

**88 Pin Oak Circle
Update to West Tisbury Planning Board
August 21, 2023**

At our July 3 hearing, we were asked to provide the following items for presentation at the continuation of our hearing on August 21:

Restrictions Regarding IHT and Affordability

- IHT will restrict the one-bedroom unit to 140% AMI for the sale price or rent through its ground lease or rental restrictions as with other IHT ownership and rental unit in West Tisbury.
- IHT will restrict the two-bedroom unit to year-round residency for the sale price or rent through its ground lease or rental restrictions as with other IHT ownership and rental units in West Tisbury.

Owned or Rented Units

- IHT has not determined whether it will use the property for its employees, sell the duplex with ground lease restrictions or lease the individual units.
- IHT has proceeded in good faith to comply with the requirements of the West Tisbury Bylaw, Article 4.4-3 B however, we won't be able to determine the disposition of the units until financing is structured.

Landscape Plan

- The Landscape Plan shows the original location of the parking and curb cut, and the proposed relocated driveway and parking area.
- The Landscape Plan also shows plantings for screening and maintaining the rural character of Old County Road, and open/garden areas.

Rental Limit on Market Rate Unit

- There would be no maximum sale price or rental restrictions for the market rate or "attainable" unit other than the year-round restriction offered by IHT through its ground lease or rental restrictions as with other IHT ownership and rental unit in West Tisbury.
- IHT is proposing this plan with an affordable unit plus the "attainable" unit in compliance with the requirements of Article 4.4-3 B.

We also offer the following additional information:

Building Plans

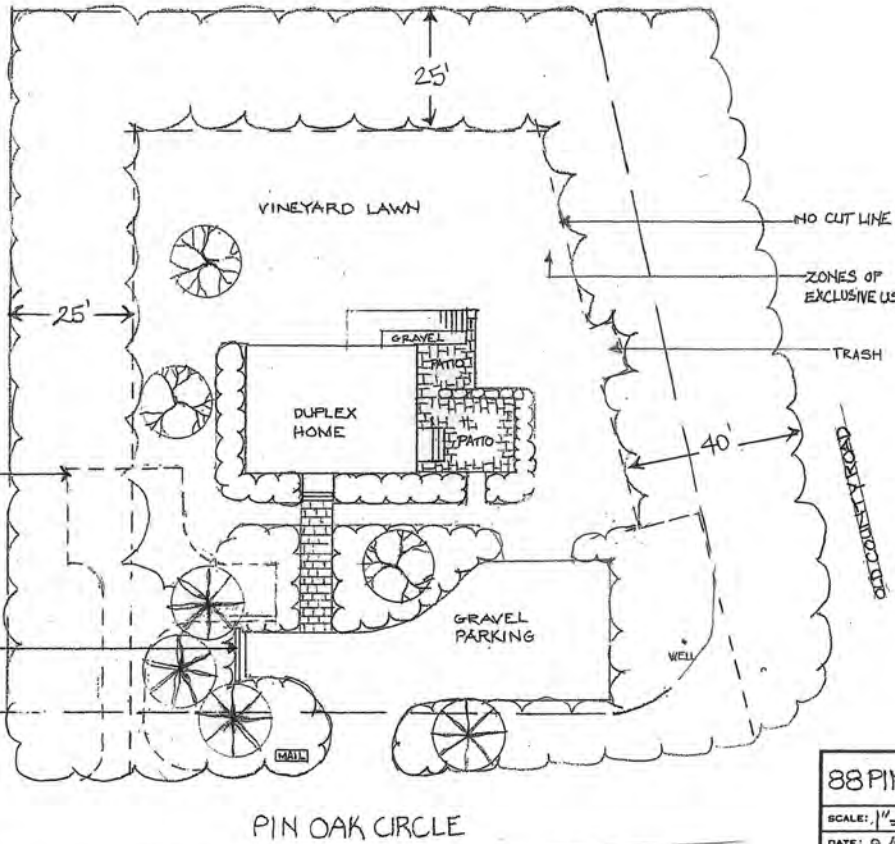
- Updated elevations, perspectives and floor plans are attached, which show exterior downlights rather than wall-mounted fixtures, more closets and storage, and illustrative furniture layouts.
- The initial design of the house was “flipped” to move the side entrances and stairway to the opposite side of the house, farther from the abutting property.

