



Edgartown Planning Board

P.O. Box 5130, 70 Main Street, Edgartown, MA 02539

Tel: (508) 627-6170 Fax: (508) 627-6173

planningboard@edgartown-ma.us

January 27, 2021

Mr. Alex Elvin, DRI Coordinator
Martha's Vineyard Commission
P.O. Box 1447
Oak Bluffs, Massachusetts

- By Email -

REFERRAL – STONY BROOK LLC CHANGE OF USE **(222 UPPER MAIN ST. – LOT # 20C-27)**

Mr. Elvin,

You are in receipt of our referral of a proposal to convert an existing residence at the above noted address to a 19-room inn in the B-II district.

Please note that the Edgartown Planning Board continues to review this application at the local level, most recently with a continuation of the Public Hearing on January 5 and January 19. At the latter meeting, the Board voted to send a letter to the Commission, describing its areas of inquiry, and communicating its findings and concerns.

- The Planning Board has received and reviewed an updated site plan, describing the present use of the lot (noted as “residential”), the proposed “Phase 1” and Phase 2” site layout, as well as a cursory landscaping and drainage plan.
- The Board understands that the “Residential” plan has been reviewed by the Edgartown Building Inspector, and has been approved for a building permit. Given that the plan calls for renovations to an existing residential dwelling, no special permit – or MV Commission review – is required.
- The Board and applicant understand that no change of use is permitted without approval by the MV Commission and Planning Board.
- The Board has reviewed the two-stage plan relative to the change of use:
 - “Phase 1” – conversion of the residence to an inn, and site work to provide for parking and access requirements, to be completed immediately upon approval by the MVC and the Town.
 - “Phase 2” – limited demolition and construction of a new addition to the facility to add additional rooms, up to a total of 19 rentable units; work to be completed during the off season of 2021/2022.
 - The two existing outbuildings will be incorporated into the change of use, and included in Phase 1, providing two additional rental units.
- The parking plan as presented would be implemented in “Phase One”.

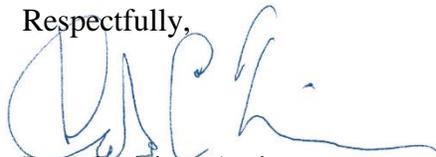
- The Board has stated its preference that the majority of the parking be finished with pea stone over compacted gravel, and remain permeable.
- The aprons at the Shared Use Path and Sidewalk, as well as the ADA parking spaces, will likely be finished with poured concrete.
- The four parking spaces proposed for 230 Upper Main Street are not required for compliance with the Town's B-II zoning regulations and shall be reserved for the exclusive use of residents of 230 Upper Main Street.
- The two existing curb cuts will be maintained; however, they will be one-way (one in, one out), resulting in an effective reduction of curb cuts on Upper Main Street.
- The 21 parking spaces as proposed meet the B-II Parking requirements for both the Phase 1 and Phase 2 facility.
- Nearly all of the large oak trees on the property are proposed to be retained, provided that they are healthy enough.
- One older tree at the north-west corner of the parcel may not be viable; if it is to be removed, separate applications will be made as necessary to permit its removal, and a replacement would likely be required.
- The use of pea stone on the driveways will help to protect the root systems of the old-growth trees on the lot.
- A drainage plan proposes four dry-wells for disposal of roof storm water collected by the gutter systems of the structure.
- No 'rain gardens' or other surface water structures are proposed.
- No surface pooling of storm water is anticipated in the permeable driving or parking area.
- Bicycle racks will be provided on site, in compliance with the zoning bylaw
- A cooking facility is proposed for the residential renovations, but will not be retained upon approval of the change of use. The Inn will not provide dining service.
- No spa or recreation facility is proposed.
- No elevator is proposed.
- The facility will be protected by a sprinkler system, at least by Phase 2.
- If there is a significant delay in the issuance of a special permit, the property may serve as a private residence through the fall of this year.
- The Board expressed general support for the project, as the town benefits from additional rental units, which support and promote local tourism.
- Roof-mounted solar photovoltaic systems, particularly with Phase 2, was discussed. No specific proposal for this has been forwarded by the applicant.
- No specific information as to the energy efficiency of the renovation or new construction has been presented.
- No specific proposal for staff housing has been presented.
- No specific contributions for affordable housing have been offered.
- The Board requests that, if the Commission mandates an affordable housing contribution, such contributions be directed to the Edgartown Affordable Housing Committee.
- The Board continues to consider the project as visible from the public way, including street-side landscaping, the potential for a garden fence, the choice and layout of windows on the north (street) face of the building, and other visual elements.
- The project in the visual context of the greater Upper Main Street area continues to be considered.

- If the Commission wishes to include specific exterior design and landscaping requirements in its approval, the Board respectfully requests the opportunity to comment, prior to approval of the final Decision.
- The Board notes that, while Commission approval is necessary, the board retains the right of final approval on the overall project.
- The Board reserves the right to further condition its own approval of the project, noting that any conditions imposed by the Town cannot contradict the Decision of the MV Commission.
- The Board recognizes that it may not grant any permits for development prior to the conclusion of the MV Commission's review.

This project continues to be reviewed by the Edgartown Planning Board. The public hearing is continued to March 16, 2021, at 6:30 PM. We respectfully request and would welcome attendance by a representative from the MV Commission staff, as well as Edgartown's representatives to the Commission, so to maintain clear lines of communication, resulting in a cooperative and satisfactory review of this proposal.

I look forward to following the MV Commission's review. As always, please contact me at your convenience if I can be of assistance.

Respectfully,



Douglas Finn, Assistant
Edgartown Planning Board

cc (by email):

THE EDGARTOWN PLANNING BOARD:

Michael McCourt, Chair

Lucy Morrison, Member

Scott Morgan, Member

Glen Searle, Member

Fred Mascolo, Member

James Cisek, Alternate