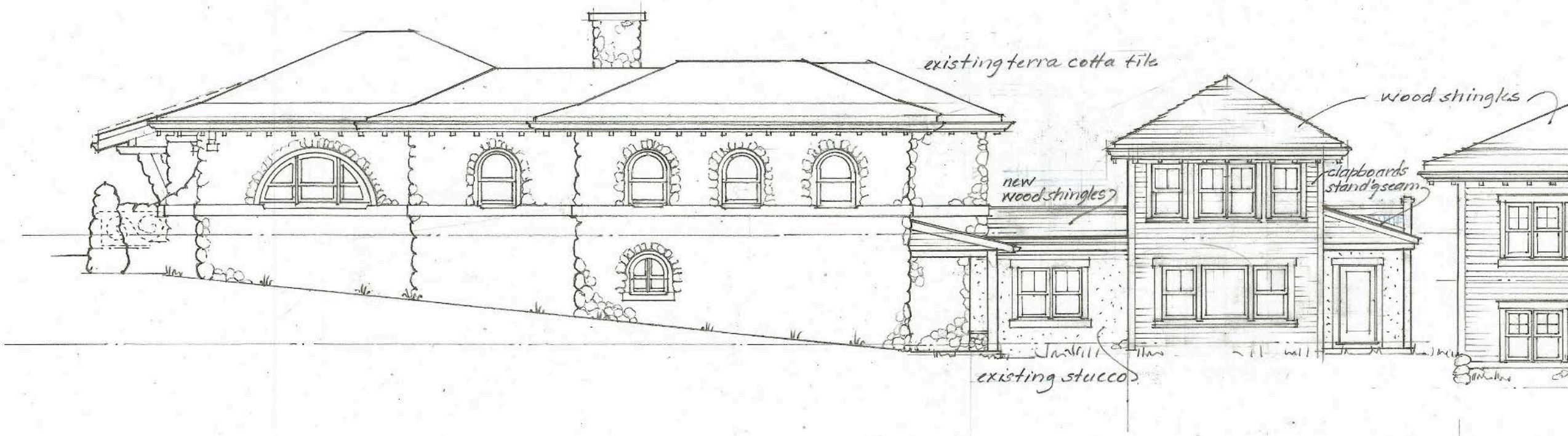
Informational Screening for Regional Impact Review of Proposed Demolition

Factor - Significance	Score	Comments/Data in Support
Age (0-3 points)	1	The structure was constructed in 1905.
Historical/Cultural (0-3 points)	3	The building was designed in 1905 by Architect J. Williams Beal who was responsible for the design of many public buildings in Massachusetts towns. William Barry Owen, a prominent businessman, inventor and resident of Tisbury, was responsible for the construction of the bank building when he bought controlling interest in November of 1904. James Norton, a local stonemason, was responsible for the physical construction of the Martha's Vineyard National Bank.
Design/Construction (0-3 points)	3	The building is an outstanding example of the Romanesque style, with elements of the Bungalow style intermixed. The overhanging roof of terra-cotta tile extends beyond a one-story facade of locally found fieldstone. A belt course and sills of granite slab contrast effectively with the field, stone, as does the red of the terra-cotta tile. The round-arched entrance-way, with oversized rafters and deep-set single-paned windows, relieve the massiveness of the facade created by the use of stone and terra-cotta.
Location/Visibility (0-3 points)	3	The structure is visible from Main Street.
Town Review (0-1 points)	0	The structure is subject to Town review.
TOTAL (maximum = 13)	10	The matrix score of 10 categorizes the structure as historically significant.

Site Plan

Main Street
A
B
C
D-1
D-2
E
F
Lawn
Stone Ret Wall
Stam Residence and Apartments
Open Space
Vineyard Haven Harbor
Town Parking Lot
Steamship Landing
Union Street

