

# THE MARTHA'S VINEYARD COMMISSION

BOX 1447 • OAK BLUFFS  
MASSACHUSETTS  
02557  
(617) 693-3453

## MINUTES OF SEPTEMBER 8, 1988 MARTHA'S VINEYARD COMMISSION MEETING

The Martha's Vineyard Commission held a public hearing on Thursday, September 8, 1988 at 8:00 p.m. at the Commission's offices, Olde Stone Building, New York Avenue, Oak Bluffs, MA regarding the following Development of Regional Impact (DRI):

Applicant: Jurate and Peter Antioco  
The Chadwick Inn  
P.O. Box 1035  
Edgartown, MA 02539

Location: 67 Winter Street  
Edgartown, MA

Proposal: Alteration of an historic building qualifying as a DRI since the addition is greater than 1,000 square feet and the historical district has determined application is a DRI.

James Young, Chairman of the Land Use Planning Committee, read the Chadwick Inn's Public Hearing Notice, opened the hearing for testimony, described the order of presentations for the hearing, and introduced Greg Saxe, MVC Staff, to make his presentation.

Mr. Saxe gave the following presentation: Referred by the Historic District Commission and is an addition of over 1,000 square feet.

Applicant: Jurate and Peter Antioco

Location: Edgartown assessor's map 20D, lots 105.1, 105.2, and 105.3. Main entrance on Winter St., substantial frontage (220') on Pease Pt. Way, Parking Lot entrance off Simpson's Way.

Proposal: Expansion and exterior renovation of existing Inn, including the following: demolish garage (675 sq. ft.); addition of 1 parking space and 1 loading space to 8 current parking spaces, and addition of a bicycle rack; addition of 2 new wings (5,425 sq. ft.) with seven guest rooms in one, and owner quarters and a lap pool (measures 50' X 7.5' X 5') in the other. The 20 guest rooms and the owners quarters each have a full bathroom. There are no separate facilities for the pool; renovation of existing 15 room facility (8,375 sq. ft.) including removal of one guest room, relocation of breakfast room and kitchen, and conversion of sitting room to two retail spaces each of 250 square feet. The retail spaces will have an

entrance separate from those used for the Inn. The applicants intent is that these businesses will be gallery, craft, or antique oriented to match the character of the Inn; addition of 800 square feet of porches.

Total rooms existing 15, proposed, 21. Net addition of 6,225 sq. ft. (includes porches), to 8,375 sq. ft. existing. Intent is to keep business open year round.

Landscaping: Maintain existing front yard, screen parking, establish interior courtyard rose garden, establish trellis type planting on fences, establish foundation screening around new construction.

Lighting: Coach style lights on interior porch walls, low post (36" maximum) on parking lot and walkways.

Height: 27 +/- ft. to roof line crest (same as existing), chimneys exceed this height.

Zoning: The type and size of current use and proposed expansion are permitted uses, with the exception of the pool which requires a permit. Setbacks are met: 5' side and rear, 10' from street right-of-way. Lot area to floor area ratio: 52% proposed, 100% is permissible.

Approvals required: Indoor Pool - Board of Health, Building Inspector, and Sewer Commission. New construction - Zoning Board of Appeals, Special permit (Sec 9.2A addition over 1,500 sq. ft.). Retail signage - Sign Committee. Renovation of Historic Structure - Historic District Commission.

Special considerations Traffic: Nine new spaces required by zoning. The applicant suggests that their practice of discouraging guests against bringing cars and design is consistent with Town goals. The applicant would opt to pay surcharge penalty or provide off-site facility. They hold that parking provided is consistent with other local Inns. Historic: Colonial architecture utilized, detached wing design minimizes visual scale, porches, brick walks, trellises, and courtyard add charm consistent with Edgartown's Historic character. Water Use: Sewer Department has approved new bathrooms. Permits for pool must be attained from the Board of Health, the Building Inspector, and the Sewer Commission. The pool is a continuous recycling, backwashing system with no outflow. Affordable Housing: Four Employees will be housed on-site. Retail use: Exterior signage review by committee. New Construction: Zoning Board of Appeals Special Permit required (Sec 9.2A and addition over 1,500 sq. ft.)

