

# DRI 81-M3: Written Record Info

Sarah Schweitzer <sschweitzer@vineyardwind.com>

Fri 7/15/2022 4:42 PM

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

Cc: Adam Turner <turner@mvcommission.org>; samdunn@rcn.com <samdunn@rcn.com>; Pena, Carlos <Carlos.Pena@foth.com>; Jack Arruda <Jarruda@vineyardwind.com>; Richard Andre <richard@vineyardpower.com>; gsourati@souratigroup.com <gsourati@souratigroup.com>; Bryan Collins <bcollins@souratigroup.com>;

 2 attachments

Sewer Advisory Board Wastewater Approval Letter 7-14-22.pdf; Supplemental letter to MVC regarding public access\_FINAL\_signed.pdf;

Hi Alex,

Please find the answer to your questions below **in blue**. Additionally, we would like to confirm you have the following for the written record attached:

- The Supplemental letter to MVC regarding public access attached in response to question 1 below
- The document shared by the Sewer Advisory Board approving the wastewater flow for the proposed project received 7/14/2022

1. Please respond to the planning board's request that the possible bike path corridor alongside the access road be widened from four to six feet. I believe the idea was that everything would be moved west by 2 feet, which would require further modification of the subdivision.

Please see attached letter in response.

2. Please clarify whether a roof over the loading dock would serve any purpose. (It was mentioned that the dock would generally not be used during bad weather, but it wasn't clear if that applied to all deliveries.)

The project has reviewed the potential for a covering over the loading dock and appreciated the suggestion. After review and evaluating other similar purposed O&M facilities loading areas we have determined that there will be sufficient Health, Safety, and Environmental (HSE) protocols in place to ensure a safe operation during bad weather if loading and offloading is to occur at those times. Should it be determined during the operational phase that a loading dock cover would be necessary Vineyard Wind will seek the appropriate permissions to construct such a covering.

Please confirm the receipt of this email as well as the date of the Post Public Hearing LUPC when you can. We will follow up prior to the close of the written record 5PM Thursday the 21<sup>st</sup> with any further information for the record. Have a great weekend.

Thanks,

**Sarah Schweitzer** (she/her)

O&M Engineer



E-mail: [sschweitzer@vineyardwind.com](mailto:sschweitzer@vineyardwind.com)

Cell: +1 (859) 652-6549

Web: [www.vineyardwind.com](http://www.vineyardwind.com)



July 14, 2022

Martha's Vineyard Commission  
33 New York Ave  
Oak Bluffs, MA 02557  
Attn: Alex Elvin

Re: Offshore Wind Operations and Maintenance Building – 69 Beach Road, Tisbury (the “Project”)

Ladies and Gentlemen:

This letter is in further response to the request by the Martha's Vineyard Commission (the “MVC”) to Vineyard Wind to allow public access for pedestrians and bicycles (“Public Access”) between Beach Road and Lagoon Pond Road along the easterly boundary of the Project site. By letter dated July 1, 2022, Vineyard Wind agreed to engage in good faith discussions with the MVC to allow Public Access over the planned four-foot-wide setback area along the easterly property boundary (the “Setback Area”), subject to the MVC and the Town of Tisbury further developing a proposal for Public Access between Beach Road and Lagoon Pond Road, including securing commitments for similar rights from the property owners to the east and south of the Project. The MVC has subsequently requested that Vineyard Wind agree to increase the width of the Setback Area by an additional two feet for a total width of six feet. While Vineyard Wind appreciates the MVC's request for an additional two feet, Vineyard Wind is unable to accommodate the request for the reasons stated below.

First, increasing the Setback Area by an additional two feet of width would require shifting the planned improvements, including the building and the driveway by two feet to west. The resulting shift of the planned driveway would place the driveway out of alignment with the existing curb cut on Beach Road. Vineyard Wind has no authority to move the curb cut as there is a moratorium regarding curb cuts on Beach Road. The Massachusetts Department of Transportation recently constructed an approximately twenty-eight foot (28'±) wide curb cut for driveway access into the Project site. Approximately four and one-half feet (4-1/2'±) of the curb cut is located east of the easterly property boundary as shown on the attached Driveway/Curb Cut Plan. Currently, there are approximately eighteen feet (18'±) between the westerly edge of the curb cut and the proposed retaining wall which is located four feet (4') from the easterly property boundary and approximately sixteen feet (16'±) from the proposed guardrail. (Please refer to the Proposed Conditions shown on the Driveway/Curb Cut Plan.) Eighteen feet (18') is the minimum width requirement for the two-way driveway. Shifting the retaining wall two feet farther away from the easterly property boundary will narrow the driveway to sixteen feet (16'), which is not a sufficient width for the driveway. In addition, narrowing the driveway will not provide adequate room for a fire truck to safely access the property from Beach Road.

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Second, shifting the planned improvements would require Vineyard Wind to acquire an additional two feet of width on the westerly side of the Project site. Vineyard Wind has no contractual rights with the current property owner to acquire additional property for this purpose.