Building A

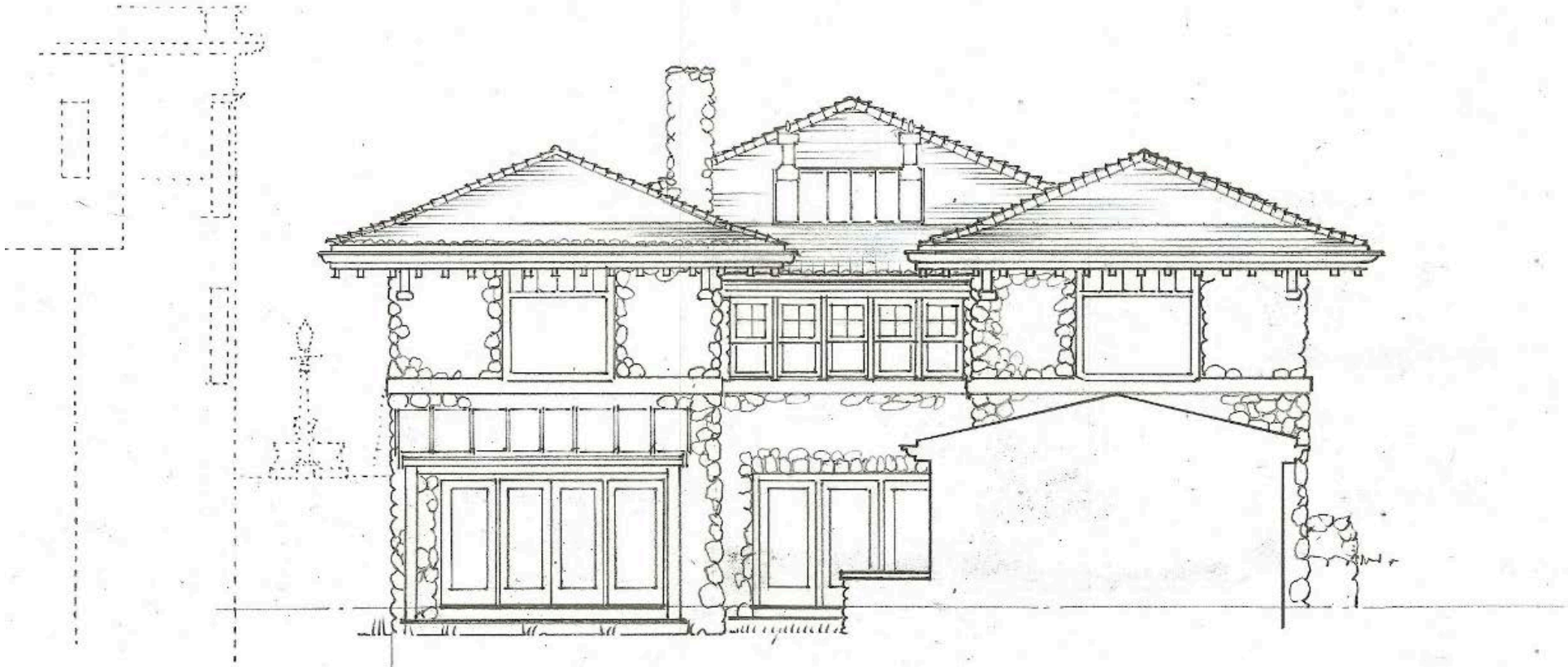


SOUTH ELEVATION · UNIT C-1 & R-1 & R-2
SCALE: 1/8" = 1'-0" 12.17.2020 01.05.2021 01.19.2021

SOUTH ELEVATION UNIT R-3
SCALE: 1/8" = 1'-0" 12.17.2020 01.05.2021 01.19.2021

SOUTH
SCALE: 1/8

Building A

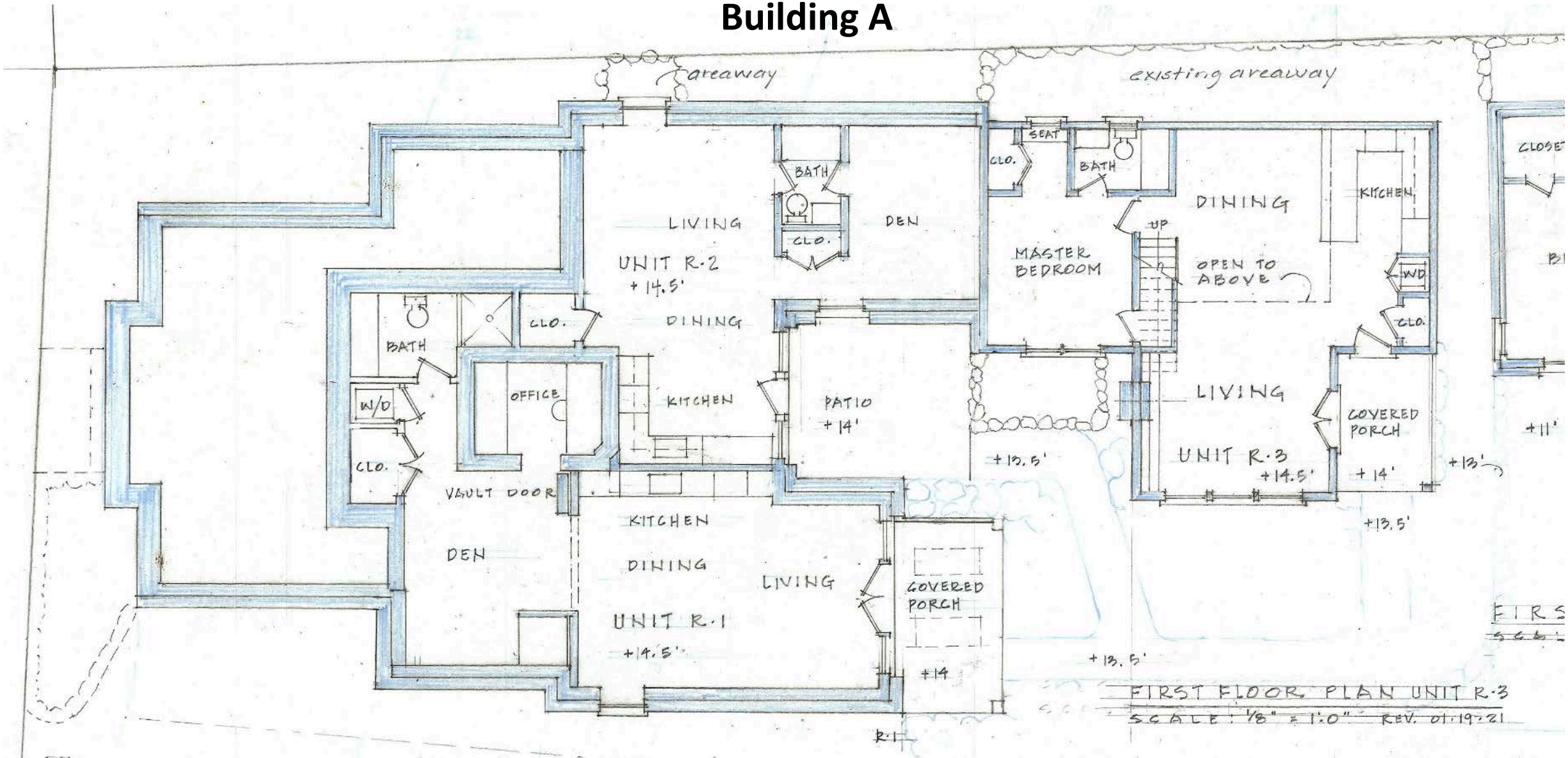


EAST ELEVATION UNITS C-1 & R-1 & R-2

SCALE: 1/8" = 1'-0"

01.31.2021

Building A



FIRST FLOOR PLAN UNIT R-3

SCALE: 1/8" = 1'-0" REV. 01-19-21

FIRST FLOOR PLAN

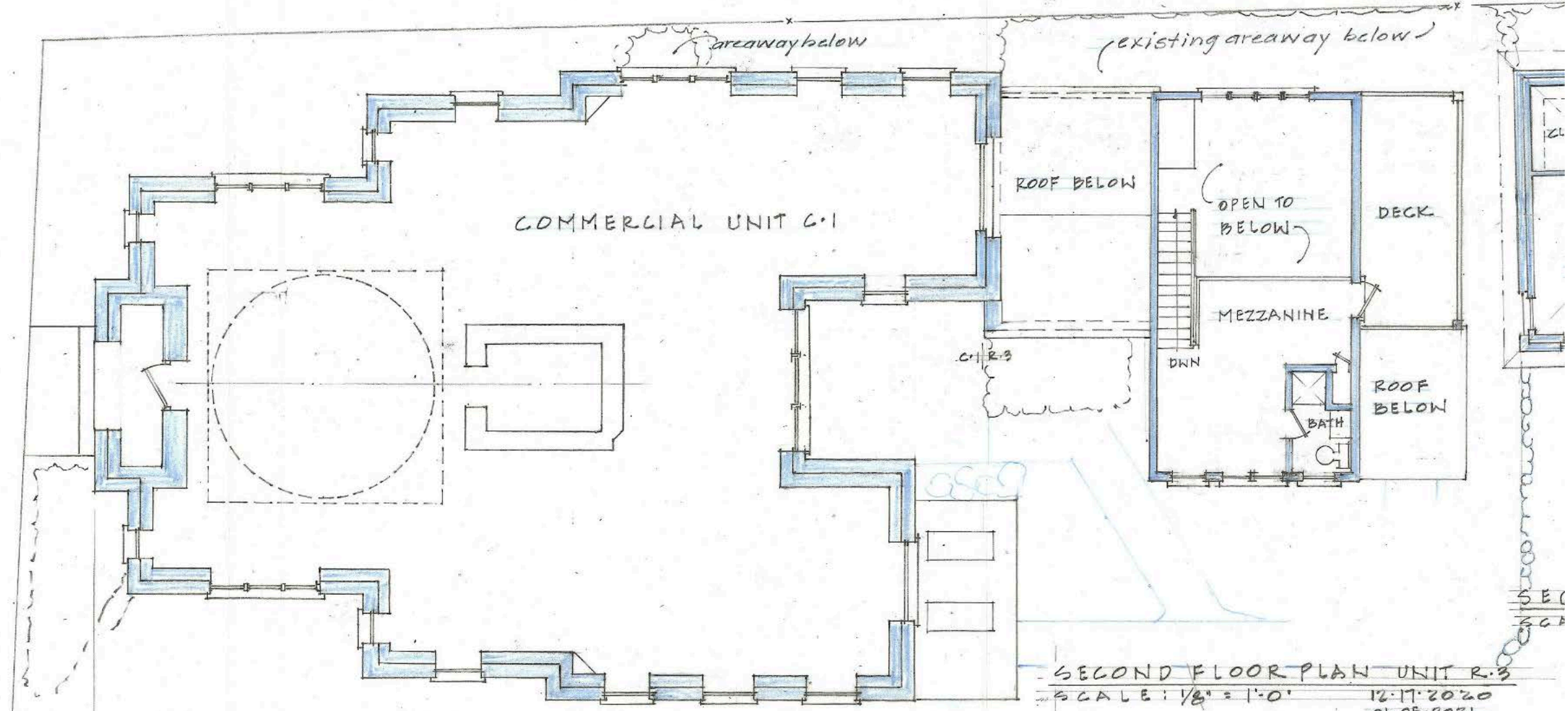
SCALE: 1/8" = 1'-0"

+20'

+18'

+16'

Building A

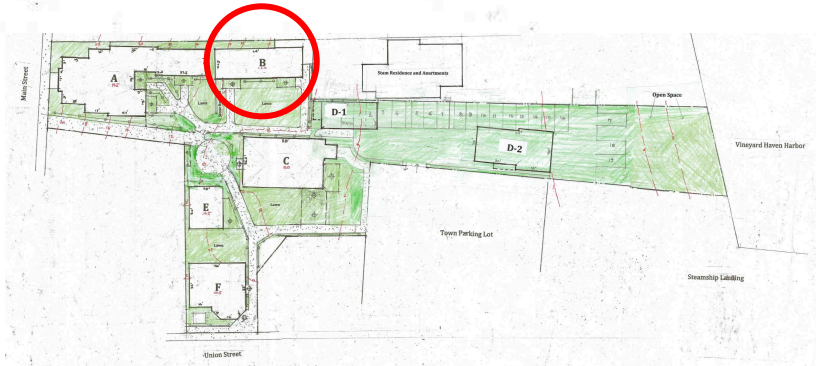

areaway below
existing areaway below
COMMERCIAL UNIT C-1
ROOF BELOW
OPEN TO BELOW
DECK
MEZZANINE
DWN
C-1 R-3
BATH
ROOF BELOW
SECOND FLOOR PLAN UNIT R-3
SCALE: 1/8" = 1'-0"
12.17.2020
01.05.2021
01.19.2021
UPPER FLOOR PLAN UNIT C-1
SCALE: 1/8" = 1'-0"
12.17.2020 01.05.2021

