

Memo

Date: Friday, March 11, 2021

To: Sam Dunn

From: Alex Elvin

Re: Additional information on Stone Bank proposal (DRI #674-M)

Sam,

Please see below for additional information requested by Commissioners and staff during the public hearing for DRI 674-M. We would need your written responses prior to the close of the written record on Thursday, March 25, at 5PM. I am available to discuss any of these items in more detail.

Thanks,



Alex Elvin

DRI Coordinator

TRAFFIC/CIRCULATION

1. Provide any written agreement you have with the Stams, including as it relates to emergency access to their property. (Commissioners had discussed the possibility of moving Building D2 over the parking spaces rather than travel way to allow for emergency access.)
2. Have the VTA and SSA provided comment on the proposal? If so, please provide copies.
3. Address the proposed elimination of the legal access to 16 Union Street. How will that affect the neighboring properties and businesses?
4. What materials are being proposed for the walkways?

RESIDENTIAL USES

5. Clarify whether the units are intended for year-round residency, and how that would be enforced.
6. Clarify whether the affordable unit (R2) be rented or sold.
7. Who will cover hazard insurance and other insurance for the affordable unit?
8. Describe how the units will be designed to accommodate elder residents (beyond being ADA compliant), including what would be required to install elevators in the future.
9. Indicate the location of all common areas on the site plan and in the draft condo documents.

FLOOD RISK

10. Provide a plan for preserving emergency and vehicle access for residents in buildings D1 and D2 during storm events that may include flooding.

11. If buildings D1 and D2 or other portions of the project must be removed or altered in the future in response to flooding and sea-level rise, who would pay for those changes?

HISTORIC PRESERVATION

12. Provide the dates of construction for buildings C and B, and the Stone Bank annex.
13. Outline the proposal for salvaging/reusing the stones and other materials in Building B, as well as any other site features, including lampposts and brick walkways.

OTHER

14. Show the location and approximate size of all external mechanical systems on the site plan.
15. Show the location and size of dumpsters on the site plan.
16. Provide a copy of the plans shown at the March 11 MVC meeting, which show busses in the parking area, and proposed green space near the beach. Clarify whether this is part of the proposal.
17. Provide a copy of the preliminary welcome center floor plans shown on March 11.
18. Specify which existing trees on the property are to be removed.
19. Has the Tisbury Historic Commission already provided input on the location of solar panels? If so, please describe, or provide their written statements.