

# Stillpoint

*A community space for classes, conversation and contemplation*

Presentation for  
West Tisbury Zoning Board of Appeals  
*June 8, 2023*

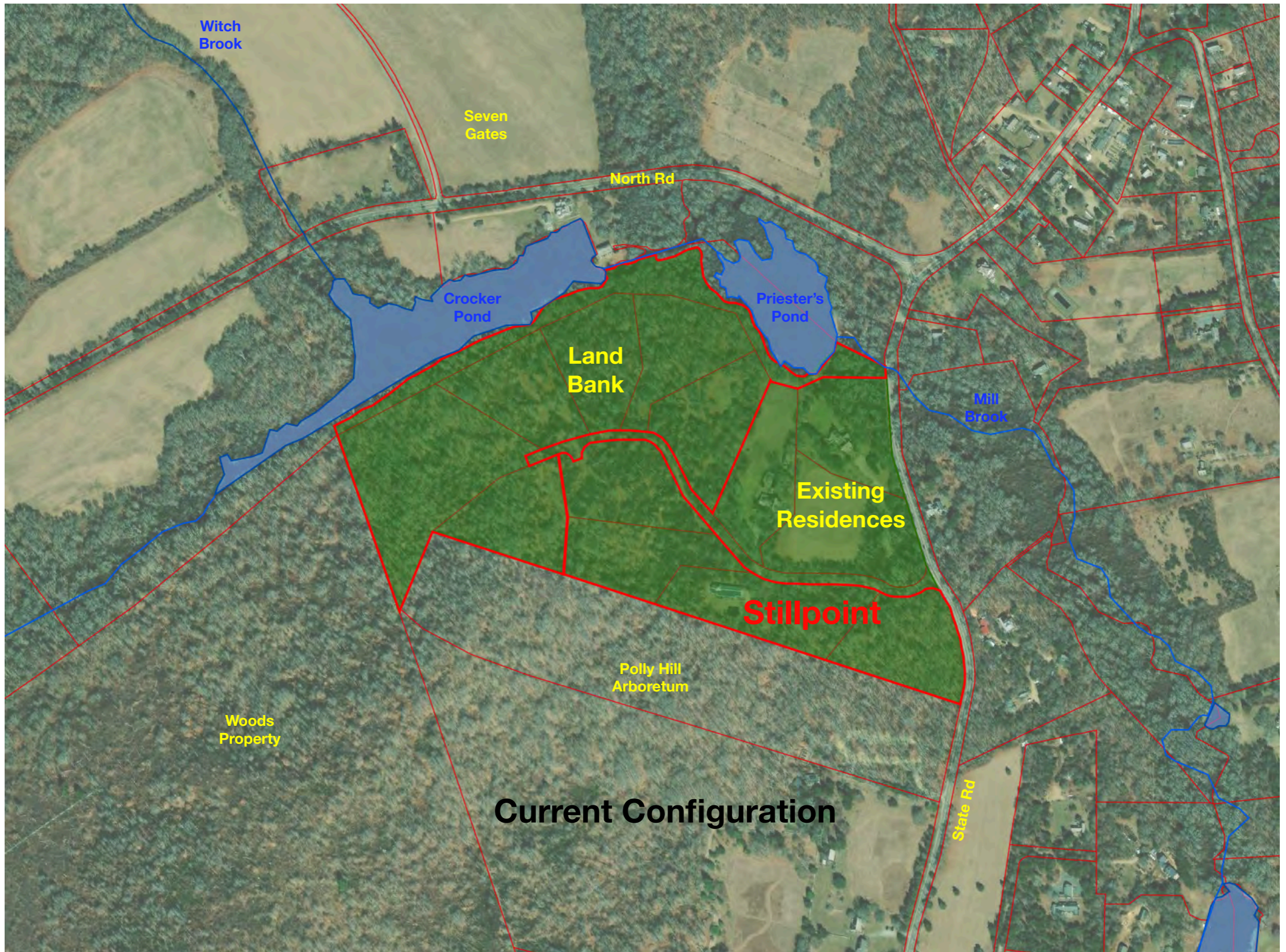






Stillpoint - Currently allowed buildout scenario  
February 9, 2021





Witch Brook

Seven Gates

North Rd

Crocker Pond

Land Bank

Priester's Pond

Mill Brook

Existing Residences

Stillpoint

Polly Hill Arboretum

Woods Property

State Rd

Current Configuration



## A Very Active Day\*

<u>Category</u>	<u>Program</u>	<u>Time</u>	<u>Attendees</u>
Contemplation	<b>Meditation</b>	7-8am	8-12
Conversation	<i>Inwards</i>	9-11am	20-30
Off-Mission	<b>Private Event</b>	12-3pm	30-35
Community	<b>Community Sing</b>	4-6pm	20-30
Class	<b>Lecture</b>	7-9pm	90-100