Third, shifting the planned improvements which would require a redesign of the Project and result in significant delays and added expenses. As a result, the Project would likely not be completed in time to service the operations of Vineyard Wind's offshore wind farm.

Although Vineyard Wind cannot accommodate the MVC's request for an additional two feet, Vineyard Wind remains committed to its original offer. Therefore, once the MVC and the Town of Tisbury have further developed a proposal for Public Access between Beach Road and Lagoon Pond Road, including securing commitment for similar rights from the property owners to the east and south of the Project, Vineyard Wind would be pleased to honor our commitment for Public Access through the planned four-foot-wide Setback Area.

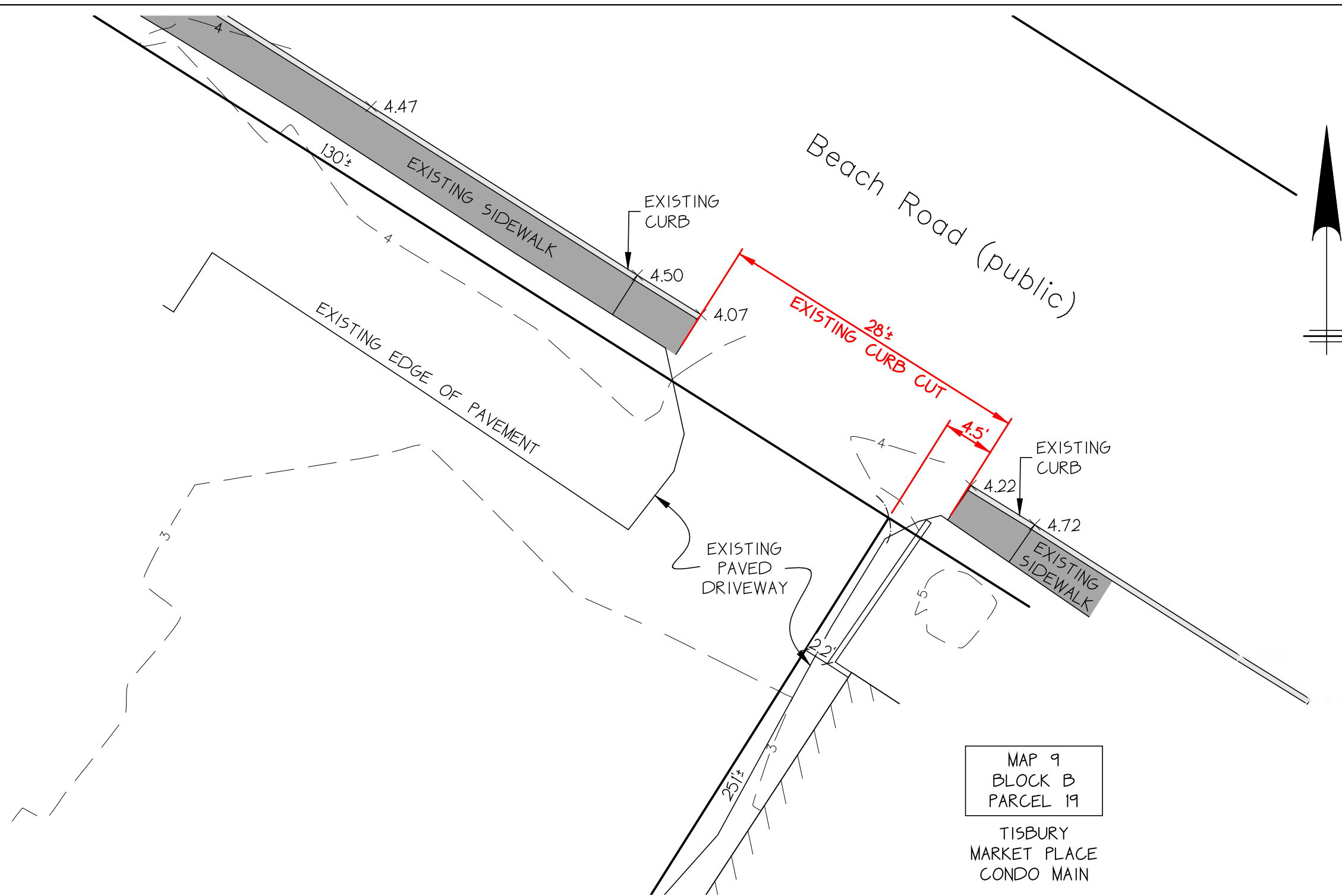
Please let us know if the MVC has any questions. Thank you.