Building B

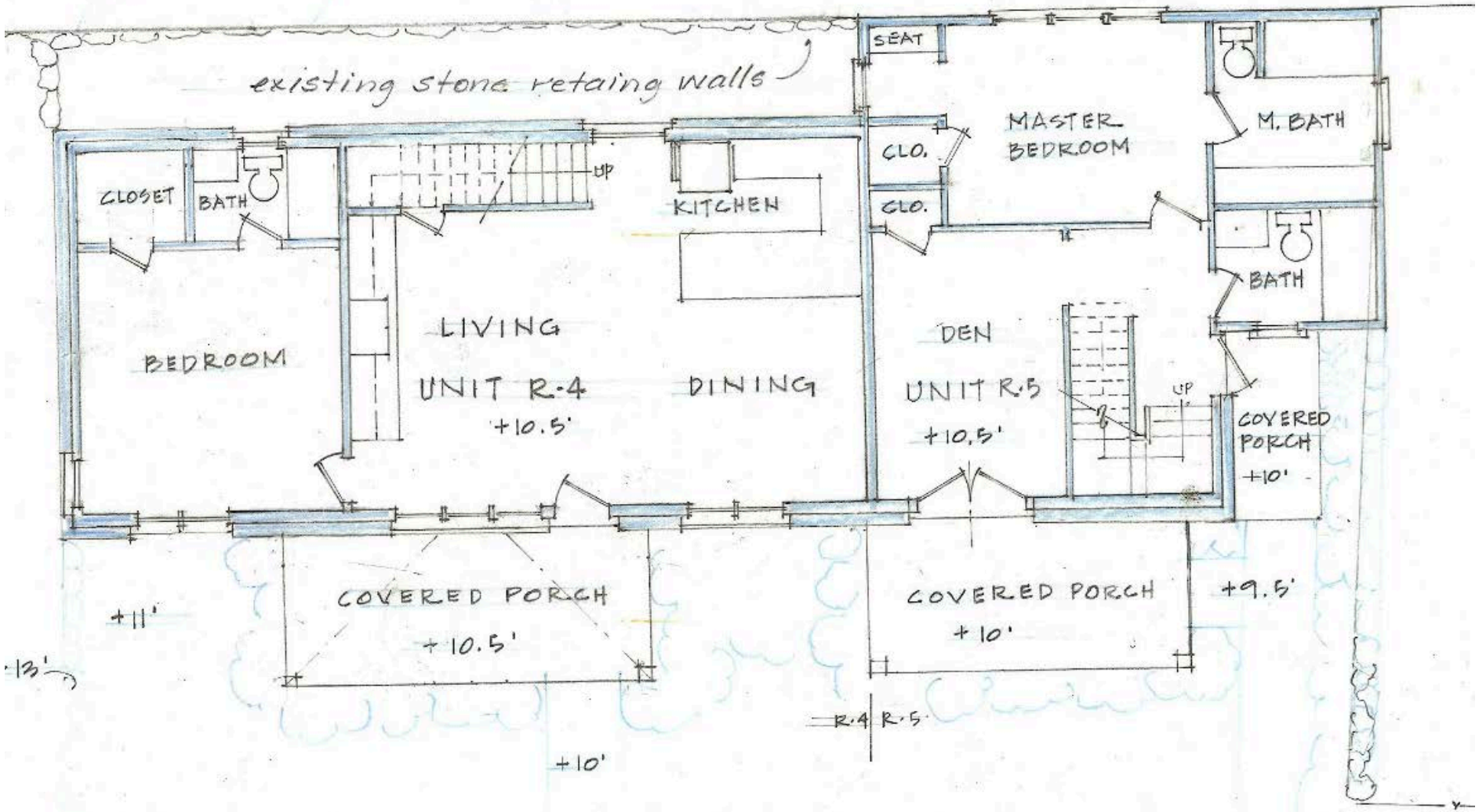
SOUTH ELEVATION UNITS R-4 & R-5

SCALE: 1/8" = 1'-0"

12.17.2020
01.05.2021



Building B

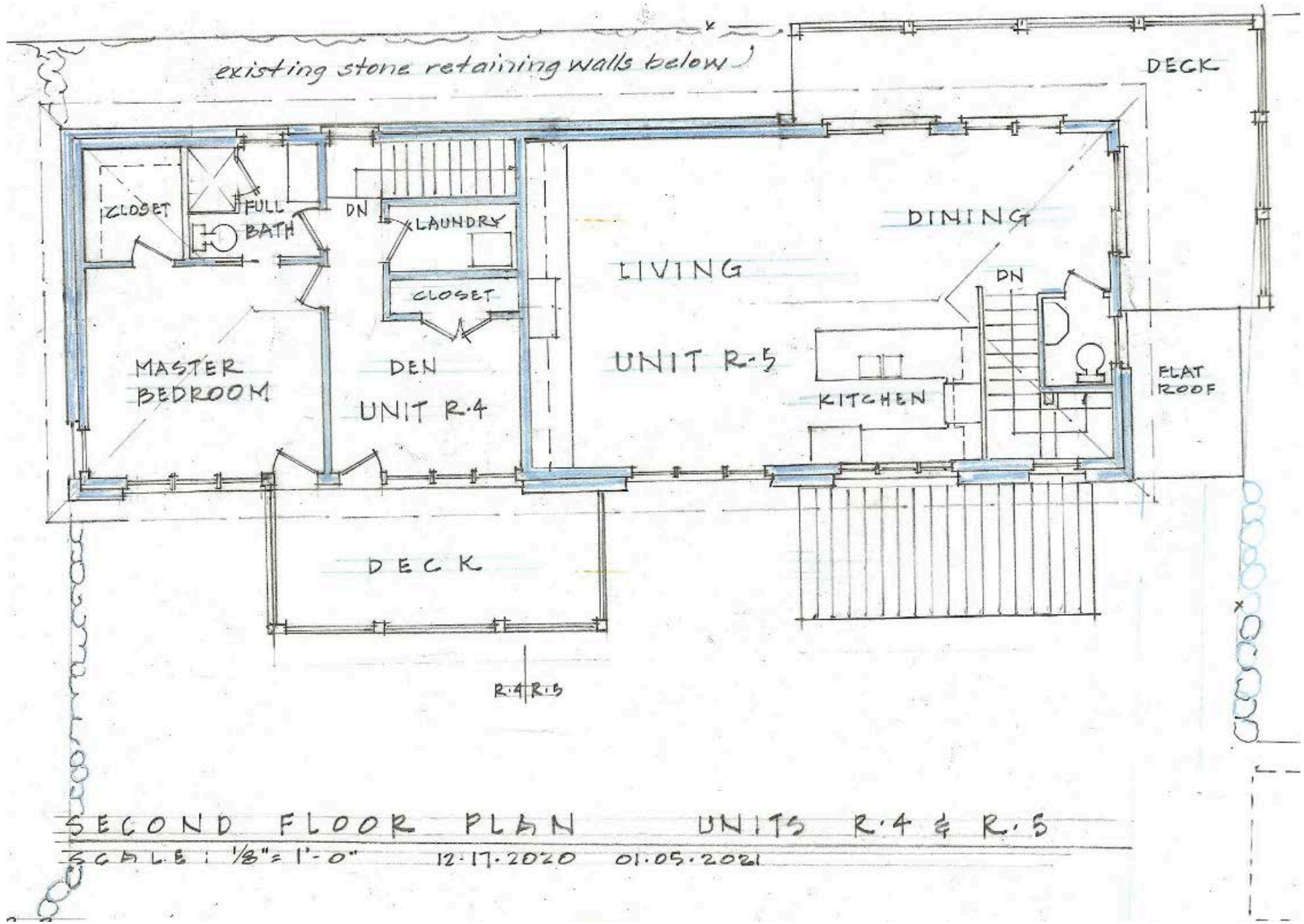


FIRST FLOOR PLAN UNITS R-4 & R-5

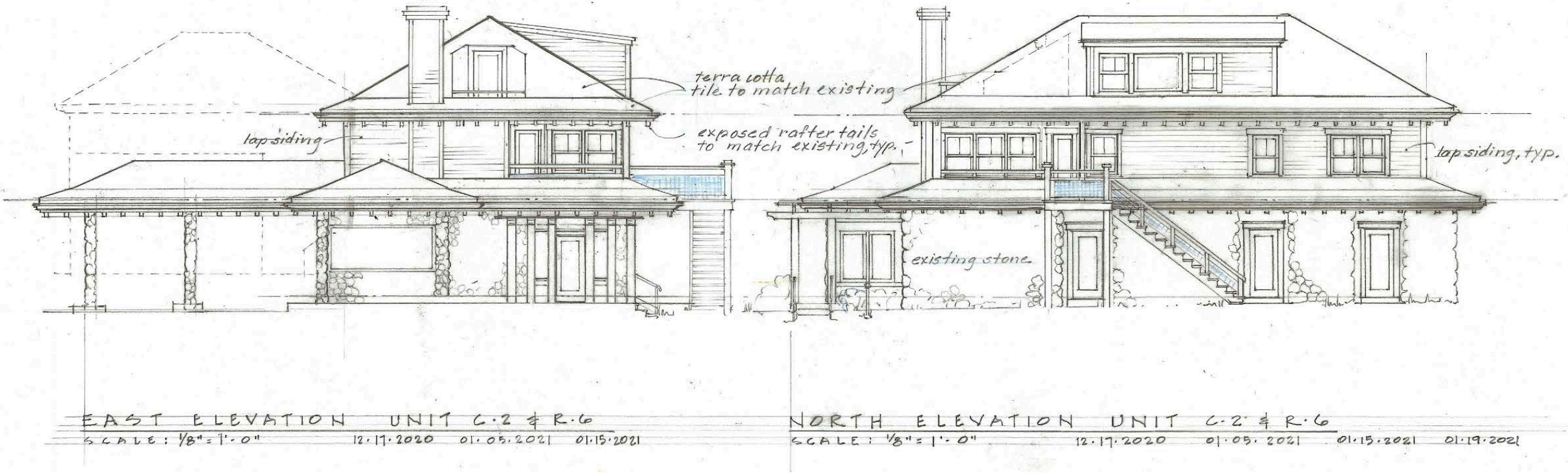
SCALE: 1/8" = 1'-0"