### \*MVC restrictions:

Programs 36-100 attendees, no more than 3 times per week

Programs 10-35 attendees, no more than 5 times per day

No more than 20% off-mission

Amplified sound restricted to 5dBa above ambient at the boundaries

No weddings

## **Stillpoint Policies and Procedures** **for Educational and Off-Mission Events**

Stillpoint is an educational non-profit providing a community space for classes, conversation, and contemplation. Our primary and dominant purpose is educational; at least 80% of our events will be educational. To raise funding for our educational mission, up to 20% of our events may be off-mission.

All events shall comply with all applicable rules, regulations, and bylaws in the Town of West Tisbury and all MVC conditions. In addition:

### ***Event Policies***

We will give priority to events that welcome a diverse range of political, ethnic, and socio-economic viewpoints. Stillpoint will not be available to groups promoting racism or violence.

All events must be accessible to fire, police, and other emergency vehicles.

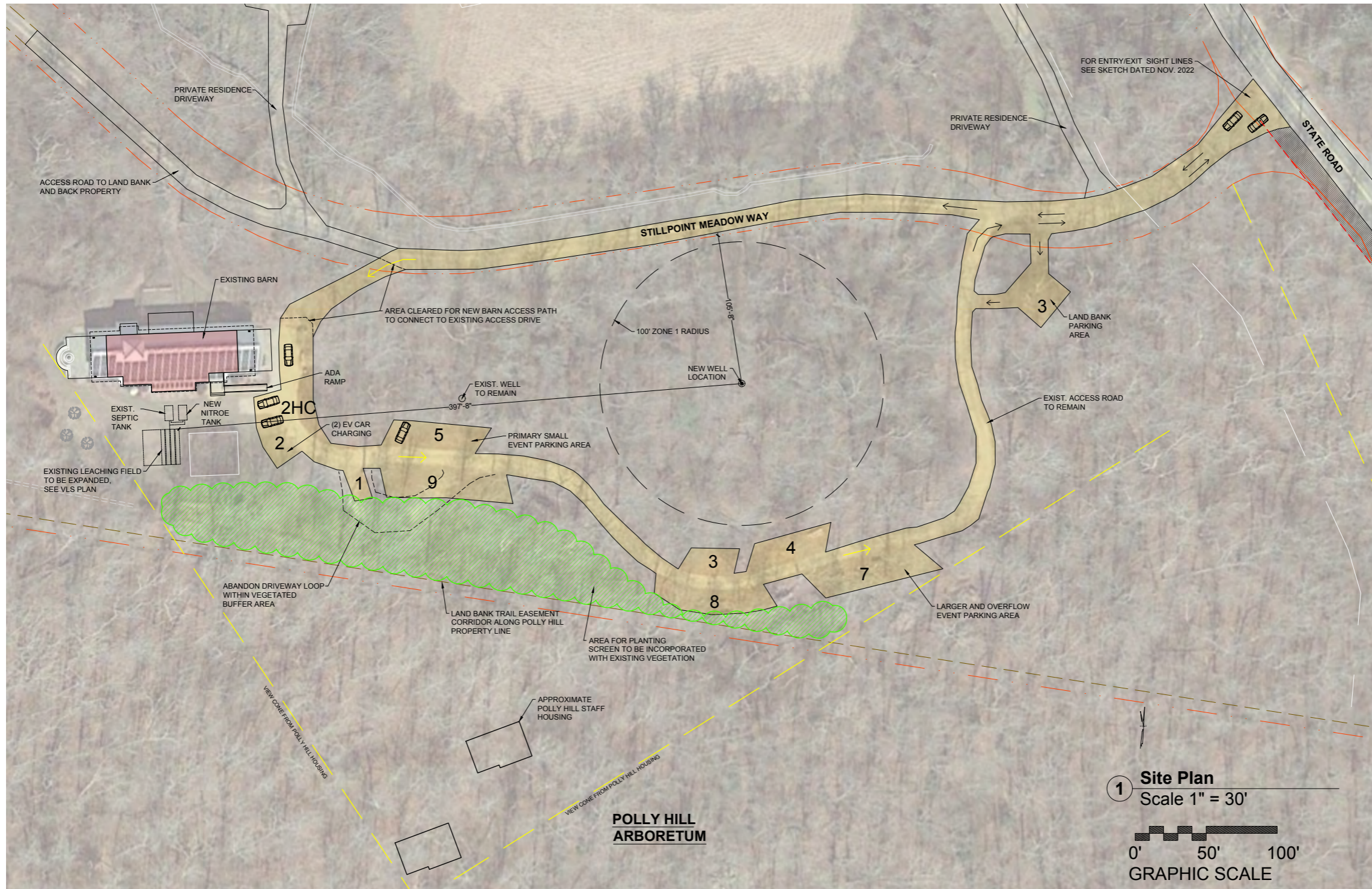
Event tents no larger than 20x30 feet are permitted on a case-by-case basis.

