

## **New Restaurant Narrative**

Stone Bank Building  
75 Main Street, Vineyard Haven, MA

### **Background:**

The building was constructed in 1905 by one who clearly marched to a different drummer. It is perhaps the Island's most beloved and unique structure. It remains remarkably intact, both outside and in. It contains a domed interior, rich plaster detailing, many picturesque arched windows and an old-world bank vault, features that will be restored and incorporated into the plan. The proposed use as a restaurant is by far the most appropriate for the space. No other use could more effectively utilize its iconic features. Moreover, as a restaurant the space will be accessible to all and can be enjoyed at a leisurely pace. The space has been vacant for five years; it is past time to bring this back into the public consciousness.

### **Overview:**

The restaurant will contain 85 seats. The operator will be the property owner, Sam Dunn, or an entity in which he is a partner. This will entail primarily an interior renovation. The only improvements visible from the exterior are: (1) the exhaust flue from the cooking line, (2) a new exterior door and stair to the pathway along the south side of the building and (3) a fenced area for trash near the bottom of the stair.

### **Hours:**

It is currently anticipated that this will be a dinner-only establishment open from 5 PM to 10 PM daily.

### **Restaurant Details:**

This will be a traditional full service restaurant with bar and table service. Patrons will be seated by a hostess. A full range of alcoholic beverages will be served. The cuisine will likely be "American," featuring fresh foods sourced from the Island wherever possible, including raw shellfish. Most hot items will be either sautéed or grilled. A limited number of items will be fried.

The vault will be used as a wine room and the massive vault door repurposed into a common dining table. A baby grand piano may be located in the main room, allowing for live (but not amplified) piano music at times. Valet parking is being considered as an amenity.

**Infrastructure:** In anticipation of this application the owner has, with approval of the Sewer Superintendent, already installed a 1000 gallon grease trap and an E-1 sewer ejector pump as part of the Stone Bank site development. Outlets for kitchen

and bathroom flow have been piped into the space to allow construction of the restaurant with minimal disturbance of the site and neighbors. A 400 amp electrical service and propane line have also been installed. This project is in every sense “shovel ready.”

Sewer Flow: The space contains a total of 2680 sf and currently has an approved flow for retail use of  $2.680 \times 50 = 134$  GPD. The restaurant will require 25 GPD per seat, or a total of  $85 \times 25 = 2125$  GPD, resulting in a net increase of 1991 GPD. This amount has already been granted by the Tisbury sewer department