12.17.20

Building B


existing stone retaining walls below
DECK
CLOSET
FULL BATH
DN
LAUNDRY
CLOSET
DINING
LIVING
UNIT R-5
DN
MASTER BEDROOM
DEN
UNIT R-4
KITCHEN
FLAT ROOF
DECK
R-4 R-5
SECOND FLOOR PLAN UNITS R-4 & R-5
SCALE: 1/8"=1'-0" 12-17-2020 01-05-2021

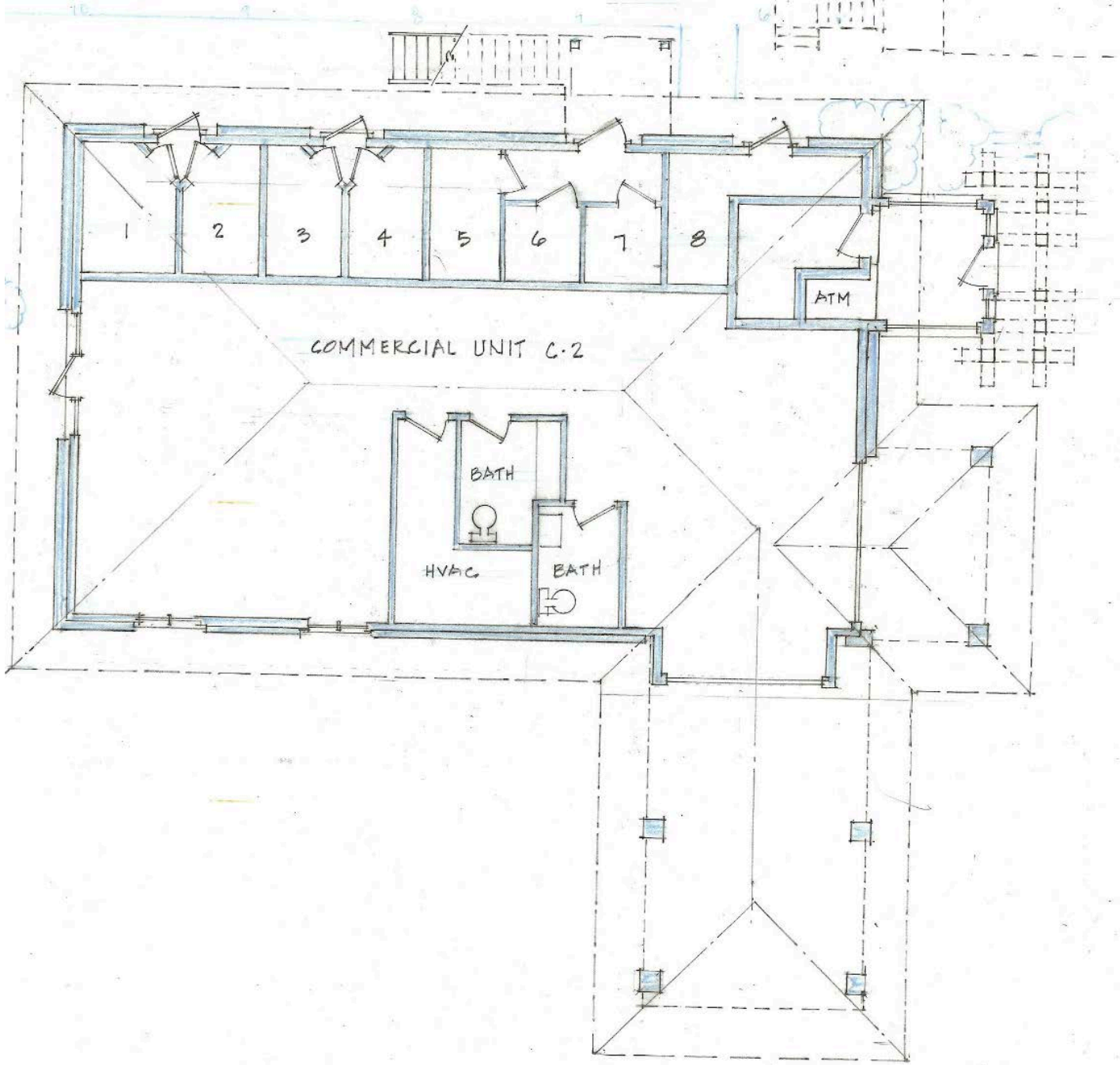
Building C



EAST ELEVATION UNIT C-2 & R-6
SCALE: 1/8" = 1'-0" 12.17.2020 01.05.2021 01.15.2021

NORTH ELEVATION UNIT C-2 & R-6
SCALE: 1/8" = 1'-0" 12.17.2020 01.05.2021 01.15.2021 01.19.2021

Building C

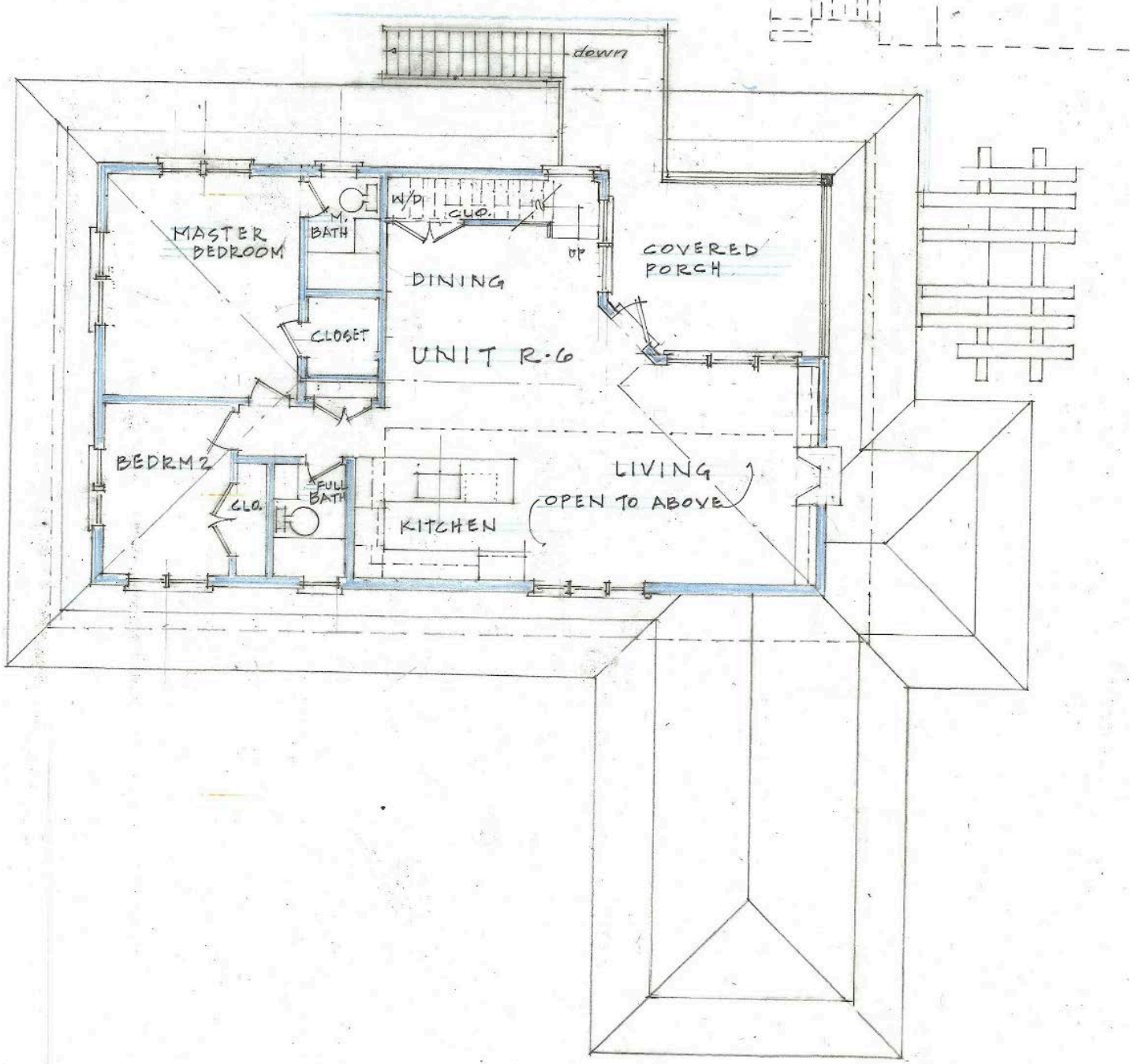


FIRST FLOOR PLAN UNIT C-2

SCALE: 1/8" = 1'-0"