Stillpoint attendees will adhere to the Land Bank usage policy.



# Site Plan

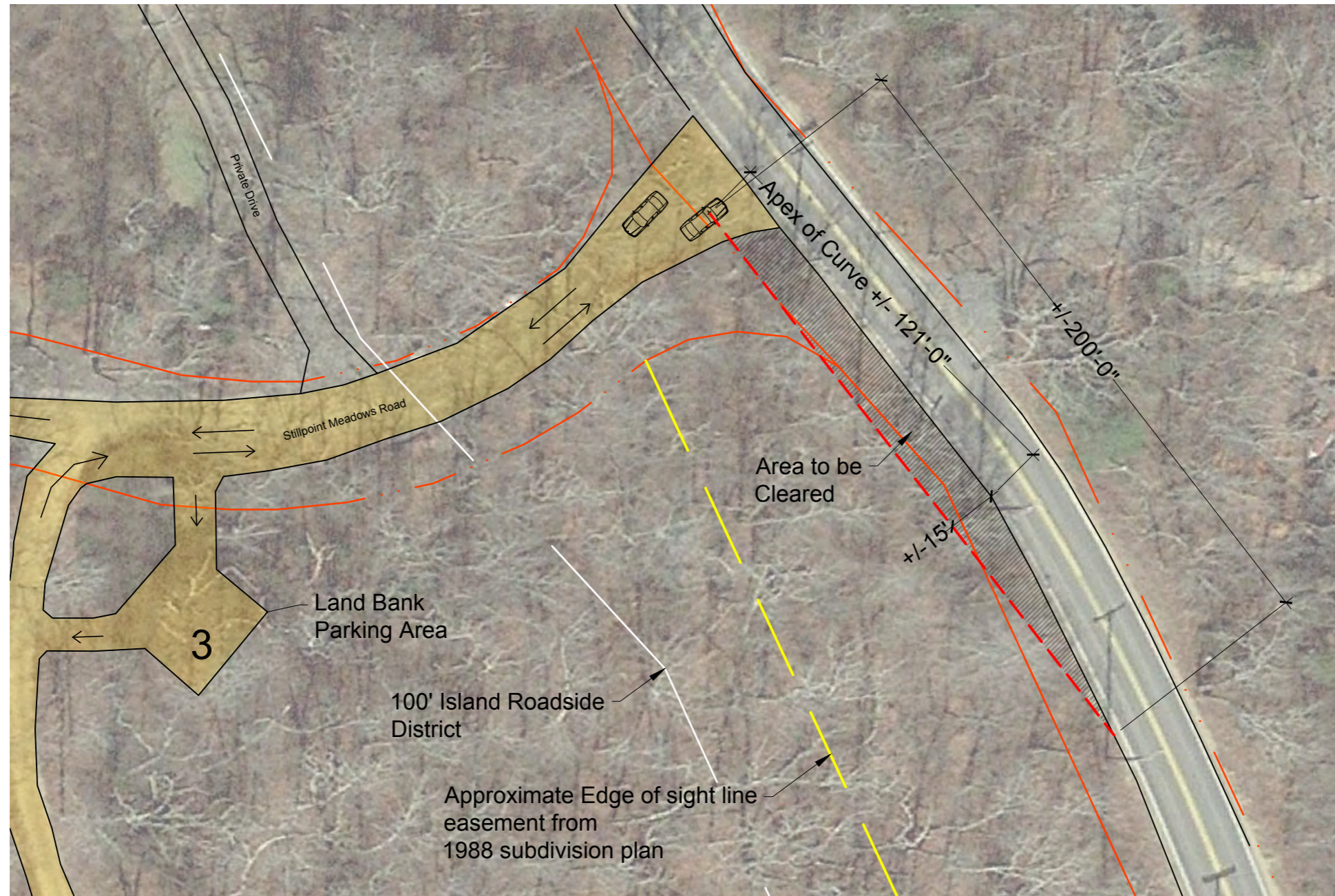
- Using Existing Building, Existing Parking



