



Martha's Vineyard Commission

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August 10, 2021

Adam Cummings
6 Circuit Ave.
Oak Bluffs, MA 02557

Re: DRI 670 (Lamppost Conversion) Compliance

Dear Adam,

I am writing to follow up on our conversation on July 19 regarding the current use of the two top-floor apartments at 6 Circuit Ave. for short-term rentals. A member of the Oak Bluffs Affordable Housing Committee had brought this to our attention on June 17, after the apartments had been posted for rent on Airbnb.

The conversion of the Lamppost building to workforce housing (DRI 670) was approved by the Commission in January 2017, and consisted of the following:

- Phase 1: Relocation of the entrance to the sports bar and conversion of the third-floor dance club to 14 employee bedrooms with shared bathrooms, kitchen, and living area.
- Phase 2: Conversion of the fourth floor to an additional seven employee bedrooms with shared bathrooms, kitchen, and living area; and conversion of the fifth floor to a four-bedroom apartment. Phase 2 also included an elevator.

As part of the MVC Decision, Condition 1.1 states: "As offered by the Applicant, the units shall be rented to employees of local businesses either as permanent year-round housing or temporary housing as needed."

The project was modified in 2018 (DRI 670-M) to reconfigure the workforce units on the upper floors, including a reduction from 24 to 22 bedrooms. However, the 2017 conditions remained in effect, and the following conditions were added:

1.2 The rental workforce housing shall be for members of the seasonal or year-round workforce.

1.3 The applicant shall provide the MVC with yearly rental documentation proving that the residential units are utilized by Island employees.

1.4 The building shall be heated so that year-round workforce housing can be provided to workers.

At our meeting on July 19, you stated that it was your understanding that the Commission had discussed the possibility of not restricting the top floor to workforce housing, but we were not able to find any record of that in our files, including in the minutes for the MVC and LUPC meetings. There were, however, comments by Commissioners during both the original review and modification review that the units should not be for short-term rentals.

Regardless of what may have been discussed at the time, the 2017 Decision clearly states that the units shall be for employees of local businesses, so any other use of those units would require a modification from the MVC. The first step in that process would be to send me a letter or email describing the proposed changes, and then we would set up a staff-applicant meeting, followed by a meeting of the LUPC and then the full Commission.

We would also ask that you provide documentation that all of the remaining units in the building are being utilized by Island employees, which is required under Condition 1.3 of the Decision for DRI 670-M. This information should be provided to the MVC on an annual basis.

Please let me know if you have any questions or would like to discuss anything in more detail.

Sincerely,



Alex Elvin
DRI Coordinator

cc: Geoghan Coogan
Tom Perry
Ewell Hopkins
Adam Turner