

Re: STILLPOINT

Thomas Bena <thomasbena@gmail.com>

Fri 7/15/2022 9:14 AM

To: Alex Elvin <elvin@mvcommission.org>;

Cc: ben robinson <phraluang@yahoo.com>; mhv@edgartownlaw.com <mhv@edgartownlaw.com>; Joshua Gothard <joshgothard@gmail.com>;

 2 attachments

EX Plan & ELEVATIONS.pdf; STILLPOINT PRESENTATION ZBA.pdf;

Hi Alex,

Attached please find our slide presentation which includes our narrative, parking plan, and other pertinent information. Answers to your questions 2-4 are below. And for your questions 6-8, we are still waiting for information from Reid--hopefully today. Regarding #9, there are photos of the access road in the presentation, let me know if you'd like more.

Gratefully,

Thomas

2. Will any of the existing lot lines be altered?

No.

3. Language regarding restriction of lots 4.9 and 4.13 (or other lots).

If Stillpoint Martha's Vineyard (SMV) is permitted by the MVC and town of West Tisbury to use the premises for its intended exempt activities and plans, SMV will impose the following development restrictions on lots 4.9 and 4.13, subject to modification as necessary, in substantially the following sample form:

Lots 4.9 and 4.13 shall be perpetually restricted from the development of any "off the grid" structures and improvements which shall include, but are not limited to, structures powered by off the grid sources, walking paths, picnic tables, gardens, farming fields, sculptures, art, or art installations. This restriction shall be deemed to run with the land, shall burden Lots 4.9 and 4.13 and be binding upon the Grantor, the Grantee and their respective successors and assigns, and shall be for the benefit of Lots 4.10 and 4.11.

4. Number of proposed employees, and statement about housing.

While the number of full-time employees remains to be seen, our estimate is for two full-time employees and two part-time employees with another 5-10 part-time employees that rent the space to teach their classes. These teachers will likely be classed as independent contractors.

Stillpoint has no current plans to build employee housing on the property but, off-the-grid cottages could be built to house summer teachers.

We are still waiting for the surveyed site plan, well, septic, and NHESP info from Reid Silva.

On Mon, Jul 11, 2022 at 7:53 PM Alex Elvin <elvin@mvcommission.org> wrote:

Hi everyone,

Sorry for the delay getting back to you about the Stillpoint project. Here is a list of initial questions/info that we discussed at our meeting on July 1. Once this has been provided, we can schedule the staff-applicant meeting, but we will probably have some more questions along the way.

1. Project narrative, including previous and proposed uses of the property, type and frequency of proposed events, any limitations that will be applied, etc.
2. Will any of the existing lot lines be altered?
3. Language regarding restriction of lots 4.9 and 4.13 (or other lots).
4. Number of proposed employees, and statement about housing.
5. More definite access and parking plan.
6. Surveyed site plan.
7. Water and septic plans.
8. Any further communication with NHESP.
9. Additional site photos, including of the access road.

Thanks,

Alex

Alex Elvin
Development of Regional Impact (DRI) Coordinator
Martha's Vineyard Commission
The Olde Stone Building
33 New York Avenue
Oak Bluffs, MA 02557
(774) 563-5363

From: ben robinson <phraluang@yahoo.com>

Sent: Friday, July 1, 2022 12:12 PM

To: Alex Elvin

Subject: STILLPOINT

Hi Alex,

Attached are some documents on the project.. we can provide more as we review..

Slide Deck

Nitrogen calcs

Traffic Study

LTR from Bldg dept