Property Management

- If the house is sold, the property management will be the owner’s responsibility through its ground lease, as with other IHT ownership units in West Tisbury.
- If the house is rented, IHT would provide direct property management services, as with other IHT rental properties in West Tisbury.

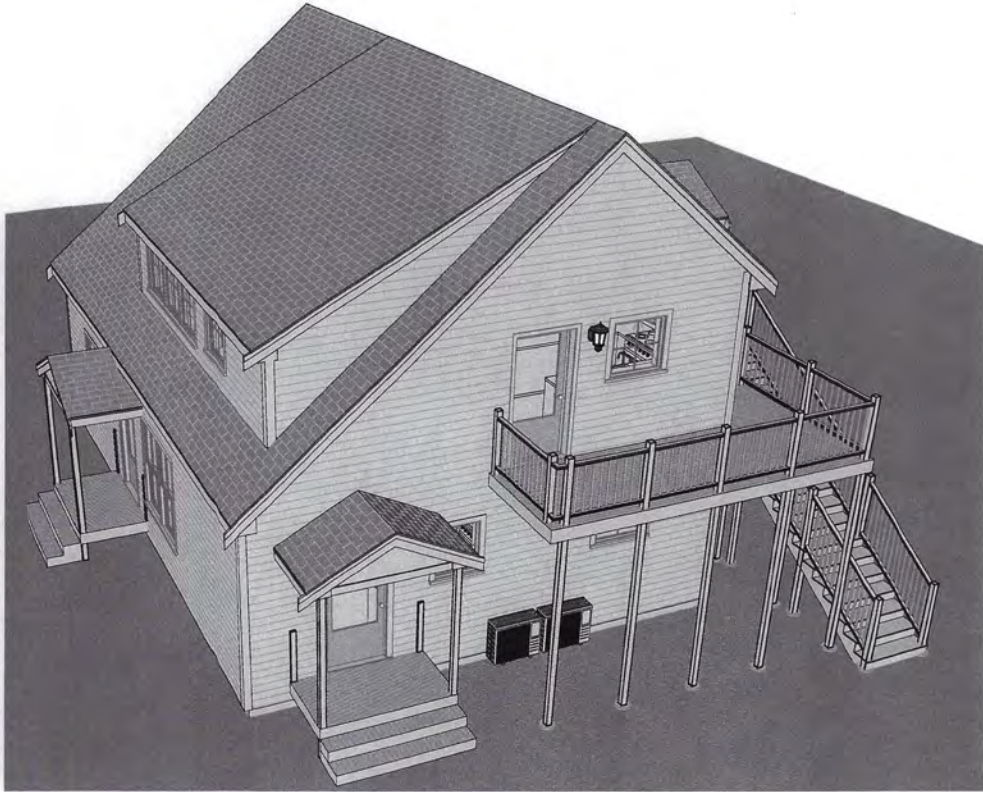
Subdivision Regulations

We researched further into the West Tisbury Estates subdivision records and found that no affordability restrictions currently exist – see attached preliminary title certification from Brush, Flanders & Moriarty.



88 PIN OAK CIRCLE LANDSCAPE PLAN

SCALE: 1" = 30'	APPROVED BY:	DRAWN BY: <i>jt</i>
DATE: 8/15/2023		REVISED
		DRAWING NUMBER



A-1	Cover Sheet
A-2	Front
A-3	Back
A-4	Right
A-5	Left
A-6	Crawl
A-7	First Floor Plan
A-8	Second Floor Plan