12-17-2020, 01-05-2021

Building C

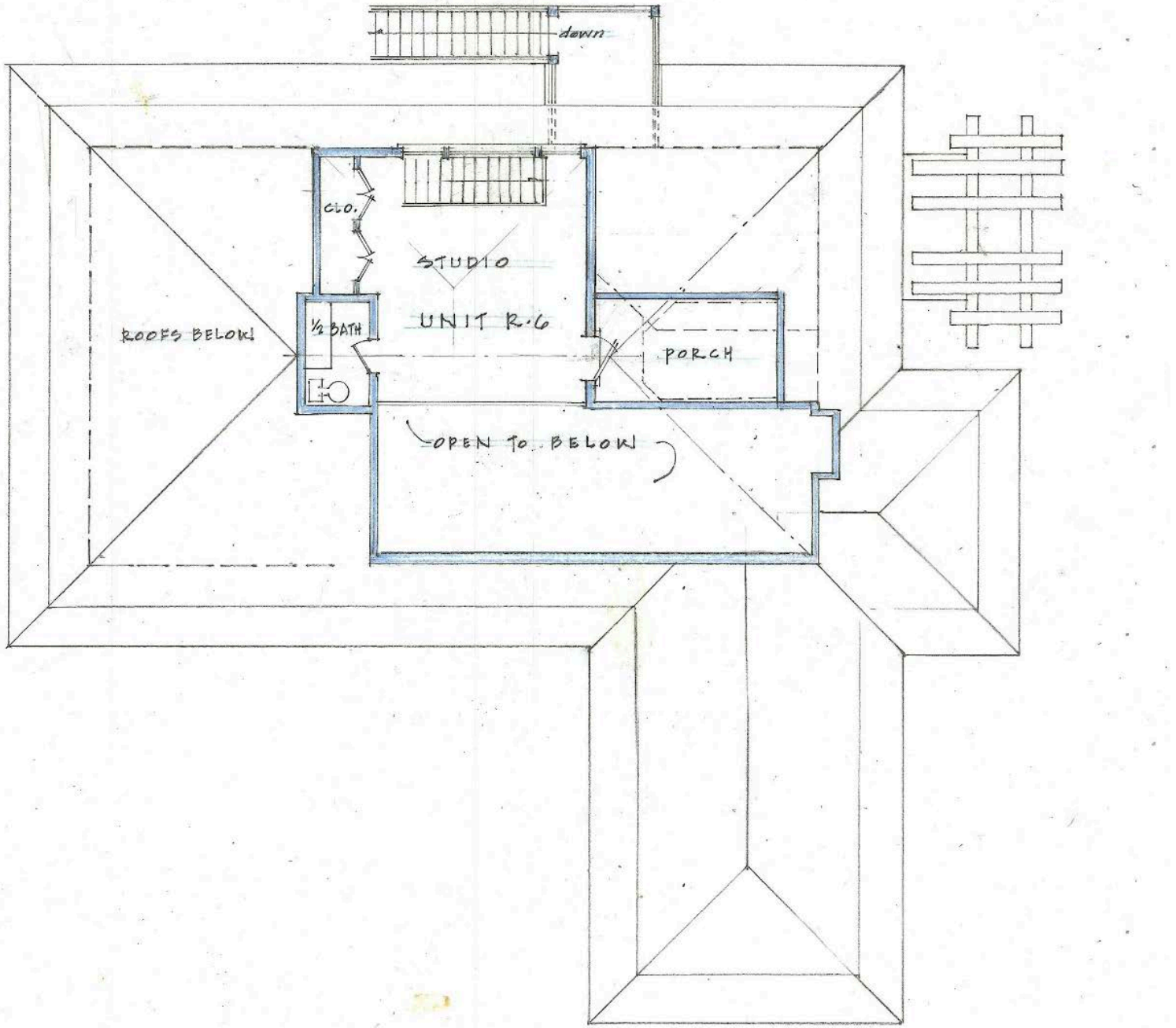


SECOND FLOOR PLAN UNIT R-6

SCALE: 1/8" = 1'-0"

12-17-2020 01-05-2021

Building C



THIRD FLOOR PLAN UNIT R-6

SCALE: ⅛"= 1'-0" 01-15-2021

Building D1

WEST ELEVATION UNIT R-7

SCALE : 1/8" = 1'-0" 02.07.21

SOUTH ELEVATION UNIT R-7

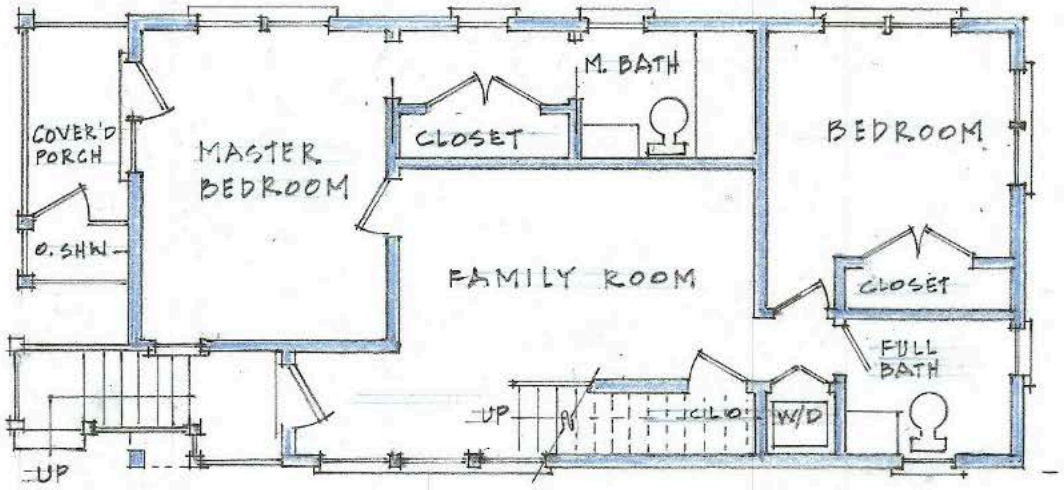
SCALE : 1/8" = 1'-0" 02.07.21

Building D1

EAST ELEVATION UNIT R-1
SCALE : 1/8" = 1'-0" 02.07.21

NORTH ELEVATION UNIT R-1
SCALE : 1/8" = 1'-0" 02.07.21

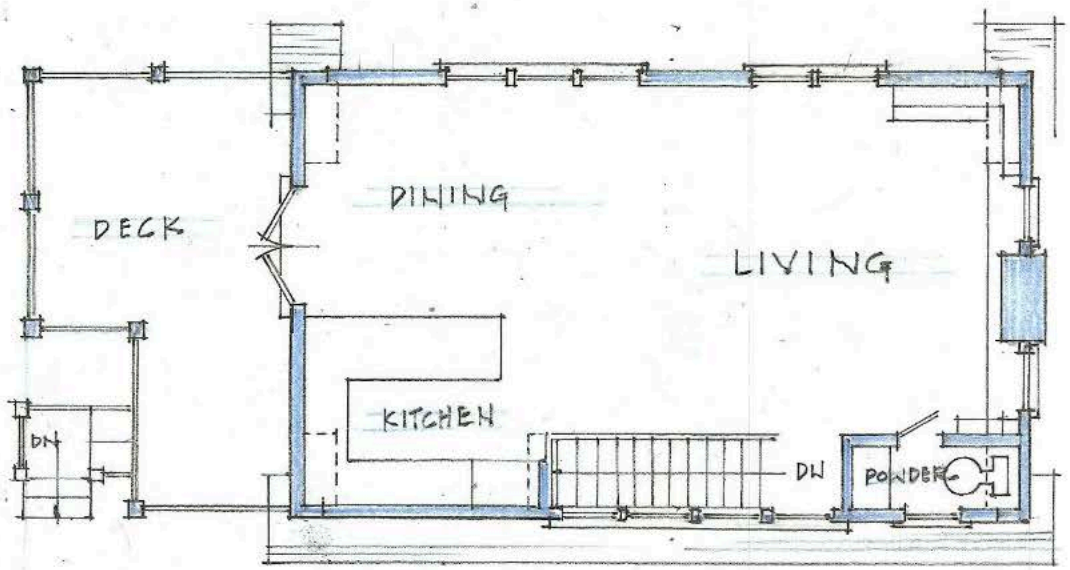
Building D1



LOWER FLOOR PLAN UNIT R-7

SCALE : 1/8" = 1'-0"