Summary: Although the floor area to lot area ratio is only 50% of that which is permitted, the lots involved are bounded on three sides by roads, thus increasing perceived scale. The site is located across from the park behind the Whaling Church. Winter Street, on which the proposed retail and Inn entrances are located, is heavily trafficked by pedestrians who use this route from the bike racks and shuttle drop off. Addition of small retail shops should not substantially alter

the foot traffic in the neighborhood. The uses, and architectural and landscaping designs are consistent with Edgartown's zoning and open space plan. Although the addition of porches and removal of the garage will improve the historic character of the site, the aesthetic prominence of the proposed additions is significant. The detached wing design minimizes the impact for a building of this overall size. The largest portion of this addition is closest to the street. The angles and courtyard created by this; the sense of peering into and through trellis, walkways, and courtyards, certainly is compatible with local character. There is a trade-off between keeping structures back from streets and this type of design.

Correspondence: The Historic District Commission has raised concern over the scale and prominence of the proposal.

After giving his presentation, Mr. Saxe showed a video depicting the site and pointed out several items of interest including the site of the proposed construction and the distance between the proposed construction and Pease Point Way. Mr. Saxe then answered questions from the Commissioners.

Steve Ewing, Commissioner, questions the number of rooms. Mr. Saxe said there are 15 existing, and 21 proposed that includes the owners quarters. They are adding six rooms? Yes. Ms. Eber, Commission, asked if that included the 4 staff persons quarters? They say they will house 4 staff I'm not sure how many will be in the owner's quarters. They will ask the applicant.

Cora Medeiros, Commissioner, concerning the walkway to be created for the retail shops. Will the tree have to come down? The response was no.

Anne Harney, Commissioner, Will it be year round? The intent is to make it a year round facility with the addition of the lap pool.

Woody Filley, Commissioner, What is percentage of land use on the lot that can be covered and what percentage is covered now? Mr. Saxe explained that the Edgartown By-Laws stated the floor area to lot area ratio is limited to 100% (i.e. if the lot is 4,400 sq. ft. the floor area can be 4,400 sq. ft.) the application proposes a 52% ratio.

When there were no further questions from the Commissioners for Mr. Saxe, Mr. Young called on the applicant to make his presentation.

Peter Antioco stated that they had done alot of preliminary checking before they proceeded with this. Showing the designs to neighbors, Historic District Commission, to discuss their plans. He feels that this would create little impact on the neighborhood and he is happy that the designs were so well received by his neighbors.

Evan Shu, architect for the Antiocos, stated that in designing this he tried to come up with a total site development. Regarding the floor/lot are ratio, the building is a 2 story building so considering that the ratio is about 50%, they are actually covering 25% of the

lots. He wanted to fulfill the needs of the client and still be compatible with the character of the area. He said the expansion was to draw year round guests, rooms with fireplaces, lap pool, and larger rooms, were all designed with this in mind. He stated that these would make the Chadwick Inn a viable, year round business. Stated that his clients were adamant about the architecture being consistent with the original Chadwick Inn and that the applicant also stressed that nothing was to be put in the large corner lawn. His intent was to create the perspective, particularly from Pease Point Way, of 3 buildings of house size dimensions to break down the scale. Regarding parking everyone they have checked with, or spoken to, feels cars should not be allowed in Edgartown. The applicants have run a check and the number of cars at the Inn hovers between 6-8 currently and they feel 2 additional spaces are appropriate. Regarding pedestrian traffic he stated that it was already heavy with the shuttle stop and bike racks across the street and doesn't feel that the 2 retail shops will adversely effect this because of the low key, low volume of the intended uses. Concerning drainage, gutters will be used with leaders into a dry well which will be located in the center of the property. The year round lap pool shouldn't need to be drained but if it is, they propose draining it thru the same dry well. He feels the owners have done a really good job at trying to get a lot of input on this design and that most of the input was favorable.

When the applicant presentation was completed Mr. Young called on the Commissioners for questions.

Mr. Early, Commissioner, do the 6 new rooms include the staff quarters? Response was no. Mr. Early then asked how many employees they had currently and what was the anticipated increase. Jurate Antioco responded that they have 4 full time and 1 part time worker now and they anticipate the need for 2 additional full time employees.

Mr. Widdiss, Commissioner, Why isn't the Inn year round presently? Response was that it is, however, the wing extending toward the corner is very unpopular, they are trying to improve the character of this wing with the addition of porches. They want to add some historic character to this wing, it looks like it had been built fast.

