

DRI 674 M Old Stone Bank Condos
MVC staff-applicant correspondence October-November 2020

10/21/20 questions from MVC
10/30/20 responses from Sam Dunn
11/6/20 responses from MVC
11/9/20 responses from Sam Dunn
11/11/20 responses from MVC
11/17/20 responses from Sam Dunn

1. Please add building dimensions to the current site plans.

SD 10/30/20: Site Plan with Dimensions Attached. Please note that Units 1 & 2 are now in the basement of the bank building. The buildings to contain Units 3, 4 & 5 are not in serviceable condition and will be demolished. Accordingly Units 3,4 & 5 will be newly built. Units 6- 9 are also new.

Floor plans and elevations also attached.

Staff 11/6/20: Please submit a site plan that includes the dimensions of each structure in feet.

SD 11/9/20: See attached'

2. Confirmation that the first floors will be for commercial use, in compliance with town zoning.

SD 10/30/20: First Floor Uses. The first floor of the bank building on Main Street will remain in commercial use. The first floor of the former drive-through building will remain in commercial use.

New buildings are not subject to the first floor restrictions according to an opinion by the Tisbury Town Attorney.

Staff 11/6/20: Please clarify what the commercial uses will be for units 1 and 2.

SD 11/9/20: These spaces will be rented or sold to third parties. As of now we are speaking with a restaurant for the main floor of the bank and to Island Food Pantry for the drive –through. But these are speculative at this time and the final uses will no doubt be the subject of further applications.

Staff 11/6/20: Please provide the Town Attorney's written opinion on the first-floor restrictions.

SD 11/9/20: See Attached.

Staff 11/11/20: The Town Attorney's opinion is that the Planning Board could potentially approve the project, as long as it "does not include first floor residential use in any existing 'business structure.'" However, the Town Attorney also writes that "Any structure that the Board determines to constitute a business structure could not be used for residential purposes on the first floor, which may require revisions to the applicant's plan." The question of whether the Town will consider any of the buildings to be "business structures" appears unresolved.

In light of Section 05.14.01 of the Town Zoning Bylaw, please provide a site plan that includes the proposed setbacks for each structure, with dimensions.

SD 11/17/20: I am assuming that all the existing structures are "business structures." As you may have noticed in the revised plans the only residential uses in existing structures are in the basement of the main bank building. All other units are in new structures.

I've attached the site plan with setbacks and traffic and pedestrian circulation included.

3. What uses will be assigned to the "unused" parcel fronting Union Street?

SD 10/30/20: Union Street Parcel. This parcel will not be a part of the current application. However it will be deed restricted to contain one affordable housing unit. It is highly likely that when it is developed it will contain commercial use(s) on the first floor and apartment(s) above.

Staff 11/6/20: An affordable housing offer that meets the MVC Housing Policy will need to be submitted prior to scheduling LUPC. This could take the form of a written narrative. Staff recommends that the proposed affordable housing be located onsite.

SD 11/17/20: As I've said previously we will deed restrict this parcel to contain an affordable unit. I am not sure what other information you require at this time. If MVC accepts this offer the details will be negotiated and included at that time.

4. Circulation plans for both existing and future traffic on the site.

SD 10/30/20: Circulation. The traffic circulation is unchanged and is shown on the site plan.

Staff 11/11/20: A circulation plan showing the flow of vehicles and pedestrians at the site, in relation to Main, Union, and Water streets, will be needed prior to scheduling LUPC.

SD 11/17/20: See site plan.

5. Lighting plan and landscape plan.

SD 10/30/20: Lighting and Planting. These are also shown on Item #1. There are many existing plantings on the site. Two very large honey locusts will anchor either end of Units 8 & 9 and there is a mature dogwood in the courtyard. In addition there are many shrubs – boxwoods and others – some of which will remain in place. Others will be transplanted. The courtyard surface itself will be a lawn. Main walkways will be brick; secondary walkways will be blue stone stepping stones.

Lighting in the project will come entirely from LED landscape lighting on trees and shrubs, and from downlights located on the exterior porches. All of this site lighting will be controlled centrally on a house circuit with photocell and timer.

Staff 11/6/20: At least a preliminary landscape and lighting plan would be helpful for LUPC, and will be required for a public hearing.

SD 11/9/20: Will submit a preliminary landscape plan for LUPC.

6. If any structures or portions of structures will be removed, please provide those plans.

SD 10/30/20: Removal of Structures. The three uninhabitable structures on east side of the property (the future site of Units 3 – 5) will be demolished. Units 3-5 will be newly built on essentially the same footprints.

7. Street-view elevation drawings for the existing and proposed structures.

SD 10/30/20: Street View. The street views of the main bank building will be preserved and not changed in any way. Similarly the street views of the drive-through building will not be changed.

8. Renderings showing the view from the water.

SD 10/30/20: Water View Renderings Attached.

Staff 11/6/20: Please label the renderings with the directional view, and include a rendering of the property from the water (not just from outside unit 9).

SD 11/9/20: Photo 1.3 is a view from the Town Parking Lot.

Photo 1.6 is a view from the center of the harbor.

A view of the overall project from the water will be submitted for LUPC.

Staff 11/11/20: Photo 1.6 is a view from on the property, not from the center of the harbor. A view of the project from the water will be needed prior to scheduling LUPC.

SD 11/17/20: In progress.

9. Written confirmation from the town sewer board approving the proposed 1,076 GPD.

SD 10/30/20: Sewer Letter from Select Board. A letter confirming additional sewer flow of 1076 gpd is attached.

Staff 11/6/20: Please provide a letter from town sewer advisory board approving the GPD.

SD 11/9/20: I already sent the Selectmen's Approval letter and I attach it here again. The Sewer Advisory Board is advisory to the Selectmen – only the Selectmen can actually approve the GPD

Staff 11/11/20: Staff will inquire with the sewer advisory board about the GPD approval.

As to the proposed wastewater flow, Title 5 requires 110 GPD per bedroom, so 18 bedrooms would require 1,980 GPD. Please explain how the proposed 1,076 GPD meets the Title 5 requirements. Certain commercial uses such as a restaurant would significantly increase the total GPD for the project.

SD 11/17/20: We now have 1980 GPD. This is enough flow for 18 bedrooms but with the plan changes is likely we will only have 15 or 16 bedrooms, leaving some gallons available for commercial uses. Enough for retail uses but obviously, not enough for a restaurant, but as I've said previously any restaurant would require a separate application and also a separate request for sewer flow.

10. Please provide plans showing the design flood elevations. **(Staff 11/6/20)**

SD 11/9/20: A survey is attached which shows that the lower portion of the property is within the A-10 Zone.

Staff 11/11/20: Is the project designed only for the base flood elevation, or have considerations been taken for projected sea-level rise?

SD 11/17/20: Currently the flood elevation is A-10. We will construct all of the residential structures to be above this level, adding between one and three feet to the required elevation depending on proximity to the harbor. The elevations noted below are measured to the bottom of any wood floor structure or to the top of concrete floor slabs.

As the survey indicates the lowest floor of Units 1-3 is already at elevation 14.49. The lowest floor of Units 4-5 will be at elevation 11.0. The lowest floor of units 6-7 will be at 11.5. The lowest floor of units 8-9 will be at 12.0.