



Martha's Vineyard Commission

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October 21, 2022

Yvonne Mendez
Acting Executive Director
The Yard
PO Box 405
Chilmark, MA 02535

Re: MVC approval of DRI 689-M (The Yard Campus Master Plan Modification)

Dear Yvonne,

I am writing to confirm that on Oct. 20, 2022, the Martha's Vineyard Commission discussed the proposed modification to DRI 689 (The Yard Campus Master Plan), which triggered the DRI Checklist as a modification to a previous DRI. The Commission voted to 1) not require a public hearing, 2) approve the modification along with several administrative changes to the original conditions for DRI 689, and 3) grant a two-year extension to the DRI approval, making it valid through Aug. 21, 2024, accounting for the Covid state of emergency in 2020-2021 during which local permits were tolled.

The modification is summarized below:

- Renovate, rather than demolish and replace, the existing 2,540 ft² Performance Barn
 - No longer adding 20 new seats; 100 seat total capacity in theater
 - Back-of-house addition of 960 ft² for dressing rooms, 588 ft² of office space, and additional storage and equipment space
 - Total Performance Barn with additions: 4,790 ft²
 - Proposed reduction of floor area from approved plan: 2,110 ft²
- Demolish all three existing residences on the property and construct two new six-bedroom, one-story residences, rather than replace one existing residence and renovate the other two
 - Total approved living area was 5,496 ft²; revised plan reduces that to 4,254 ft²
- Reduce proposed onsite parking from 74 to 66 spaces
- Add about 2,215 ft² of paved pathways

- Delay construction of the previously approved Rehearsal and Office Pavilion (2,193 ft² non-residential use) on parcel 26-95

The updated DRI conditions for 689, which reflect the approved modification, are attached here. Please note that all of these conditions still apply to the project. An updated Decision will also be filed with the Registry of Deeds. The MVC project file for DRI 689-M is available at the link below, or at the MVC office upon request:

<https://www.mvcommission.org/dri/summary/689/60360>

The Town may now proceed with the permitting process. If you have any questions, or if there is anything we can help with, please let me know.

Sincerely,



Alex Elvin
DRI Coordinator

cc: Akeyah Lucas
Alison Kisselgof
Blake Middleton

1 Wastewater

- 1.1 As offered by the Applicant, they shall build an on-site wastewater treatment system that will employ an advanced treatment de-nitrification system that will keep nitrogen from the septic system at or below 19 mg per liter. The “port o’ potties” currently used for performances will be removed and replaced with permanent, fully accessible, restrooms for patron and staff use.
- 1.2 As offered by the Applicant, a final storm water management plan shall be submitted for the review and approval of the LUPC before site excavation.
- 1.3 As offered by the Applicant, they shall create Bioswales designed to facilitate surface water run-off and retention and improving the current condition of surface water coming from offsite (uphill) and continuing to neighboring properties (downhill).
- 1.4 As offered by the applicant each structure will have new drywells to retain storm water and mitigate the surface water run-off currently experienced during heavy rainfall on the site.

2 Landscaping

- 2.1 Landscaping Plan: As offered by the Applicant, a final landscaping plan, including an implementation timetable, showing plant species, to be primarily native species, and locations is to be submitted for the review and approval of LUPC before construction begins.
- 2.2 Plants: As offered by the Applicant, they shall use Up-Island native plantings and, where necessary, simple retaining walls of field stone.
- 2.3 Maintenance: As offered by the Applicant all landscape plantings shall be maintained as shown on the final approved plan, in perpetuity.
- 2.4 Fertilizers and Pesticides: As offered by the Applicant, all fertilizers shall be slow-release, water-insoluble nitrogen source types. No synthetic pesticides including herbicides, fungicides and/or insecticides shall be used in the maintenance of landscaping.
- 2.5 Irrigation: As offered by the Applicant, irrigation shall only be used in the first two years in order to help new plantings become established.
- 2.6 Clearing: As offered by the Applicant, the amount of clearing of existing trees will be minimized during construction to the best of their ability and the black oak near the parking area will be preserved.

