

HOUSING

- 1 Unit R2 of Building A will be deed restricted as affordable housing, with an income restriction of no more than 80% of the area median income. The recipient will be certified by the Dukes County Regional Housing Authority, at the applicant’s expense, unless the recipient is already certified. Unit R2 will comply with all affirmative fair housing laws. The recipient of Unit R2 will be exempt from all condominium fees, including hazard insurance.
- 2 Monetary mitigation for the affordable housing impact of the commercial portion of the project will be as follows:

New Space Added to Project
900 ft² X 2 (Office Use) X \$ 8 = \$14,400
1,850 ft² X 4 (Retail Use) X \$8 = \$59,200
Total = \$73,600

Less Space Withdrawn From Use:
2,100 ft² X 2 (Bank Basement Office Use) X \$8 = (\$33,600)
450 ft² X 2 (Annex Office Use Converted to Storage) X \$8 = (\$7,200)
Total monetary mitigation = \$73,600 less \$40,800 = \$32,800

COMMERCIAL USES

- 3 All of the commercial units will be for retail or office use. The commercial units in Building B will be for office use only. Any change of use will return to the MVC for review.
- 4 If the Tisbury Planning Board chooses not to waive the provision in Tisbury Zoning Bylaw 05.21.01 prohibiting commercial uses from occurring above residential uses in the B1 district, the applicant will restrict Unit C-1 to qualifying uses under Massachusetts General Law 40A, Section 3, which exempts certain uses from local zoning ordinances.

TRAFFIC/CIRCULATION

- 5 All new pathways, parking lots, and buildings will be ADA-compliant. A number of residential units in the project are exempt from compliance because they are in renovated space or above the ground floor in non-elevator buildings.

PHASING AND CONSTRUCTION

- 6 Residential condos in buildings A-D will be constructed first, followed by those in buildings E and F. Interior construction of the commercial units will begin after the commercial users are identified.
- 7 Buildings B and C will commence immediately upon receipt of a building permit, hopefully early summer of 2021.
- 8 The project site will have two construction entrances – at 16 Union St. and through the town parking lot. There will be no construction access via Main St. Staging of materials and equipment will take place onsite. Construction workers will also park onsite. The property boundary will be fenced during construction.

STORMWATER, FLOODING, AND DRAINAGE

- 9 To ensure permeability, the project's civil engineer will examine all percolation areas under the removed asphalt to determine if additional excavation is needed to reach the sand. Removed material will be replaced with medium sand with a percolation rate of at least 50 ft/day.
- 10 The lowest habitable level of buildings D1 and D2 will be constructed 13 ft above sea level to help account for sea-level rise.
- 11 All construction will adhere to building code requirements for flood zones.
- 12 The condominium rules may state that any evacuation order must be obeyed.
- 13 The condominium documents may state that all owners assume the risk of their unit being condemned as a result of sea-level rise.

HISTORIC CHARACTER

- 14 All roof surfaces on Building C will have terra cotta tiles identical in style to those on Building A.
- 15 Existing field stones in the building east of the Stone bank annex, and in various walls on the property, will be reused onsite to the greatest extent possible.
- 16 The stone from Building B will be used to construct retaining walls. The bricks from existing paths will be used to construct the pocket park. The lampposts will be set aside, and if salvageable, could be recycled. At present there is no plan to re-use them at this project.

ENERGY

- 17 If the project is approved, the applicant will return to the Tisbury Historical Commission for review of building details, which will include discussion of solar panels on selected roofs.

LIGHTING

- 18 Lighting will be LED landscape lighting beneath trees and shrubs, along with downlighting on each of the condo porches. There will be no additional lighting on Main Street.