



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

Application for Special Permit

IN ACCORDANCE WITH EDGARTOWN ZONING BYLAW, SECTION 10.2, TO MAKE USE OF LAND OR TO ERECT OR MAINTAIN STRUCTURES THEREON FOR THE PURPOSES STATED IN THIS BYLAW UNDER CONDITIONALLY PERMITTED USES.

PROPERTY OWNER

Name (individual or corporate)*: MARTHA'S VINEYARD HOSPITAL, INC.

**Name must exactly match name on property title! Errors will delay processing of application.*

PROPERTY INFORMATION

Street and Number: 490 EDGARTOWN ROAD

City: EDGARTOWN State: MA ZIP: 02539

Assessors' Map and Parcel: MAP 11B PARCEL 243

Zoning Reference: Zone: R20 Overlay District: ISLAND ROADS

Title to Land is derived under: Deed Land Court Certificate of Title
Book #: 1587 Page #: 808

APPLICANT (OWNER OR AGENT)

Name: GEOGHAN E. COOGAN, ESQ.

Title: ATTORNEY

Company: EDMOND G. COOGAN LAW OFFICE, P.C.

Address: 4A CAUSEWAY ROAD

City: VINEYARD HAVEN ST: MA ZIP: 02568

Telephone: 508.693.3200

Email: COOGANLAW@GMAIL.COM

Applicant is: Owner Agent for the Owner

SUBJECT PARCEL IS CURRENTLY SERVED BY (CHECK ANY THAT APPLY)

private well town water private septic town wastewater

PROPOSAL WILL INCLUDE (CHECK ANY THAT APPLY)

installation of new well installation of new septic system
 new connection to town water new connection to town wastewater

TO BE DETERMINED

Applicant Requests a Special Permit under Section XV of the Edgartown Zoning Bylaw.

BRIEF PROJECT NARRATIVE* (DESCRIBE WORK TO BE DONE)

PLEASE SEE ATTACHED

**Narrative may be included as a separate document.*

Application for Special Permit

PLEASE NOTE THE FOLLOWING

YOUR APPLICATION MUST INCLUDE:

- A **PLAN OF LAND** clearly showing the location of work, prepared in accordance with the Edgartown Planning Board Special Permit Rules and Regulations Article II Section 3, as amended.
- A **FLOORPLAN** for any affected structure, clearly showing all conditioned spaces within the structure. (From Section 3 of Chapter 40A of the General Laws: "No zoning ordinance or by-law shall regulate or restrict the interior area of a single family residential building...")
- A **LETTER of AGENT AUTHORIZATION**. If applicant is a third party, a letter from owner or trustee must be included, permitting agent to act on behalf of property owner on all matters related to the application.
- **EXTERNAL ARCHITECTURAL ELEVATIONS** of any buildings proposed to be constructed.
- **FILING FEE** of \$175 for residential purposes, or \$275 for commercial purposes. Check must be made payable to "Town of Edgartown"

YOUR APPLICATION MAY INCLUDE:

Site photos, architectural renderings, photos of existing structures, letters of testimony from abutters, other materials as might be necessary to support this application.

ELECTRONIC SUBMISSION OF APPLICATION ENCOURAGED:

Applicants are encouraged to submit all materials electronically. Scans of original signatures are acceptable. Submission of materials in PDF document format is strongly preferred.

PUBLIC INSPECTION OF APPLICATION:

Upon submission to the Town, all application materials become public record and are subject to public inspection. The Town of Edgartown is required by law to provide upon request copies of materials as submitted by any applicant, and correspondence to or from applicants.