Mr. Ewing, Commissioner, agrees with encouraging people not to bring their cars. Do you have any alternative spots in mind for parking. No, but I'd like to point out that using July 4th Weekend as an example we had no problem with parking. There has been a 37% increase in public transportation and Edgartown is become a predominately "walking town", there Inn is conveniently located across from the shuttle bus stop. We have no telephones or T.V. and in keeping with this we will encourage our guest to leave the stress and aggravation of the cars behind.

Mr. Ewing then asked if the dry well is new. Mr. Shu responded, yes it is and it is just a draining dry well. Mr. Ewing questioned if it was a good idea to drain the pool into this. The response was not all the time but on occasional basis a slow draining would be OK. Mr. Antioco said that in discussion with owners of this type of pool that

it isn't unusual to go 6 years without it needing to be drained. Then he said that if it did need an emergency drain he would call a tank truck to pump it. Stated we could quote him on that.

Mr. Young then explained in more detail Mr. Ewing's question about off-site parking they are not providing off-site parking what they are doing is taking an option offered in Edgartown to commercial business that if they do not want to provide parking on site they can contribute financially to the parking lot shuttle system.

Mr. Morgan, Commissioner, asked how many bedrooms there were? The response was 21 plus the owner's quarters. Mr. Morgan then asked where the staff quarters were? In the attic was the response. There was confusion as to the number of actual number of bedrooms in the proposed design, the applicant said they assumed the count was on bathrooms and they had complied with that. Mr. Morgan went on to explain that under Title V they need the number of bedrooms to determine the amount of effluent produced. There was further discussion on this topic and whether the larger suites were 2 distinct rooms. It was determined that the suites were 1 bedroom and a sitting area. Mr. Morgan suggested that they let the applicant work out the number of bedrooms on their own. Mr. Shu suggested that they could withdraw the owner's quarter from the application and reapply for that expansion later. Mr. Young suggested that they continue with other aspects of the proposal and then continue the public hearing to allow the applicant to decide if they want to withdraw the owner's quarter or go to the Sewer Commission and clarify the number of bedrooms and come back with a written statement from the Sewer Commission that the number of bedrooms comply with what they had in the permit plan.

Anne Harney, Commissioner, asked if they could read the letter from the Historic District?

After reading the letter Mr. Young asked if there were any more questions from the Commissioners?

Mr. Evans, Commissioner, asked if architecturally Mr. Shu could help him to understand how this could be conceived as another house and not a large structure broken into elements. Mr. Shu said it was not intended to look like a house but to echo the wing stepping back along the diagonal of Pease Point Way. The intent was to look like part of the Inn and to try to bring it to scale for compatibility. It could never be perceived as a house. Mr. Evans then went on to make a comparison with the Charlotte Inn. There, they have a number of buildings and the additions are clearly subordinate dwellings, giving the impression of carriage houses, etc. and this has kept the historic quality. However he feels this is going to look like a hotel scale instead of following a resident pattern. It will be a mass of rooms and facilities in one lot. Regarding the retention of a residential quality this might be an issue.

Mr. Jason, Commissioner, asked if Mr. Evans would rather see 3 individual structures? Mr. Evans said no he was referring to the style of subordinate structures as opposed to Hotel type construction.

When there were no more questions from the commissioners Mr. Young called for comments from Town Boards. He specifically asked Mr. Cuetara from the Historic District Commission to explain what they referred to as serious reservations in their letter. Mr. Cuetara responded that while he is sympathetic with Mr. Shu's attempt to scale down the project, he's not sure he has accomplished it. Stated that the Commission wasn't thrilled with the last addition to the Chadwick Inn and now there is another one, and hence the term scale. Their concerns regarding the mass is how it will affect the surrounding area. He said that they haven't voted yet or even discussed it at length so he could not be more specific at this time.

Mr. Antioco said the primary concerns were the neighbors. Mrs. Antioco said that if they pursued expansion by dividing the buildings among the lots that it would separate the buildings and wouldn't be as attractive and desirable to our neighbors. The look would be overwhelming. This way is more cohesive than separate buildings and that the distance of the addition from Pease Point Way is substantially improved with this design.

There was some further discussion about the number of bedrooms, where the applicant's children would be housed, and if the 15 rooms listed as existing included the owner's quarters. Mr. Young interrupted this discussion and stated that the public hearing would be continued to October 6, 1988 and that at that time the applicant should provide a written approval of the plans with specified number of bedrooms from the Sewer Commission.