3 Exterior Lighting

- 3.1 As offered by the Applicant, exterior lighting on buildings shall be limited to that required by code, shall be downward shielded to prevent light spilling off the property and shall be either motion sensitive or on timers to ensure that they are turned off when the building is closed.

- 3.2 As offered by the Applicant, all lighting shall meet Chilmark zoning code and “Dark Skies” initiatives.
- 3.3 As offered by the Applicant, all outdoor lighting shall be focused downward, or kept at low levels and screened by planting.
- 3.4 As offered by the Applicant, pathway lighting shall be downward shielded and no higher than 48 inches.

4 Energy/Sustainability

- 4.1 As offered by the Applicant, the goal of this project is to create as green a campus as possible in terms of energy production and consumption and waste minimization.
- 4.2 As offered by the Applicant, they shall install PV on new studio; on-site power generation will include a minimum of 15 kW output solar photo-voltaic (PV) panel array on the Rehearsal/Office Pavilion Roof. Final energy production values to be verified in Construction Documents. The power generated by this system will provide most of the energy needs of at least one of the residences during average weather conditions.
- 4.3 As offered by the Applicant, they shall consider installing PV on the “South House.”
- 4.4 As offered by the Applicant, they shall install conduits for solar in the Performance Theater and new residence buildings for future installation.
- 4.5 As offered by the Applicant, the complex will meet or exceed the Massachusetts “Stretch” energy code both in power consumption for the non-performance spaces and in insulation factors of all the new building envelopes.
 - 4.5.1 All new appliances will be Energy-Star or better.
 - 4.5.2 All new lighting, inclusive or most theatrical production lighting, will be low-power, state of the art LED fixtures.
 - 4.5.3 HVAC for the Performance Barn will be with a high-efficiency, air cooled, Variable Refrigerant Flow (VRF) fan coil or heat pump system, or system of equal performance and energy efficiency.
 - 4.5.4 All heating in the residences will be tied to a “smart thermostat” system to set unoccupied spaces to 55 degrees when not in use. Air conditioning is anticipated for the theater only; natural ventilation to be used in all other structures not using a central air system.
- 4.6 As offered by the Applicant, the projects shall make best efforts to recycle existing components of the demolished structures. The Yard will make available to any qualified contractor the removal and re-use of the existing residences for re-purposed use off-site.

5 Work Force Housing

- 5.1 As offered by the Applicant, they shall continue to house visiting artists year-round and provide work-force housing for the part-time and full-time staff as well as the visiting artists in residence.
- 5.2 As offered by the Applicant, in the summer, two staff members and up to six interns will live on campus while at least one Yard staff member will live on campus in the off-season.

6 Materials

- 6.1 As offered by the Applicant, they shall paint the metal roofs or equivalent materials intended to minimize solar heat absorption.
- 6.2 As offered by the Applicant, there shall be wood lattice below the raised deck.
- 6.3 As offered by the Applicant, exterior trim and siding repairs will be made using similar materials, color, and dimension as currently in place.

7 Noise

- 7.1 As offered by the Applicant, amplified music will be contained and attenuated to minimize impact on neighboring properties and the applicant shall conform to all Town Zoning By-Laws relative to noise.
- 7.2 As offered by the Applicant, production hours and rehearsals shall be limited to hours between 9am and 10pm.

8 Traffic

- 8.1 The Yard will continue to actively encourage the use of car-pooling for visitors and patrons.
- 8.2 As offered by the Applicant, visitors/patrons shall be made aware when the parking lot is full with a “parking lot full” sign posted on Middle Road. These visitors will then be directed to safe parking nearby.
- 8.3 As offered by the Applicant, staff shall continue to assist patron parking during events to facilitate rapid and efficient entering and leaving the premises.
- 8.4 As offered by the applicant, they shall ensure that visitors/patrons do not park on Middle Road and take measures to prevent it if it becomes a problem.

9 Design

- 9.1 As offered by the Applicant, the design of the campus shall retain the rural character and limit the visibility from public ways of the new and larger building and protect natural features.

10 Construction Management

- 10.1 As offered by the Applicant, they shall return to the LUPC for review and approval of a detailed construction management plan to minimize negative impacts and increase efficiency before a Building Permit is issued.