Schematic Design for Permitting Purposes

A-1 Cover Sheet

88 Pin Oak Circle
Proposed 2-Family Residence
 by Island Housing Trust

Island Housing Trust
 P.O. Box 779
 West Tisbury, MA 0257
 www.ihmv.org





Front Elevation

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

A-2	Front	<p align="center">88 Pin Oak Circle Proposed 2-Family Residence by Island Housing Trust</p>	<p align="right">Chris Ellis 2681 Patterson Court, St. James City, FL 33956 phone: 774-212-6625 computerhomedesign@me.com</p>
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Back Elevation

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

A-3	Back	<p align="center">88 Pin Oak Circle Proposed 2-Family Residence by Island Housing Trust</p>	<p align="right">Chris Ellis 2681 Patterson Court, St. James City, FL 33956 phone: 774-212-6625 computerhomedesign@me.com</p>
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Right Elevation

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

88 Pin Oak Circle - 08.07.2022.dwg

A-4	Right	<p align="center">88 Pin Oak Circle Proposed 2-Family Residence by Island Housing Trust</p>	<p align="right">Chris Ellis 2681 Patterson Court, St. James City, FL 33956 phone: 774-212-6625 computerhomedesign@me.com</p>
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Left Elevation

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

A-5	Left	<p>88 Pin Oak Circle Proposed 2-Family Residence by Island Housing Trust</p>	<p>Chris Ellis 2681 Patterson Court, St. James City, FL 33956 phone: 774-212-6625 computerhomedesign@me.com</p>
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PERSPECTIVE VIEWS



West View

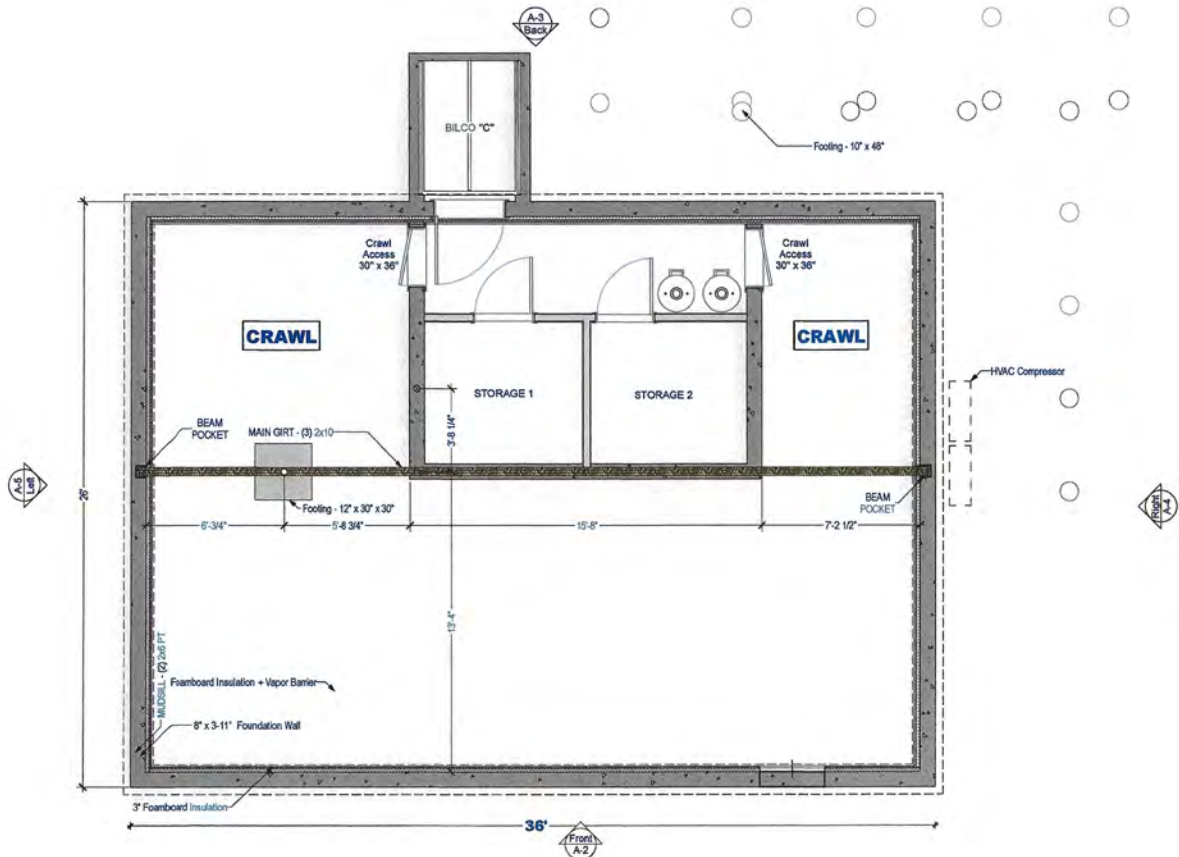
Note: Details such as stoops & handrails, stair runs, door & window styles, etc. - TBD.