At 9:10 p.m. Mr. Early convened the special meeting and proceeded with agenda items.

- ITEM #1 - Chairman's Report - There was none.
- ITEM #2 - Old Business - There was none.
- ITEM #3 - Minutes of August 25, 1988 - Motioned to approve. Seconded. The motion carried with one abstention (Ewing).
- ITEM #4 - Committee Reports

Mr. Young, Chairman Land Use Planning Committee, said they had not met this week and they would meet on September 12th to discuss Morey, Island Athletic Club and the Pessotti applications. September 19th they are scheduled to discuss Deer Run Trust Phase I, Roger Wey addition, and the Wesley Arms. On the 26th there will be a preliminary discussion of the A & P application and a discussion on the Mass. Audubon Society subdivision.

Mark Adams, MVC Staff, spoke on the Task Forces and brought attention to the long term agenda included in the meeting materials. Said the Task Force is trying to finish up the summer work by the end of September to have a report for the September 28th mass meeting. The minutes from the Public Forum should be ready then also.

Mr. Young then reported on the Lagoon Pond DCPC. He also said that a second letter had been sent to prompt Town Boards to come up with regulations to be adopted before January. As of yet there has been no indication that they are doing so, if they are not then we are going to have to draft our own. Mr. Wey said the Town of Oak Bluffs would be meeting on this Saturday and hopefully they will have the recommendations in a short time.

Mr. Early reported on the Katama DCPC and said the meeting earlier with Steve Vancour and Jim Mitchell was very informative and that Mr. Mitchell was very helpful. He said it had come to their attention that some of the property was the subject of a previous DRI back in 1977. He stated there would be a committee meeting next week before the Commission meeting.

Item #5 - New Business - Ms. Borer said that the time has come again for possible amendments to the DRI checklist, our 2 years period will be up in January - February and although she has been keeping a running list of ideas and concerns, committee meetings would be set up, she encourages the Commissioners to express their ideas and concerns and participate on this issue as well as the amendments to the regulations and by-laws (i.e. majorities, quorums). They also should address new policy adoption (i.e. we have Deep Observation Wells specifications, Affordable Housing, do we want to adopt policies for Fire Hydrants lots, Ancient Ways, and Open Space).

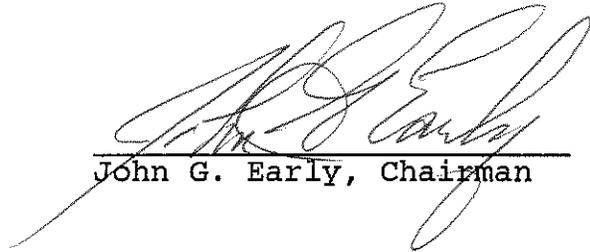
Mr. Ferraguzzi, Commissioner, questioned the chair about the meeting on September 22 with the Land Bank. Wasn't the Housing Authority to be included? After much discussion on this issue among the Commissioners it was decided that the initial meeting should be with the MVC and the Land Bank only as there were other issues than housing to be addressed and perhaps the Housing Authority should arrange a separate meeting with the Land Bank. Mr. Ewing asked how many members there were on the Housing Authority and how many would be represented by the MV Commissioners. Mr. Ferraguzzi responded 8, with 2 represented here. Ms. Borer expressed to Mr. Ferraguzzi the willingness of the Commission to meet with the Housing Authority in October or November after they both have met with the Land Bank. Mr. Morgan stated his belief that it would take along time to change the legislature and that they should focus on discussing the alternatives such as a letter of understanding allowing a percentage base for affordable housing.

Ms. Medeiros, Commissioner, said she had heard from Mr. Rollins the district attorney and that he would be coming on September 15th to discuss the possibilities of a mini-conference along the lines of the one held on the Cape and encouraged any interested parties to contact her about this. Said there would be some influential people who could help with some of our issues.

ITEM #6 - Correspondence - There was none.

The meeting was adjourned at 9:30 p.m.

ATTEST

  
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John G. Early, Chairman      Date 9/15/88

  
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J. Woodward Filley,  
Clerk/Treasurer      Date 9/15/88

Attendance:

Present: Jason, Lynch, Widdiss, Filley, Young, Eber, Ferraguzzi,  
Evans, Early, Medeiros, Wey, Ewing, Lee, Morgan, Harney.

Absent: West, Scott, Delaney, McCavitt, Allen, Geller, Harris.