Very truly yours,

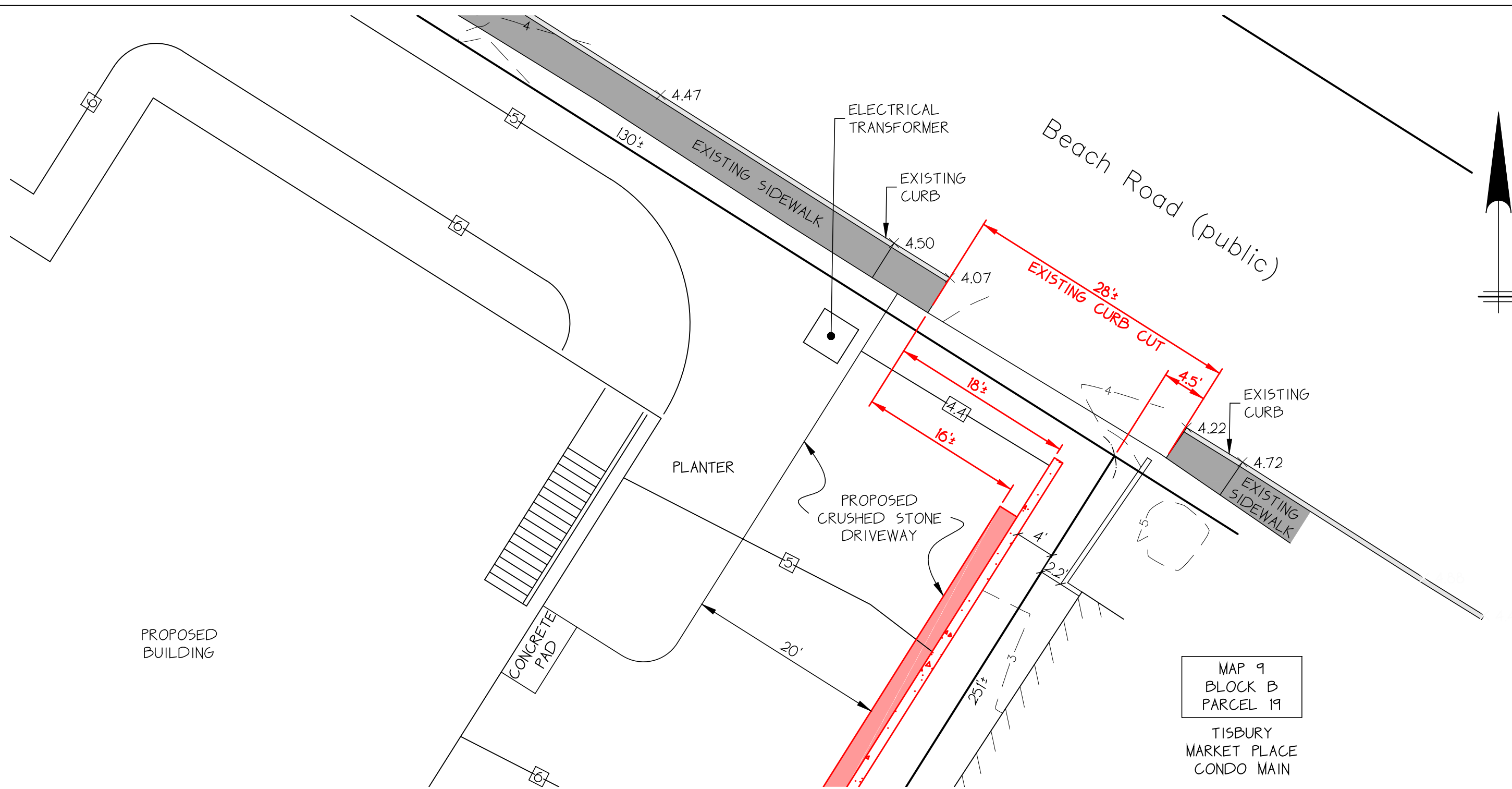
*Liam Paskvan*

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Liam Paskvan  
Legal Counsel



EXISTING CONDITIONS



PROPOSED CONDITIONS

*Driveway/ Curb Cut Plan  
in  
Tisbury, Massachusetts  
Assessor Parcel 9-B-18.1  
69 Beach Road  
prepared for  
Vineyard Wind 1 LLC*

*Scale 1"=10' July 12, 2022*



*P.O. Box 4458  
107 Beach Road, Suite 202  
Vineyard Haven, MA 02568  
Phone (508) 693-9933 Fax (508) 693-4933*



# TOWN OF TISBURY

Wastewater Department  
BOX 788, 115 HIGH POINT ROAD  
VINEYARD HAVEN, MASSACHUSETTS 02568  
P: (508) 696-4220  
F: (508) 696-4221

July 14, 2022

Sourati Engineering Group, LLC  
107 Beach Road, Suite 202  
PO Box 4458  
Vineyard Haven, MA 02568  
(508) 693-9933

RE: Sewer Advisory Board approval of additional flow

On Wednesday July 13, 2022 at 4:00PM, the Sewer Advisory Board voted to allow Vineyard Wind 1 LLC, located at 69 Beach Road, an additional 400 gallons per day of flow. The total flow allotment is 855 gallons per day. This determination is contingent on approval from the Martha's Vineyard Commission and the payment of the permanent privilege fee.

Sincerely,

Jared Meader  
Tisbury Wastewater Superintendent