South View



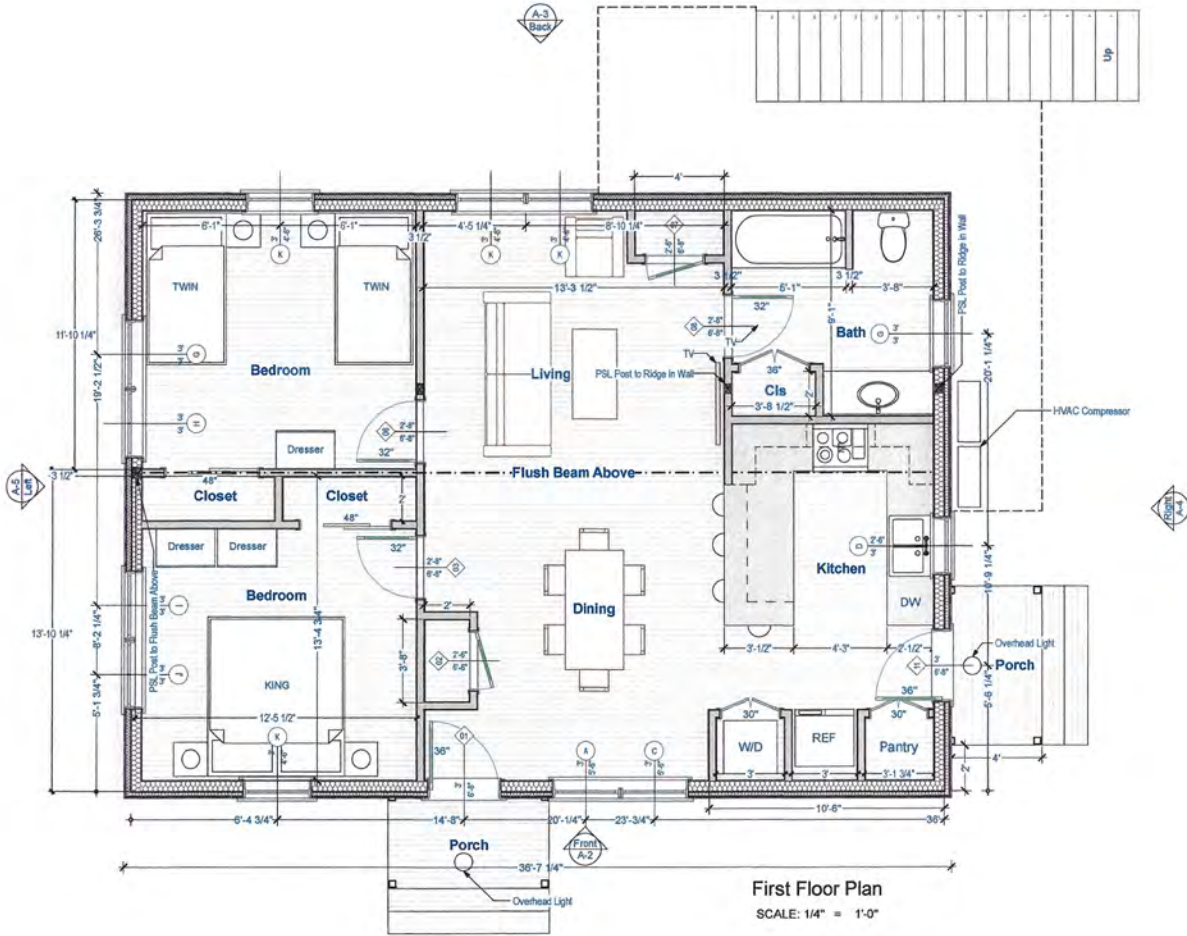
North View



FOUNDATION
SCALE: 1/4" = 1'-0"