02.07.21



UPPER FLOOR PLAN UNIT R-7

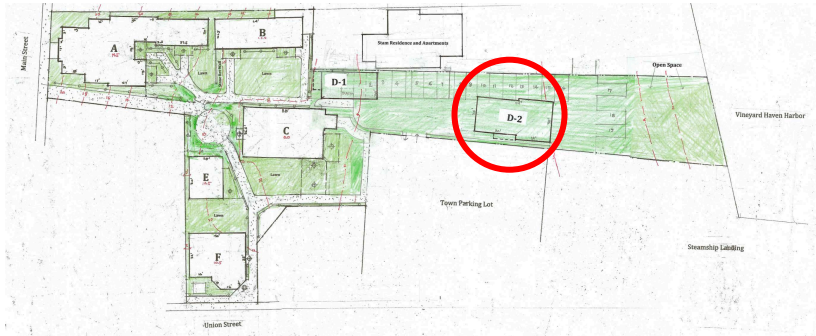
SCALE : 1/8" = 1'-0"

02.07.21

Building D2

NORTH ELEVATION UNIT R-8
SCALE: 1/8" = 1'-0" 02.07.21

WEST ELEVATION UNIT R-8
SCALE: 1/8" = 1'-0" 02-07-21



Building D2

SOUTH ELEVATION UNIT R-8

SCALE: 1/8" = 1'-0"

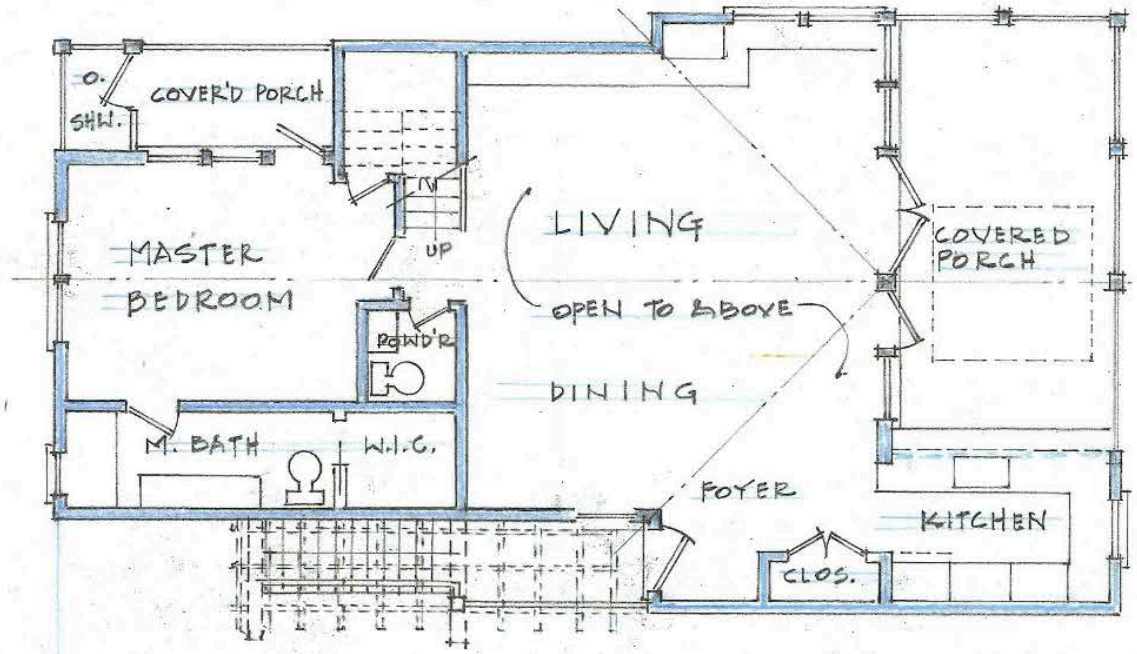
02.07.21

EAST ELEVATION UNIT R-8

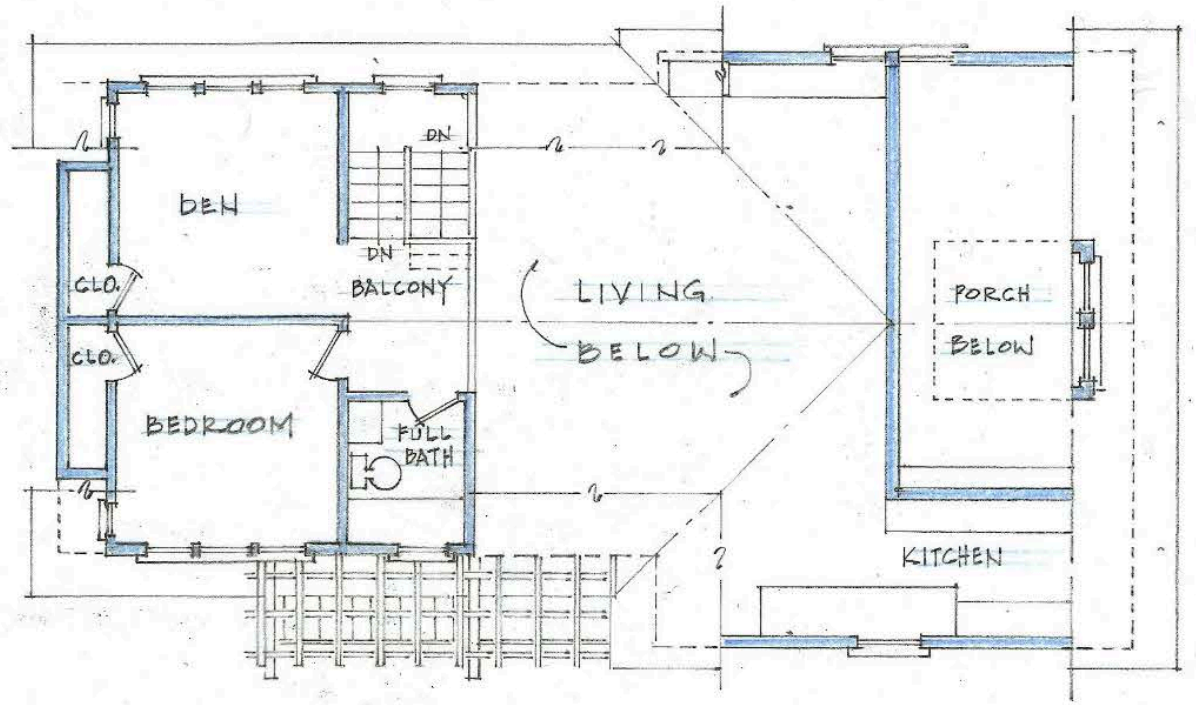
SCALE: 1/8" = 1'-0"

