



July 6, 2017

Mr. Jeffery Epstein
6100 Red Hook Qr., Suite B3
St. Thomas, Virgin Islands 00802

Via E-mail: [REDACTED]

RE: Great St. James meeting with Director John-Pierre Oriol

Dear Mr. Epstein,

I met with Director J.P. Oriol of the Division of Coastal Zone Management (CZM) today to discuss our Minor Permit Application for work on Great St. James. We also discussed briefly the Master Plan Drawings that you submitted to him several weeks ago. Mr. Oriol offered comments on the work shown within the Master Plan and did reiterate that a Conceptual Master Plan could be approved via a Major Permit Application. This Master plan would identify the type of land uses and their general size and scope on the island. When the final designs for any of the land uses shown are completed they will be applied for, via a simple modification to the Master Permit.

While our discussion was to focus on the Minor Permits to be applied for he stated that the request for the docking facilities itself will be a major permit. It is very likely the Army Corp of Engineers (ACOE) will require information on the long-range plan for the island to evaluate the impact on the marine environment. CZM may also require that information as well in the review of the water permits. Mr. Oriol has opinions as well, where he feels the docking facilities should be. He feels the existing pier location where the main house is should still remain as a docking facility, rebuilt to have an adequate depth to receive marine vessels. He also feels the landing site for the marine electrical cable in that Bay will not likely be approved, because of the impact to the marine underwater life. He feels the area shown for the barge landing should be expanded to include the landing site for the marine electrical cable and the dock facility, that is presently designed for Christmas Cove.

As it pertains to the Minor Permits Applications we determined that two separate Minor Permit Applications will be allowed for the scope you wish to execute immediately. It should be pointed out that the structures other than residences are to be considered as accessory structures to the

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residences to be built or already completed. In summary, the two separate permits are for the follow parcels:

Parcel Remainder A. This permit will include:

- 80-foot flag pole
- Three Quonset huts
- Swimming pool
- Residential cottage with gym and spa buildings

Parcel Remainder C-1: This permit will include:

- 80-foot flag pole
- Residential cottage
- Tennis court and adjacent storage building

Both Permit Applications will include minor driveway stabilization and pavements, drainage control, and landscaping. Director Oriol stated special conditions for these permits will limit the application for other Minor Permits until the Master Plan is approved.

Director Oriol pointed out that once the application is formally filed, it will include site inspection by DPNR to ascertain the existing condition of the sites. He was also quick to point out that they are aware of additional Earthwork that has taken place during the time of the Cease and Desist Order. They have this information through drone pictures taken at the time the order was given and recent photographs. While he did not specifically state a new fine may be levied, he did seem to suggest that that will be the outcome of a new violation. He didn't seem to suggest, though, that this will hold up the process of our Minor Permit applications. I will be repackaging the drawings that I presented to him into two separate sets of drawings to be attached to each permit application. We are utilizing for your information, the initial design for the LSJ Pool Pavilion in the permit applications in order to secure the CZM approval for that structure. We recognize this cottage may not be the final design or appearance for the cottage you seek to build, but once they are approved, we can modify the design through a Simple Permit modification that takes no more than two weeks to review. The completed permit application, once completed, should take no more than 60 days to receive the approved permit. We hope to submit all the documents no later than July 14th, 2017.

Please feel free to call us if you have any questions or comments at 340-777-1600.

Sincerely,

JAREDIAN DESIGN GROUP



John P. Woods, AIA, NCARB, Principal