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<p>Chris Ellis 2681 Patterson Court, St. James City, FL 33956 phone: 774-212-6625 computerdesign@me.com</p>
<p>88 Pin Oak Circle Proposed 2-Family Residence by Island Housing Trust</p>
<p>Crawl</p>
<p>A-6</p>

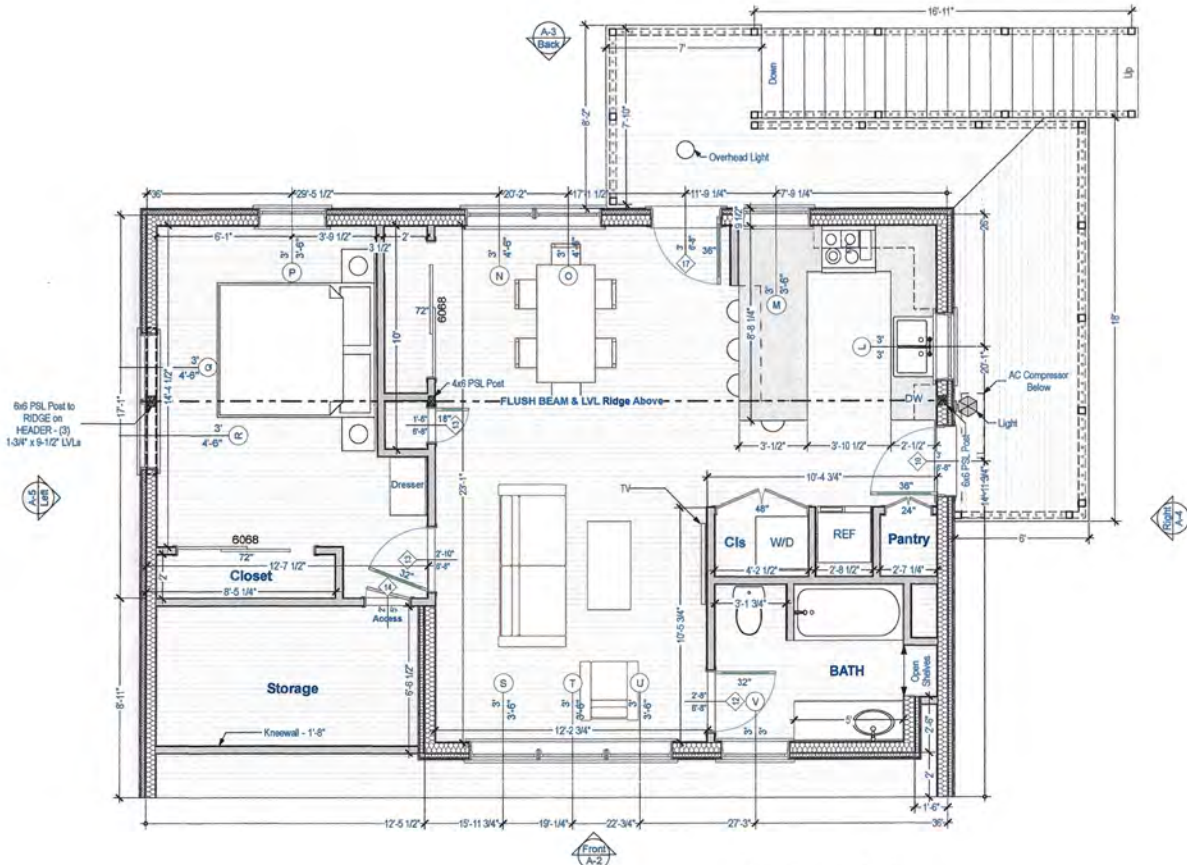


88 Pin Oak Circle - 08.07.2022.dwg

A-7 First Floor Plan

88 Pin Oak Circle
Proposed 2-Family Residence
by Island Housing Trust

Chris Ellis
2681 Patterson Court, St. James City, FL 33956
phone: 774-212-6625 computerhomedesign@gmc.com