02.07.21

Building D2

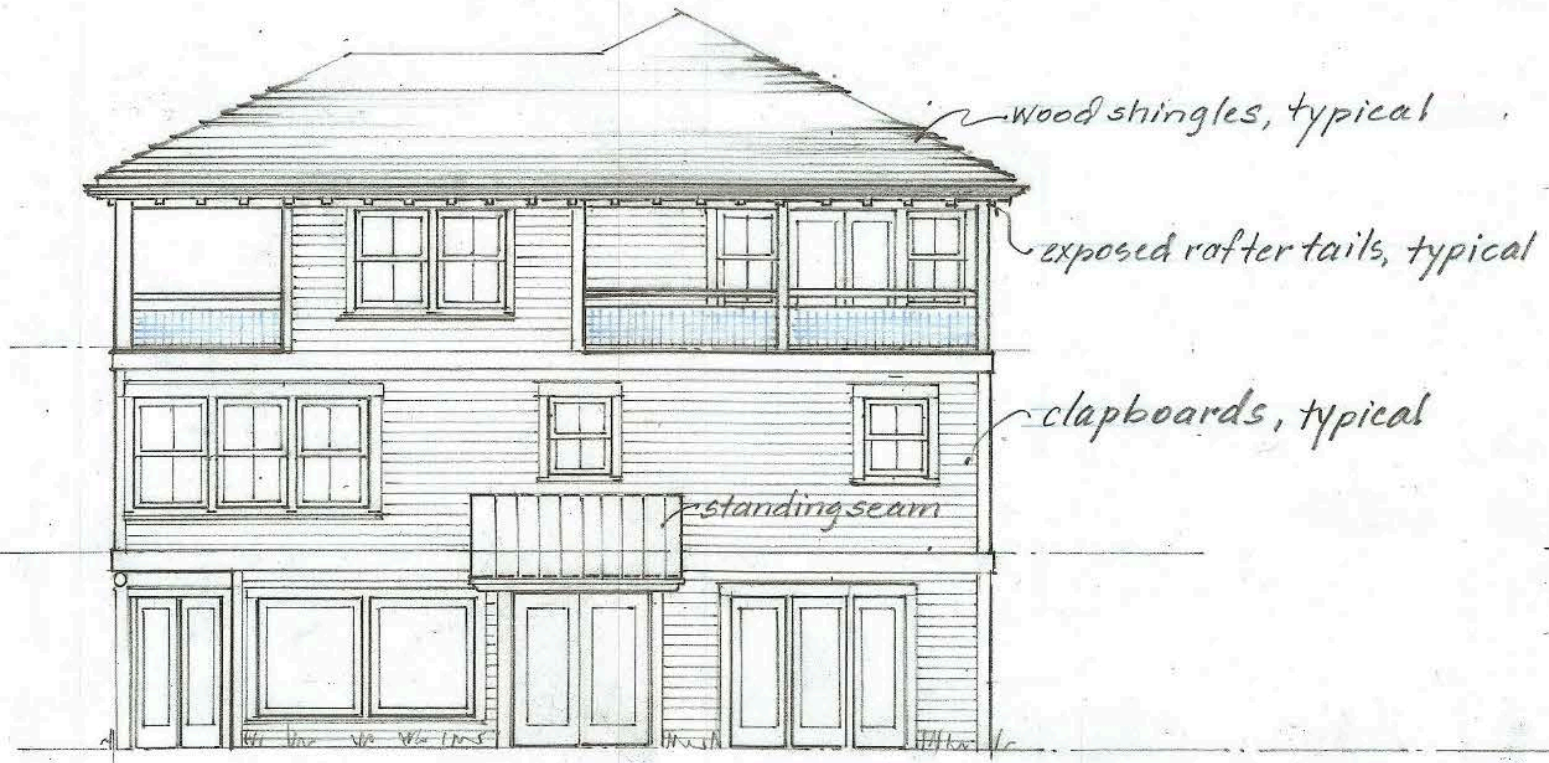


LOWER FLOOR PLAN UNIT R·8
SCALE: 1/8" = 1'-0" 02.07.21



UPPER FLOOR PLAN UNIT R·8
SCALE: 1/8" = 1'-0" 02.07.21

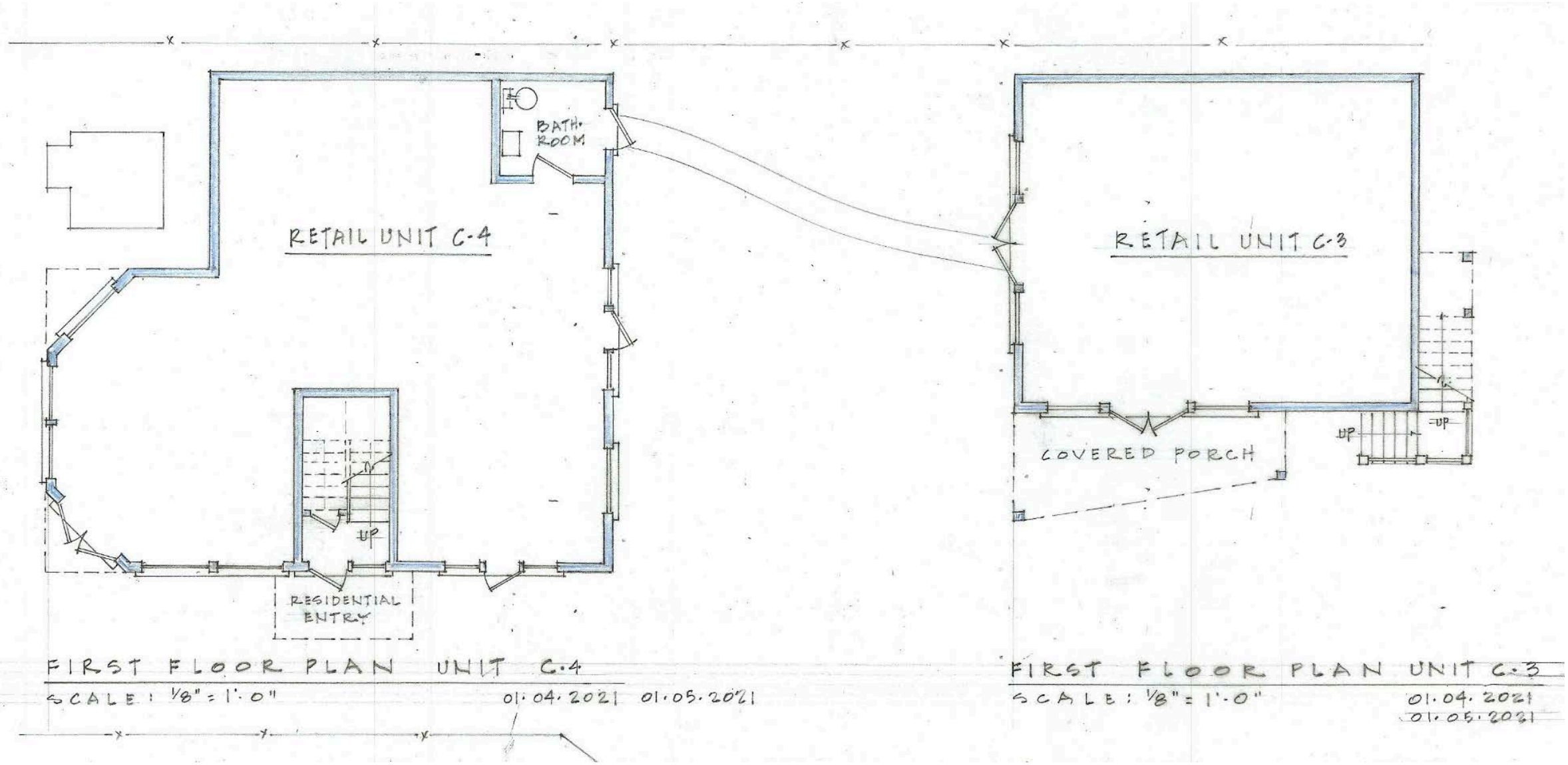
Buildings E and F



EAST ELEVATION UNITS C-4 R-11 & R-10
SCALE: 1/8" = 1'-0"
01.04.2021 01.05.2021
01.10.2021

EAST ELEVATION UNITS C-3 & R-9
SCALE: 1/8" = 1'-0"
01.04.2021
01.05.2021
01.10.2021

Buildings E and F



FIRST FLOOR PLAN UNIT C-4

SCALE: 1/8" = 1'-0"

