

## Zoning Board of Appeals

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**From:** Alex Elvin <elvin@mvcommission.org>  
**Sent:** Friday, February 11, 2022 4:44 PM  
**To:** John Abrams; Local Inspector; zba@westtisbury-ma.gov  
**Cc:** Adam Turner; Lucy Morrison  
**Subject:** South Mountain DRI 462-M4  
**Attachments:** DRI 472-M4 Condition 1.1 Approval Letter 2-11-22 REVISED (2).pdf

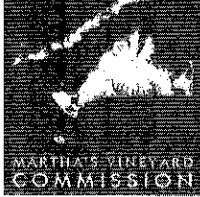
Hi John,

I'm writing in regard to condition 1.1 of DRI 462-M4, which the MVC approved in November. We issued an approval letter on Nov. 22, but I realize the letter was not as clear as it should have been. I'm attaching a revised version here that more clearly states that the MVC approval was for the proposed monetary contribution, not the housing project itself. This letter supersedes my previous letter on Nov. 22. Let me know if you have any questions.

Thanks,

Alex

Alex Elvin  
Development of Regional Impact (DRI) Coordinator  
Martha's Vineyard Commission  
The Olde Stone Building  
33 New York Avenue  
Oak Bluffs, MA 02557  
(774) 563-5363



## Martha's Vineyard Commission

OLD STONE BUILDING • 33 NEW YORK AVENUE  
PO BOX 1447 • OAK BLUFFS, MA 02557  
PHONE: (508) 693-3453 • FAX: 508-693-7894  
INFO@MVCOMMISSION.ORG • WWW.MVCOMMISSION.ORG

February 11, 2022

John Abrams  
South Mountain Company  
PO Box 1260  
West Tisbury, MA 02575

### **Re: Satisfaction of DRI 472-M4 Condition 1.1**

Dear John,

I am writing to confirm that on Thursday, Nov. 18, 2021, the Martha's Vineyard Commission reviewed the proposal by South Mountain Company to satisfy Condition 1.1 of DRI 462-M4 (South Mountain Company Expansion). The Commission voted to approve the proposal, contingent upon 1) the proposal being carried out, including MVC review of the required modification to DRI 462, and 2) construction of the proposed housing.

Condition 1.1 of DRI 462-M4 is as follows:

*As offered by the Applicant, South Mountain Company will contribute:*

- A total of \$150,000 in cash and/or pro-bono services will be donated to one or more affordable housing project in West Tisbury.*
- If the mitigation comes in the form of a monetary payment, the specific commitment will be made within 24 months of the time the approval is registered at the Dukes County Registry of Deeds, and it will be completed within 36 months of the same dated.*
- If the mitigation comes in the form of pro-bono services, an itemized accounting of services amounting to \$150,000 (which could be a combination of cash and pro-bono services) will be submitted to the MVC. The specific commitment will be made within 24 months of the time this Decision is registered at the Dukes County Registry of Deeds, and it will be completed within 36 months of that same date.*
- In either case, the MVC will have first opportunity to review the proposed project, and the MVC must approve the disposition of the funds and/or proposed services before the mitigation conditions is satisfied.*

The proposal by South Mountain to satisfy this condition is as described in the attached schematics and letter dated Oct. 14 and 15, 2021. At the MVC meeting on Nov. 18, the Commission further clarified that the proposed monetary contribution by South Mountain will be \$250,000 to help subsidize the project, and that the payment must be completed by Sept. 11, 2022 (36 months from the MVC Decision), as stated in the condition. The MVC approval as documented here applies only to the \$250,000 monetary contribution, which addresses Condition 1.1 of DRI 462-M4, as stated above.

If you have any questions, or if there is anything we can help with, please let me know.

Sincerely,



Alex Elvin  
DRI Coordinator

cc: Matt Coffey  
Joe Tierney  
Pam Thors