11 Substantial Alterations

- 11.1 As offered by the Applicant, if they substantially alter the use of the premises from the proposed uses it shall return to the Martha’s Vineyard Commission to request approval of said alteration.

12 On site drainage

- 12.1 The applicant shall complete a detailed stormwater management plan and submit such to the Commission for their review. Once reviewed the Commission might add methods and conditions to mitigate impacts as identified in the Stormwater Management Plan.

Alison Kisselgof

From: Middleton, Blake <dbmittleton@handelarchitects.com>
Sent: Monday, October 24, 2022 10:50 AM
To: Alex Elvin; Yvonne Mendez
Cc: akisselgof@chilmarkma.gov; buildingassist@chilmarkma.gov; Adam Turner; Lucy Morrison; Hanks, Scarlett; Michele Sasso; Sig Van Raan
Subject: Re: The Yard modifications - MVC approval letter
Attachments: 221024 Page 6 Corrections 10282022 LUPC MVC PACKAGE.pdf

Hello Alex:

Thank you for the letter dated 21 October 2022 noting approval of the revised site plan components for The Yard for Dance. There are two items I need to bring to your attention:

1. There is an error regarding the summary of revised total parking. The final plan indicated 68 spaces, not 66. Its possible the two parking location at the south end of the driveway were not counted. We respectfully request that the letter be corrected to reflect the actual parking count.
- 2.
3. Per your request for additional information, the **total enclosed floor area of the October 2022 plan is 11,064 square feet**. Also, we discovered an error on the Site Plan which had erroneously calculated the floor area of the Rehearsal Studio/Office to the inside of the spaces, not to the exterior face of wall per Chilmark Zoning definition. We have corrected that information. **Note that the size, use, location, and total floor area of the Rehearsal Studio/Office Pavilion has NOT changed since the MVC-approved 2019 Site Plan**. It is now, and was then, 2020 square feet enclosed area.

To help clarify, I have enclosed an annotated October 2022 Site Plan indicating those corrections, in green text or bubbles.

I apologize for any confusion this may cause, but we want to be sure that the Commission and Chilmark ZBA have the correct information. Please let me know if you have any questions or concerns.

Sincerely yours,

Blake.

Blake Middleton FAIA FAAR LEED AP
PARTNER

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OCTOBER 2022 | PROPOSED SITE PLAN

NORTH HOUSE
6 BEDROOMS
2,127 sqft * (living area)

PERFORMANCE BARN
4,202 sqft * (non-residential)
100 SEAT THEATRE
588 sqft OFFICE
4,790 sqft * (non-residential)

SOUTH HOUSE
6 BEDROOMS
2,127 sqft * (living area)

TOTAL PROPOSED LIVING AREA
4,254 SF*

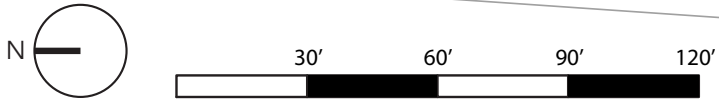


REHEARSAL STUDIO/OFFICE
2,193 sqft * (non-residential) 2,020 sqft
OFFICE ~~340 sqft~~ 716 sqft 790 sqft
STUDIO 1154 sqft 1,230 sqft

TOTAL ENCLOSED FLOOR AREA:
11,064 SF*

TOTAL PARKING SPACES: 68

* LIVING AREA CALCULATED PER THE SUM OF THE EXTERIOR DIMENSIONS OF EACH ABOVE-GRADE LEVEL OF A STRUCTURE BUT DOES NOT INCLUDE DECKS OR PORCHES



- LEGEND**
- NEW WELL
 - EXISTING TREE PER SURVEY DATED 12/30/2014
 - DEMOLISHED TREE
 - EXISTING WELL
 - EXISTING TREE PER SURVEY LANDSCAPE SURVEY
 - PROPOSED TREES AND SHRUBS

*Previous dimensions incorrectly calculated to interior face of walls. There is no change to the total enclosed floor area from approved 2019 site plan for this structure.