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June 10, 2021

Adam Turner
Martha's Vineyard Commission
33 New York Avenue
Oak Bluffs, MA 02557

RE: 112 Dukes County Avenue, Oak Bluffs, Massachusetts

Dear Mr. Turner,

After our productive staff-applicant meeting this morning, I wish to clarify our statement of intended use for the above-referenced property. The purpose of this letter is to supplement our submission to you of May 17, 2021.

At a minimum, my clients intend to build a residential house with three floors with two separate one-bedroom housing units on the property on the top two floors, while the bottom floor will contain offices for designers employed by Dillon Creations, Inc. and be a functional showroom, with a bathroom, a kitchen, a living room, a bedroom and two offices in the front near the street. This plan will comply with 7.2.5.1(1) of the Oak Bluffs Zoning By-Law. Alternatively, my clients want to reserve the right to apply for a waiver pursuant to 7.2.1.3 of the Oak Bluffs Zoning By-Law from the Oak Bluffs Planning Board to construct three

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separate one-bedroom housing units on each of the floors. All housing units are intended to be workforce housing. It is also my client's intention, in the foreseeable future, to develop the property they purchased from Donald N. Muckerheide at 114 and 116 Dukes County Avenue, which is immediately adjacent to the locus. *See* DRI 615.

I have also enclosed, pursuant to our discussion, photographs taken during the demolition of the prior structure that shows that most of the framing within it was of recent (non-historic) vintage. Shortly, I will supplement this submission with numerous letters of support for this project.

I look forward to working with you to obtain an answer from the Oak Bluffs Wastewater Commission as to how many bedrooms they are allowed to have on the property. It is our position that they are entitled to at least four, but have been allowed, so far, three bedrooms, although that is unclear given the fact that they were unrepresented at those hearings.

Sincerely,

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Robert D. Moriarty, Esq.

Dated: June 10, 2021

cc: Alex Elvin, DRI Coordinator
Christine Mankowski, Historic Preservation
Christine Flynn, Economic Development & Affordable Housing