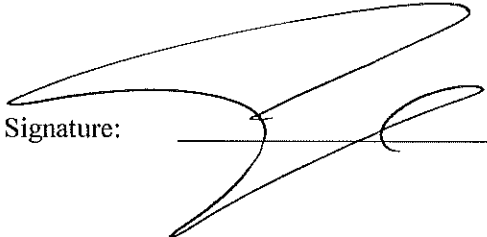
COSTS FOR PUBLICATION, PUBLIC NOTICE TO ABUTTERS

Upon submission of an application, the **APPLICANT** agrees to pay

- the necessary application fee as noted herein;
- all costs for publication of the Notice of Public Hearing in a newspaper of local circulation; and
- any costs relative to the distribution of public notices to abutters.

APPLICANT SIGNATURE

By signing this document, applicant certifies that all information provided herein is true to the best of their knowledge. Applicant further agrees to abide by all terms herein, the Edgartown Planning Board Rules and Regulations for Issuance of Special Permits, the Edgartown Zoning Bylaw, and the General Laws of the Commonwealth of Massachusetts.

Signature: 

Date: 9/28/2021

Full Name: GEOGHAN E. COOGAN, ESQ.

EDMOND G. COOGAN LAW OFFICE, P.C.

4A CAUSEWAY ROAD, P.O. BOX 1639
VINEYARD HAVEN, MASSACHUSETTS 02568

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TELEPHONE 508-693-3200

FAX 508-693-7316

EDMOND G. COOGAN, ESQ., 1984-2001

GEOGHAN E. COOGAN, ESQ.

VIRGINIA N. COOGAN, ESQ.

Date: September 28, 2021

Edgartown Planning Board
Attn: Douglas Finn
Administrator
PO Box 5130
70 Main Street
Edgartown, MA 02539
VIA HAND DELIVERY AND EMAIL

**RE: Martha's Vineyard Hospital, Inc.
Special Permit
Edgartown Zoning By-Law XV**

Dear Mr. Finn,

On behalf of Martha's Vineyard Hospital Inc., and Navigator Homes of Martha's Vineyard, Inc., we are pleased to submit an application under the newly created Town of Edgartown Zoning By-Law XV "Senior Residential Developments."

Martha's Vineyard Hospital, Inc. acquired the property located at 490 Edgartown Road, comprised of approximately twenty-six (26) acres from the Norton Family, in July of this year. The property fronts Edgartown Road between the Teaberry Lane subdivision, and Holly Bear Lane. Located along the main artery of the Vineyard connecting Vineyard Haven and Edgartown, the site is perfectly suited for access from public transportation, as well being in close proximity to emergency services. The location sets up perfectly for the proposed use.

The proposal, as set forth below, is for the construction of a seventy (70) bed Skilled Nursing Facility, and a seventy-six (76) bedroom Workforce Housing complex. The project has been made possible by the Town of Edgartown's newly adopted Zoning By-Law. This By-Law allows the Hospital the ability to propose a project which will be a key component in helping to mitigate two of the largest needs the Island of Martha's Vineyard is facing, care for our growing elderly population, and mitigating our enormous housing needs.

This past August, data released through the Martha's Vineyard Commission proves that the Island's year-round population has grown by over 24% in the last ten years. That growth has naturally

led to an increase in our elderly population, and the need to provide better services for that community. That growth has also led to incredible pressure on our housing stock, and the ability to provide housing to vital portions of our population.

The proposal set forth in this application is an effort by the Hospital, the anchor of our Island, to address two critical needs on the Island, at the most important time in recent memory.

The Proposal

Part One:

Skilled Nursing Facility.

The proposal seeks approval for a seventy (70) bedroom skilled nursing facility, which is contained within five (5) "houses" which have fourteen (14) bedrooms in each house, called "Green Houses". This concept was developed and researched to provide a healthier and more active lifestyle for our senior community, both physically and mentally.

The following is an excerpt from the "Market Feasibility Analysis" which is included in the application attached and summarizes the model being proposed:

"The development will be modeled after the Green House Project, an innovative model of care that radically transforms institutional care. Although designed to look like neighboring homes in a community, Green House homes are licensed to provide services to people with the greatest health care and cognitive needs.