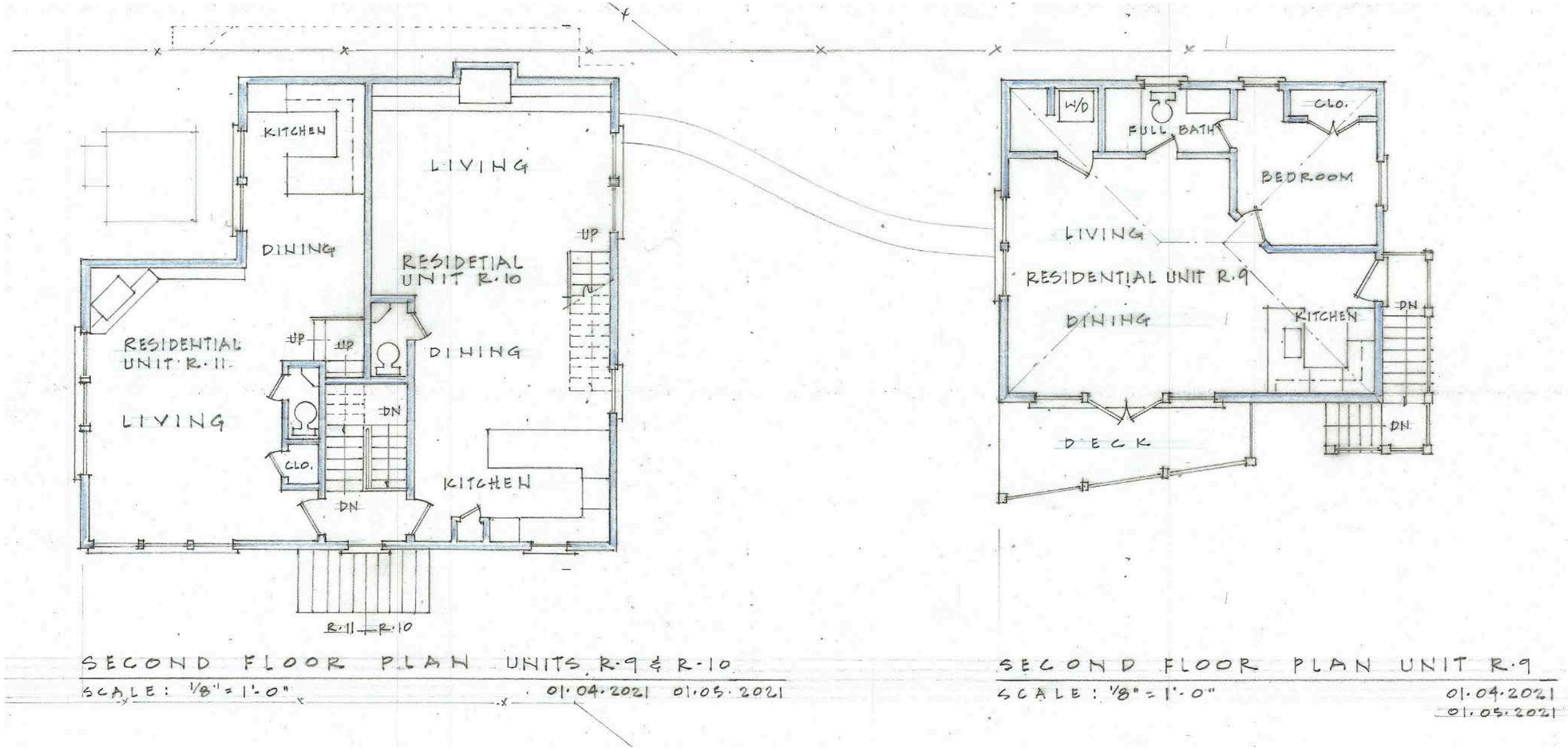
01.04.2021 01.05.2021

FIRST FLOOR PLAN UNIT C-3

SCALE: 1/8" = 1'-0"

01.04.2021
01.05.2021

Buildings E and F



SECOND FLOOR PLAN UNITS R.9 & R.10

SCALE: 1/8" = 1'-0"

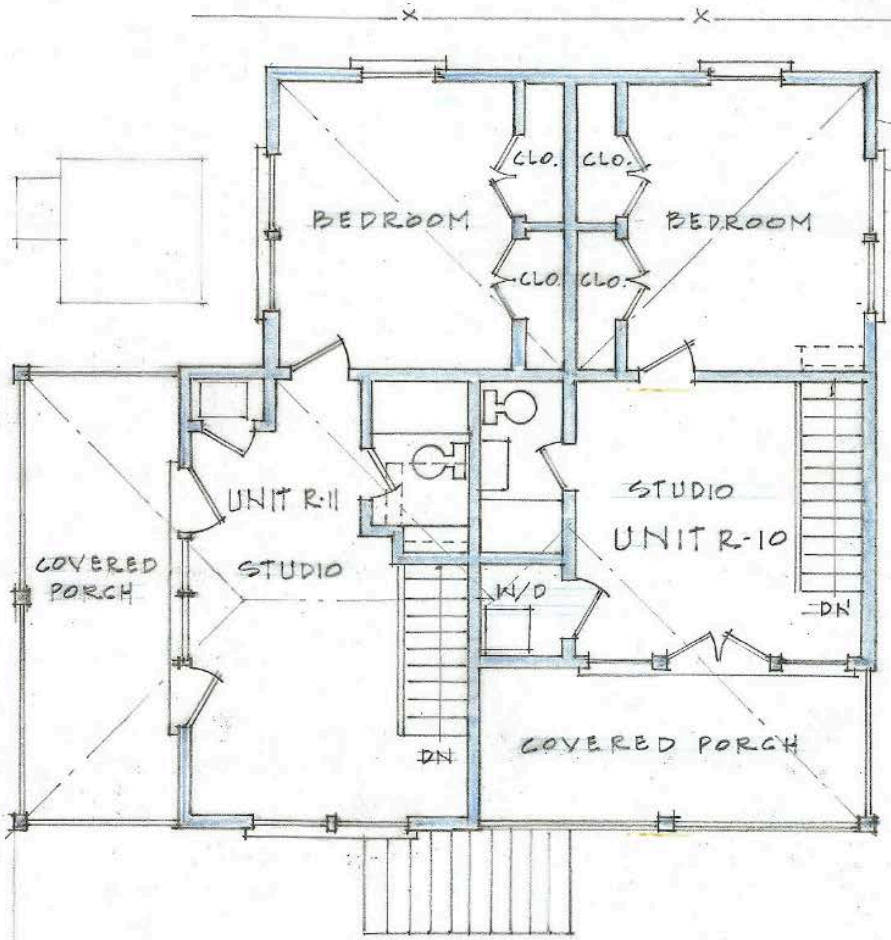
01.04.2021 01.05.2021

SECOND FLOOR PLAN UNIT R.9

SCALE: 1/8" = 1'-0"

01.04.2021
01.05.2021

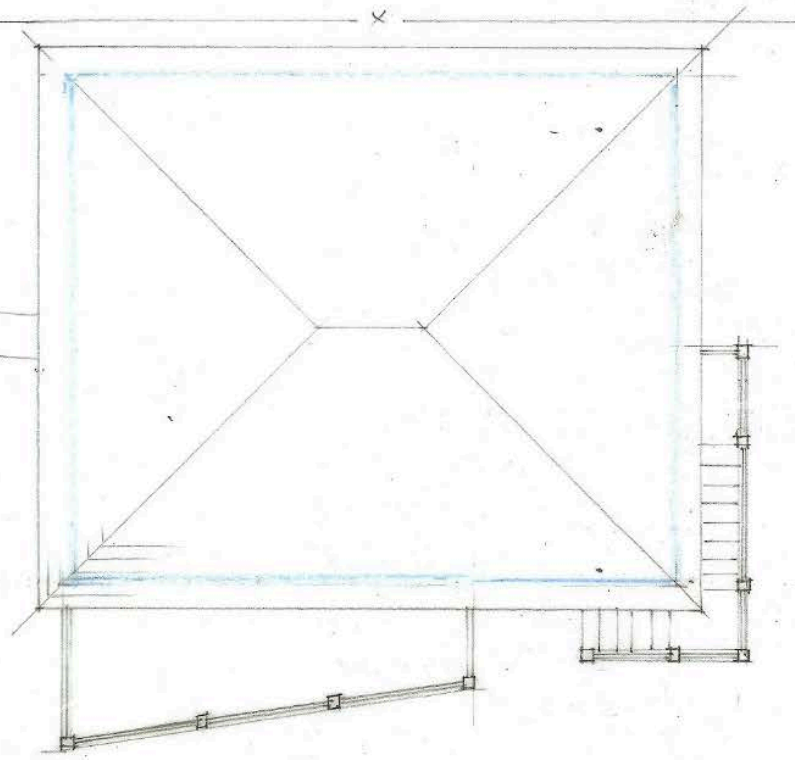
Buildings E and F



THIRD FLOOR PLAN UNITS R-10 & R-11

SCALE: 1/8"=1'-0"

01.04.2021
01.05.2021



ROOF PLAN UNIT R-9

SCALE: 1/8"=1'-0"

01.04.2021
01.05.2021

Building E

SOUTH ELEVATION UNITS C-4 & R-11 EXISTING UNION C.T.

SCALE: 1/8" = 1'-0"

01.04.2021 01.05.2021 01.10.2021

Aerial of Project Looking South

Looking West at Project from Upper Deck of Ferry

Looking North at Unit 8 from Town Parking Lot

Looking East Over Pocket Park at Union Street buildings

Inside Courtyard Looking East at Units 4-7

Unit 8 Looking South As Seen from Stam Property

Unit 8 Looking Southwest from Lower Stam Lot, Elevated View

Looking West From Town Lot at Annex with Unit 6 Above and Unit 7 to Right

Looking Southwest at Unit 8 From Harbor