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
Proposed Residential and Commercial Units

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

• Zoning
• Climate change resilience
• Wastewater
• Stormwater
• Traffic and parking
• Affordable housing
• Historic character
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 ft² of retail and office space = about 315 GPD
• Approval is for one year, after which the applicant would need to apply for renewal
• Future uses may require more flow
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.
Walkways and Site Features
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
<table>
<thead>
<tr>
<th>Factor - Significance</th>
<th>Score</th>
<th>Comments/Data in Support</th>
</tr>
</thead>
<tbody>
<tr>
<td>Age (0-3 points)</td>
<td>1</td>
<td>The structure was constructed in 1905.</td>
</tr>
<tr>
<td>Historical/Cultural (0-3 points)</td>
<td>3</td>
<td>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.</td>
</tr>
<tr>
<td>Design/Construction (0-3 points)</td>
<td>3</td>
<td>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.</td>
</tr>
<tr>
<td>Location/Visibility (0-3 points)</td>
<td>3</td>
<td>The structure is visible from Main Street.</td>
</tr>
<tr>
<td>Town Review (0-1 points)</td>
<td>0</td>
<td>The structure is subject to Town review.</td>
</tr>
<tr>
<td>TOTAL (maximum = 13)</td>
<td>10</td>
<td>The matrix score of 10 categorizes the structure as historically significant.</td>
</tr>
</tbody>
</table>
Building C
Building D1

EAST ELEVATION UNIT R.1
SCALE: 1/8" = 1'-0"  02.01.21

NORTH ELEVATION UNIT R.1
SCALE: 1/8" = 1'-0"  02.01.21
Buildings E and F

- wood shingles, typical
- exposed rafter tails, typical
- clapboards, typical

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

EAST ELEVATION UNITS C.9 & R.9
SCALE: 1/8" = 1'-0"
01.04.2021
01.05.2021
01.10.2021
Buildings E and F
Buildings E and F
Buildings E and F
SOUTH ELEVATION UNITS C-4 & R-11, EXISTING UNION CT.

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

01.04.2021 01.05.2021 01.10.2021
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