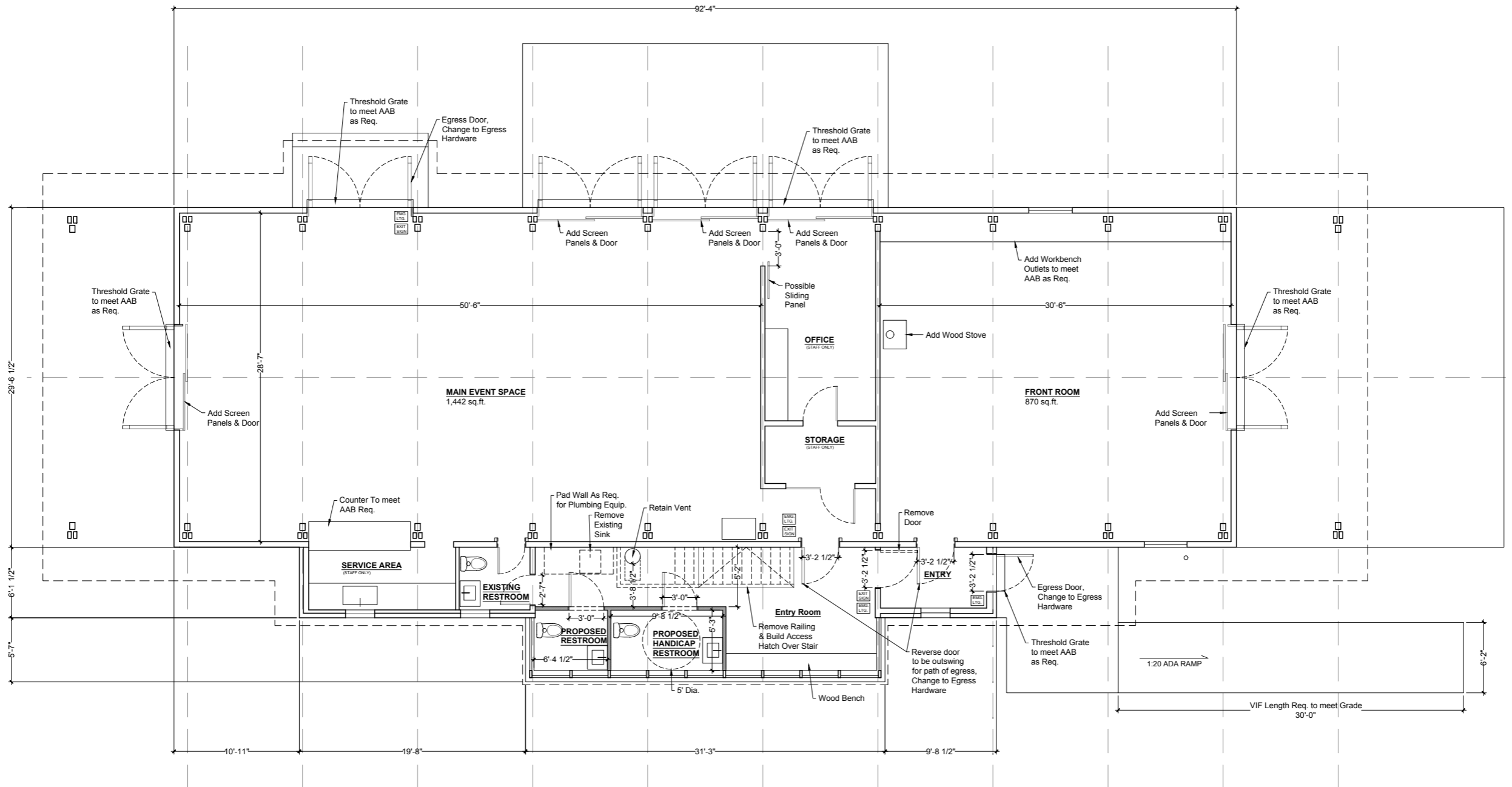


# Traffic

- Traffic Study by VHB, at 43,000 attendees per year, found “minimal impact”
- MVC conditions limit the total annual attendees to 38,000