Second Floor Plan

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

Chris Ellis
2681 Patterson Court, St. James City, FL 33956
phone: 774-212-6625 computerhomedesign@gme.com

88 Pin Oak Circle
Proposed 2-Family Residence
by Island Housing Trust

A-8
Second
Floor Plan

Preliminary Title Certification

Brush, Flanders & Moriarty, llc
459 State Road, P.O. Box 1317
West Tisbury, MA 02575
cflanders@bfmlegal.com
P 508-693-7733; F 508-693-7778

Current Owner: Marie A. Luck, Trustee of the Marie A. Luck 2017 Family Trust

Premises: 88 Pin Oak Circle,
West Tisbury, MA 02575
West Tisbury Tax Assessors' Map 16, Lot 32

Recording Office: Dukes County Registry of Deeds

Title Search Ends: July 27, 2023

This title certification is being delivered to advise Island Housing Trust Corporation ("IHT") of the results of our semifinal title examination of the record title to the Premises. If we find any additional encumbrances on our final record title rundown we shall not record the deed from the Owner without IHT's express written approval. However, should we find no further encumbrances we shall record said deed and deliver to IHT a final title certification.

In my opinion, as of the recording with the Recording Office of the deed from the Owner, IHT will hold a good, clear marketable first mortgage of record to the Premises, free from all encumbrances which would materially affect IHT's title, excepting only the matters in Schedule A attached hereto (collectively the "Exceptions"). This certification shall be effective for the benefit of Mortgagee only up to the amount of the mortgage and only as long as the mortgage is in existence.

Brush, Flanders & Moriarty, LLC

By:



Caroline R. Flanders, Esq.

Schedule A

1. Matters appearing of record prior to the commencement date of title examination and matters not duly appearing in the appropriate indexes of the public records of the Recording Office and, where applicable, of the Registries of Probate.
2. Liens for unpaid taxes and other municipal assessments and charges not shown on a certificate of Municipal Liens and for such as are not yet due and payable.
3. Such matters as would be shown by inspection and accurate instrument ground survey. (A "plot plan," if obtained, is not such a survey).
4. Building, zoning, environmental and other governmental laws, rules, regulations and other requirements—federal, state and local.
5. Bankruptcy proceedings not recorded with the Recording Office.
6. Other matters not of record, including, but not limited to:
 - a. Easements and other rights by adverse possession or otherwise.
 - b. Rights and claims of parties in possession.
 - c. Betterment assessments and takings voted but not yet recorded.
 - d. Statutory liens for any labor and materials performed or furnished.
 - e. Rights of federal, state, and local governmental bodies and authorities.
7. Defects, liens or encumbrances whether presently or hereafter existing, arising from any law, ordinance, by-law or governmental regulation relating to environmental protection, not duly appearing in the appropriate indexes of the public records of the Recording Office.
8. Forgeries and lack of sufficient capacity or competency of grantors.
9. Errors in the indices of the Dukes County Registry of Deeds or the Dukes County Registry District of the Land Court.
10. Utility Easement dated June 5, 1972, to New Bedford Gas & Edison Light Co. & New England Telephone & Telegraph Co. recorded with the Dukes County Registry of Deeds in Book 298, Page 429.

11. Utility Easement dated June 14, 1972, to New Bedford Gas & Edison Light Co. & New England Telephone & Telegraph Co. recorded with the Dukes County Registry of Deeds in Book 298, Page 431.
12. Rights of others lawfully entitled thereto to use "Pin Oak Circle" shown on West Tisbury File No. 22.