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January 10, 2022

Lucy Morrison, Chair
Edgartown Planning Board
P.O. Box 5130
70 Main Street
Edgartown, MA 02539

**RE: *Application of Martha's Vineyard
Hospital, Inc.
490 Vineyard Haven Rd. [11B-2143]***

Dear Ms. Morrison:

In furtherance of my prior letter addressed to Mr. Finn relative to the above application, I wish to call to your attention apparent irregularities in the Planning Board's Notices of Public Meeting and Agenda declarations in the above application.

In my review of prior Edgartown Planning Board notices in this matter, I note that this matter has been publicly stated and published to be an "Application to construct and operate a **Senior Residential Facility**, comprised of seventy [70] bedroom skilled nursing facility...". [See notices of the Planning Board of 11-9-2021; 12-7-2021 & 12-14-2021 annexed hereto.]

I have reviewed changes to the Planning Board's zoning bylaw changes under which the hospital has submitted its application. There appears to be a serious error in the application and/or publication of this matter. Specifically, the term "Senior Residential Facility" does not meaningfully appear anywhere in the approved zoning law changes. The term is also absent from stated "Definitions" under §1.3 of the ByLaw changes.

I did find, however, reference to the term "long-term senior residential facility" within the language of the definition of "Assisted Living Residence" and in the language of the definition of "Skilled Nursing Facility", further complicating this matter. The term "Senior Residential Facility" is not defined nor specified nor quantified nor is the term "long-term senior residential facility". As such, the Planning Board's prior notices to the public for approval of a "Senior Residential Facility" in this matter are misleading, confusing and ambiguous.

If the language in the Planning Board's notices was taken or adopted from the applicant's application for Special Permit [see Procedures Sec. 15.7 and which I have been unable to review online], then it would seem reasonable that the Planning Board should require the applicant, for purposes of clarity and consistency with Planning Board Bylaws, to restate

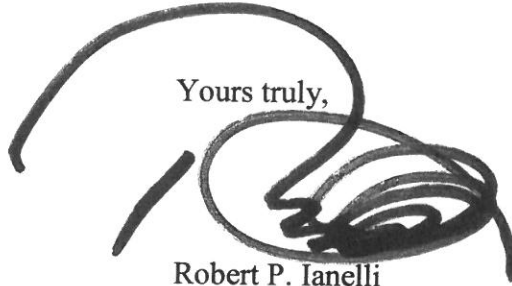
and/or resubmit its application seeking special permit for a Senior Residential Development, not a Senior Residential Facility.

Further, the Planning Board should require the applicant to specify the precise nature and extent of its plan under its request for special permit consistent with and in accordance with current, stated and approved Edgartown Zoning Bylaws. In other words, what is the planning board considering for approval? Is it an Assisted Living Residence? Is it a Skilled Nursing Facility? Is it a combination of both or something else?

Finally, the Planning Board should reasonably amend its prior and future public notices in this application for Special Permit consistent with its own duly adopted Bylaw changes and amendments.

Respectfully, I ask that my letter be read into the record at the next Planning Board hearing on January 18, 2022. Thank you for your consideration of my comments.

Yours truly,

A handwritten signature in black ink, appearing to read "Robert P. Ianelli". The signature is written in a cursive style with a large, sweeping initial "R" that loops back over the rest of the name.

Robert P. Ianelli

RPI
Encl.
File



**EDGARTOWN PLANNING BOARD
NOTICE OF PUBLIC MEETING / AGENDA**

Tuesday, November 9, 2021, 5:30 PM

Meeting by remote conferencing only!

Attend by visiting: <https://us02web.zoom.us/j/86596125942>

or by calling 646-556-8858, and entering meeting ID: 8659 612 5942

Meeting Materials: <https://bit.ly/EPB-2021-1109>

SITE VISIT

CALL TO ORDER

ADMINISTRATIVE

APPROVAL OF MINUTES – OCTOBER 26, 2021

ADMINISTRATORS REPORT

COMMENTS FROM THE CHAIR

SCHEDULED BUSINESS

5:30 PM - PUBLIC HEARING - SP(COASTAL DISTRICT): CHAPPY HOUSE LLC, 39 CALEB POND ROAD (30-53.11)
Application to construct a guest house within the inland zone of the coastal district.

5:45 PM - PUBLIC HEARING - SP(COASTAL DISTRICT): COW BAY HOLDINGS, LLC, 26 COW BAY ROAD (44553)
Application to construct a pool and spa on a conforming lot in the inland zone of the Coastal District

5:45 PM - PUBLIC HEARING - SP(COASTAL DISTRICT): COW BAY HOLDINGS, LLC, 26 COW BAY ROAD (44553)
Application to (1) remove a pre-existing non-conforming garage and replace it with a new garage with a 400 s.f. detached bedroom; and (2) construct a guest house, on a conforming lot in the inland zone of the Coastal District

6:00 PM - PUBLIC HEARING - SP: MARTHA'S VINEYARD HOSPITAL, INC., 490 EDGARTOWN VINEYARD HAVEN ROAD (11B-243)

Application to construct and operate a Senior Residential Facility, comprised of a seventy (70) bedroom skilled nursing facility, to be contained within five (5) "houses", each of which will have fourteen (14) bedrooms; also to construct a seventy-six (76) bedroom Workforce Housing complex, consisting of seven (7) structures; also to conduct site activities including clearing of land, grubbing, grading, filling, trenching, installation of utilities, construction of support structures, roads and parking areas, construction of paths, lighting, and landscape elements, and all other work necessary thereto.

