

From: Robert Sawyer robert@sawyerrealtygroup.com
Subject: Re: [EXTERNAL] Uncas Avenue Additional Questions
Date: August 5, 2023 at 3:01 PM
To: Rich Saltzberg saltzberg@mvcommission.org
Cc: Mike Sawyer mike@sawyerrealtygroup.com, Jay Talerman jay@mtclawyers.com



Hi Rich,

See below responses in CAPS

Advise what else you require.

Regards

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On Aug 5, 2023, at 1:07 PM, Rich Saltzberg <saltzberg@mvcommission.org> wrote:

Good Afternoon:

Below please find additional questions regarding your project.

Will the proposed replacement residences have architectural features reflective of the original house and the surrounding neighborhood?

NO, , THE ARCHITECTURAL FEATIREES WILL BE TOTALLY CONSISTENT WITH ALL THE SURROUNDING PROPERTIES WHICH ARE ALL COMMERCIAL.

Do you have any alternative ideas or plans other than the four residences proposed?

IT IS EIGHT RESIDENCES, NOT FOUR, AND THERE IS NO ALTERNATIVE PAN.

With the understanding you own or partially own the abutting bowling alley property, will there be any connection between the two lots as far as shared parking or underground utilities or drainage etc.?

NONE

Do you anticipate renting the proposed residences or selling the proposed residences?

RENTING

If the proposed residences are to be rented, will any be dedicated to employees of the bowling alley?

NO

The property being a corner lot along a high-volume road what protections, if any, do you anticipate installing to shield (posts, rocks etc.) the residences from accidental vehicle strikes?

HAVE NO CLUE. THIS HAS BEEN A SINGLE FAMILY HOUSE FOR 120 YEARS AND NOW PROPSED EIGHT WORKFORCE HOUSING UNITS WITH PARKING. WE WILL INSTALL POSTS IF REQUIRED

Do you have an estimated monthly sewer flow for the proposed residential units?

NO

Is there a particular utility or reasoning behind four smaller buildings versus one larger building?

INACCURATE. WHAT WE ARE PROPOSING IS ONE BUILDING

Do you have a caretaker for the property? If so, what are their duties?

WE OWN AND MANAGE MANY PROPERTIES

How often is the lawn mowed and how often are the shrubs cut back/trimmed?

NOT APPLICABLE.

Has the Martha's Vineyard Tactical Team trained in the building? If so, when?

NO, WE OFFERED IT BUT OAK BLUFFS STOPPED IT.

What's the maximum width of vehicle the proposed drive through ATM will accommodate?

NORMAL

Will the proposed drive through ATM have a canopy?

NO PLANS FOR SAME BUT WILL CONSIDER

How many motorists per day (vehicles per day), off-season and in-season do you expect the proposed drive through ATM to service?

UNKNOWN

When was the siding removed from the house and by whom?

IN VERY LATE 2018 OR EARLY 2019 UPON APLICATION TO TOWN FOR DEMOLITION PERMIT THE TOWN ADVISED WE MUST FIRST OBTAIN ASBESTOS INSPECTIONS,.. THE PROOPERTY WAS LOADED WITH ASBESTOS BOTH INTERIOR AND EXPTERIO SO, PER FEDERAL AND STATE LAW, WE HIRED LICENSES ASBESTOS REMEDIATION FIRM AND THAT PROCESS INCLUDED REMOVAL OF SIDING.

Have you ever sought bids for the restoration of the structure?

NO BUT ALL EDUCATED ESTIMATES ARE PROHIBITIVE

What efforts have you taken to stop water intrusion?

WATER HAS BEEN TURNED OFF SINCE WE ACQUIRED PROIPERTY

Has the house or any other portion of the property been tested for lead paint?

NO

Has anybody lived in the house since you've owned it?

NO

Thank you.

Rich Saltzberg

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