Research conducted at Green House homes has shown that this model of care results in an improved quality of life (in terms of privacy, dignity, meaningful activity, relationship, autonomy, food enjoyment, and individuality) and emotional well-being. In addition, Green House elders have been found to have an improved quality of care, including longer maintenance of self-care abilities and lower rates of depression. Green House homes have also been found to result in improved family and staff satisfaction."

We look forward to exploring and explaining the benefits of this part of the project during the permitting process.

Part Two:

Workforce Housing.

The population growth of the Island and our rapidly escalating home values has made the Island a more difficult place for our low and moderate income earners to reside. Our Island depends on tourism as the foundation of our economy, yet our hospitality workers, emergency service providers, educators, health care workers and other essential workers who sustain our economy, are unable to find housing on the Island. The Hospital is currently one of the largest tenants on the Island, with nearly eighty (80) units of housing currently being rented, and nearly sixteen (16) owned units, all for staff housing. The creation of seventy-six (76) bedrooms within forty-eight (48) units of housing will help to reduce the Hospital's rental commitments considerably, freeing up that housing for the

general workforce on the Island to pursue. Additionally, the proposed housing is not limited to Hospital staff, but pursuant to the provisions of the By-Law, the housing can be made available to staff, as well as staff of “another assisted living, medical services, or emergency services entity on Martha’s Vineyard.”

The impact of this project on the Island as a whole as it relates to Workforce Housing is immense. Again we look forward to providing more detail and discussion on the benefits of this part of the proposal in the permitting process.

Summary

In order for this proposal to be successful, we are keenly aware of the need to address the major planning concerns faced by a project of this scope. Our team has prepared in depth analyses on these topics in advance of submitting this application, those studies are attached hereto. A summary of a few of the more notable planning concerns and where we stand in relation to this as this stage of the submission:

Traffic. A complex and complete traffic study was commissioned and completed. The Martha’s Vineyard Commission’s Land Use Planning Committee graciously agreed to review that study and has provided some input which is being addressed currently.

Stormwater. Our engineering team has masterfully designed a stormwater runoff plan to contain all stormwater on site. There will be no impact from this project on abutting properties or public ways.

Energy. Our engineering team has designed the project to meet the highest energy efficient standards possible. Energy conservation concepts are at the forefront of the design. These efforts been detailed in a very lengthy energy report which will be shared with the Board and Commission during the permitting process.

Character/Identity. The buildings have been designed with local architecture in mind. While being well set back from Edgartown Road, the look and feel of the buildings will fit in with the character of the island.

Economic/Social Development. As stated above, this project targets two critical needs on the Island. Elderly care, and Workforce Housing. We look forward to expanding on the discussion on the positive impacts of this project in this regard.

Lighting and Landscaping. Our local landscape designer has masterfully designed a beautiful landscape which incorporates the desired aesthetic beauty of the site, which the practical needs of communal spaces and safety requirements.

Wastewater. There are a few alternatives for mitigating the wastewater flow and nitrogen concerns from a project of this scope. Our engineering team, along with numerous Town officials and DEP officials have discussed both on-site systems and the connection to the Town Sewer, both of which can be successful. Connecting this project to the Town wastewater system is the most effective solution for groundwater concerns. Work remains to be done with the Town to address concerns relative to connecting to the system, and we will continue that dialogue with the goal of being a part of the solution, not creating additional problems.

We look forward to working with the Planning Board and the Martha's Vineyard Commission to address these concerns in more detail, with the expectation that both regulatory bodies will provide valuable input and guidance during the review of this project. With the help of these Boards, Town officials and public input and support, we believe this project will be one of the most positively impactful projects the Island has seen, and will service the Island for generations to come.

Thank you in advance for your time and attention this matter. We look forward to hearing from the Board and scheduling our first public hearing on this matter.

Very truly yours,



Geoghan E. Coogan, Esq.
Edmond G. Coogan Law Office, P.C.