# Proposed interior changes to meet Building Code, AAB & ADA requirements for use



1 First Floor Plan  
Scale 1/4" = 1'-0"

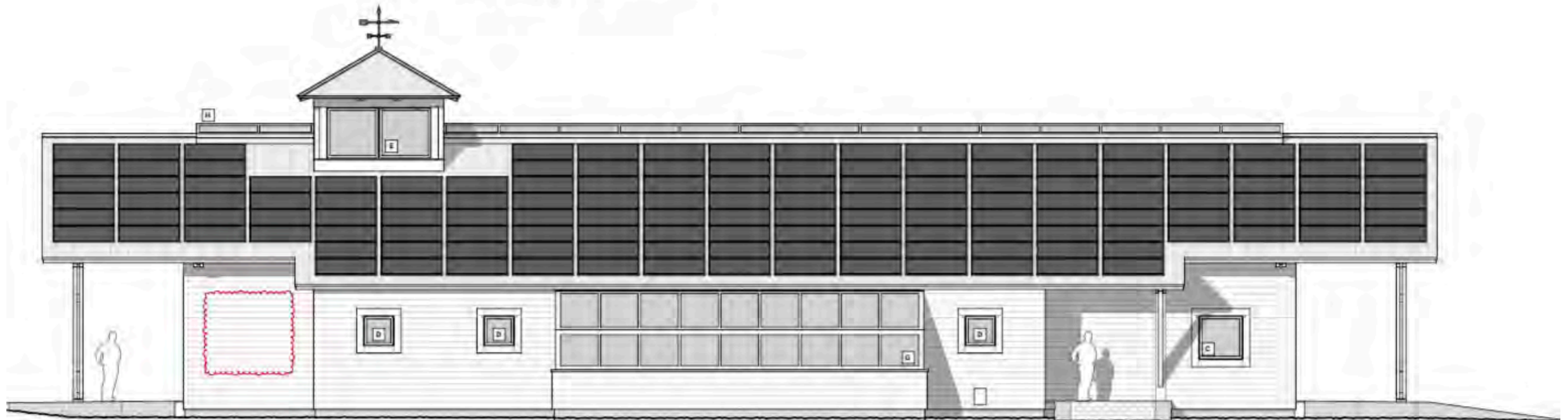
1. Code Requirements
2. Assembly Group A-3 (303.4)
3. Max Occupancy Load for Main Space 1,442 sq.ft. at 7 sq.ft./person = 206 (TABLE 1004.1.2)
4. Max Occupancy Load for Front Room 870 sq.ft. at 7sq.ft./person = 124 (TABLE 1004.1.2)
5. Restroom requirement (2) Restrooms, (1) ADA Accessible (248 CMR 10.10(18): Table 1)
6. 1:12 ADA Exterior Ramp (521 CMR 24.00: RAMPS)
7. Exit signs to be located at all means of egress (780 CMR 1023.0 EXIT SIGNS AND LIGHTS)
8. All Egress Doors to have proper door hardware (1010.1.9 Door Operations)
9. TOTAL GROSS SQUARE FEET 3,274 sq.ft.

- Add restroom facilities
- Code compliant ingress and egress





2 West Elevation  
SCALE 1/4" = 1'-0"



1 South Elevation  
SCALE 1/4" = 1'-0"

## Existing Barn Elevations





2 East Elevation  
SCALE: 1/4" = 1'-0"



1 North Elevation  
SCALE: 1/4" = 1'-0"

## Existing Barn Elevations



## **Stillpoint Project Team**

Thomas Bena - Director & President of the Board

Jake Davis - Assistant Director

Bill Russell - Clerk of the Board

Scott Fish - Board Treasurer

Ben Robinson - Project Manager

Josh Gothard Music Street Architects - Architect of Record

Reid Silva Vineyard Land Surveying - Civil Engineer

Marilyn Vukota - Attorney

Shawn McCormack - Attorney