

Martha's Vineyard Land Law, Inc.

Ross P. Seavey, Esq.

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To: Martha's Vineyard Commission - Rich Saltzberg, DRI Coordinator

From: Ross P. Seavey, Esq. – Agent for Vineyard Montessori School, Inc.

Date: February 15, 2024

Re: Applicant Offers and Conditions for Vineyard Montessori School – DRI 751

Offers/Conditions by the applicant, Vineyard Montessori School, Inc. (VMS) for approval of DRI 751 by the Martha's Vineyard Commission.

1. The applicant will create and operate a ride share sign-up on the online portal for parents of students to connect with other parents in their town for carpooling to reduce traffic to the VMS site.
2. The applicant will post no idling signs on the VMS campus and at the entrance of their property.
3. The applicant will adjust their pickup and drop off schedule if traffic backups onto Tashmoo Avenue occur per the suggestion of Mike Mauro of the MVC staff.
4. The applicant will join neighbors in a petition to the Tisbury Select Board to designate one or both sides of Tashmoo Avenue as no parking and/or to designate the area around VMS as a school zone for reduced speed limits.
5. The applicant will modify the parking lot and playground field to consolidate the playground spaces and to create a total of 22 parking spaces on the VMS property to accommodate all staff and visitors on site. All parking areas will be pervious.
6. The applicant will continue to provide bike racks and to encourage teachers, parents, and students to bike or take public transportation to VMS if possible.
7. The applicant will designate one electric vehicle charging spot on the VMS site now and will ensure the electrical system in their building is designed to handle electric vehicle charging now. The applicant will install all infrastructure for actual EV charging when funding is available. The applicant will pro-actively seek grant funding for this.
8. The new building will be all electric for heating, cooling, and hot water utilizing air source heat pumps.
9. The new building will be solar ready, and the applicant will install solar panels when funding is available. The applicant will pro-actively seek grant funding for this.

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10. The applicant will install only wood siding, wood trim, and wood decking on the exterior of the structure, and no vinyl flooring or plastic trim will be used on the interior of the structure.
11. All exterior lighting on the VMS campus will be dark sky compliant; meaning it will restrict the amount of upward-directed light, avoid glare, avoid over lighting, utilize dimming and other appropriate lighting controls, and minimize bluish night in the nighttime environment by using bulbs that are at or below 3000K.
12. The applicant will construct a six-foot-high wood stockade fence along its property line where no fencing currently exists.
13. The applicant will plant Leyland cypress, other evergreens, shade trees, and shrubs on its property to provide further visual screening of buildings and noise mitigation in accordance with their landscape intent plan.
14. The applicant will continue to engage Schofield, Barbini, and Hoehn, Inc. to review storm water on the property and to design a storm water plan for a 25-year storm that captures all run off from the new building and parking lot through gutters, storm drains, and drywells. This plan will ensure no water from the VMS campus travels onto adjacent property as required by the Massachusetts Building Code. This plan will be submitted to the MVC for review prior to the issuance of a building permit.
15. The applicant will continue to provide housing stipends to employees on an as-needed basis based on available funding and budget constraints and will work with parents of students and local realtors to connect employees with available housing.