

# south mountain

COMPANY

## MEMO – RED ARROW ROAD DESIGN

12-21-22

To: Kim Leaird, Board Administrator  
West Tisbury Zoning Board of Appeals  
From: Matt Coffey, Architect  
South Mountain Company

Kim-

Please find attached updated site and context plans illustrating changes to our Red Arrow Road Community Housing proposal. Following the meeting with the Planning Board on Nov. 14, 2022 we have met with abutter, Reid Silva and found a mutually agreeable solution that addresses the concerns that were brought up. Our proposed design includes the following changes:

- Increased vegetated buffer at east edge of property to include a 60' no-cut zone and limit of work.
- Added planted screening at east edge of 4BR home exclusive use zone.
- Shifted and reconfigured the exclusive use zones further west with all set outside of the eastern 60' buffer.
- Relocated 4BR home 25' further west
- Relocated garage/studio to the northwest of the 4BR home.
- Adjusted the lower-level driveway access for the 4BR home to allow more of the existing vegetated buffer to remain at the east and northeast.
- Relocated Solar Shed 15' further west.
- Relocated common garden space to the core of the property allowing a significant buffer to remain at the southeast corner of the property.
- Reduced the overall limit of development by 13,000+ sf.

We have also attached updated plans which illustrate some minor design modifications to the 2BR home design. The building footprint remains as previously designed but we have rearranged the interior layout.

We look forward to meeting with the board on Feb. 2<sup>nd</sup> at 5:00p. Please let us know if any additional information would be useful at this time.

Regards,  
Matt Coffey