OTHER BUSINESS

MEMBER COMMENTS OR CONCERNS

OTHER BUSINESS NOT REASONABLY ANTICIPATED 48 HOURS IN ADVANCE

ADJOURN



**EDGARTOWN PLANNING BOARD
NOTICE OF PUBLIC MEETING / AGENDA**

Tuesday, December 7, 2021, 5:30 PM

Meeting by remote conferencing only!

**Attend by visiting: [https://us02web.zoom.us/j/ 89393036843](https://us02web.zoom.us/j/89393036843)
or by calling 646-556-8858, and entering meeting ID: 893 9303 6843**

Meeting Materials: <https://bit.ly/EPB-2021-1207>

SITE VISIT

268 MATTAKESETT ROAD / SOMERSET DRIVE – (SNIDER SUBDIVISION)

CALL TO ORDER

SCHEDULED BUSINESS

5:30 PM – FORM O (RELEASE OF LOTS) MATTAKESETT REALTY TRUST II, 284 KATAMA ROAD
Final review of subdivision prior to release of lots, allowing for individual sales.

5:40 PM - PUBLIC HEARING - SP(COASTAL DISTRICT): PAUL H. GERSHKOWITZ, LAURIE B. GERSHKOWITZ AND PATRICIA J. O'MEARA, 2 KATAMA FARM ROAD (52-26.11)
Application to construct additions to an existing accessory structure where such additions shall not expand the disturbed area (footprint) of the structure, and to construct a pool on a conforming lot in the inland zone of the Coastal District.

5:50 PM - PUBLIC HEARING - SP(COASTAL DISTRICT): CHAPPY HOUSE LLC, 39 CALEB POND ROAD (30-53.11)

Application to construct a guest house within the inland zone of the coastal district

6:15 PM - PUBLIC HEARING - SP(COASTAL DISTRICT): ALISON BURKE ALBERS TRUST - 2014, 7 GREEN HOLLOW WAY (29-129.1)(CONTINUED FROM NOVEMBER 16, OCTOBER 26, OCTOBER 5, 2021)

Application to construct a Pool and a Spa in the inland zone of the Coastal District.

6:15 PM - PUBLIC HEARING - SP(COASTAL DISTRICT): ALISON BURKE ALBERS TRUST-2014, 7 GREEN HOLLOW WAY (29-129.1)(CONTINUED FROM NOVEMBER 16, OCTOBER 26, OCTOBER 5, 2021)

Application to remove a pre-existing non-conforming structure and replace it with a pool-cabana in the same footprint, and to construct a garage; both structures to be constructed in the inland zone of the Coastal District.

6:00 PM - PUBLIC HEARING - SP: MARTHA'S VINEYARD HOSPITAL, INC., 490 EDGARTOWN VINEYARD HAVEN ROAD (11B-243)(CONTINUED FROM NOVEMBER 9, 2021)

Application to construct and operate a Senior Residential Facility, comprised of a seventy (70) bedroom skilled nursing facility, to be contained within five (5) "houses", each of which will have fourteen (14) bedrooms; also to construct a seventy-six (76) bedroom Workforce Housing complex, consisting of seven (7) structures; also to conduct site activities including clearing of land, grubbing, grading, filling, trenching, installation of utilities, construction of support structures, roads and parking areas, construction of paths, lighting, and landscape elements, and all other work necessary thereto.

OTHER BUSINESS

MEMBER CONCERNS

OTHER BUSINESS NOT REASONABLY ANTICIPATED 48 HOURS IN ADVANCE

ADJOURN



**EDGARTOWN PLANNING BOARD
NOTICE OF PUBLIC MEETING / AGENDA
Tuesday, December 14, 2021, 5:30 PM**

Meeting by remote conferencing only!

**Attend by visiting: <https://us02web.zoom.us/j/84765296482>
or by calling 646-556-8858, and entering meeting ID: 847 6529 6482**

Meeting Materials: <https://bit.ly/EPB-2021-1214>

CALL TO ORDER

INTRODUCE NEW ADMINISTRATIVE ASSISTANT

REVIEW OF MINUTES

OCTOBER 5, OCTOBER 19, NOVEMBER 9, NOVEMBER 16

SCHEDULED BUSINESS

5:30 PM - PUBLIC HEARING - PROPOSED CHANGES TO ZONING BYLAW

- Public hearing to receive comment on several proposed changes to zoning bylaw, including
- AMEND the exemption described in Section 5.1.A - "Coastal District DCPC / Area of District"
- ADD SECTION 17.7.D, to consolidate SPGA requirements under the Planning Board where more than one special permit is required
- ALIGN VARIOUS SECTIONS OF THE BYLAW that refer to "flat" and "pitched" roofs
- ADD SECTION 10.1.K, "Boundary Tree Protection Bylaw"
- ADD SECTION 10.1.L, "Swimming Pools"

6:10 PM - DELIBERATION / DECISION - SP(COASTAL DISTRICT): , 42 DUNHAM ROAD (29B-71)

Application to conduct up to but no more than four for-profit, non-family events (typically weddings), supported by local wedding planners, tent companies, caterers, musicians, florists, and rental services.

6:30 PM - PUBLIC HEARING - SP: MARTHA'S VINEYARD HOSPITAL, INC., 490 EDGARTOWN VINEYARD HAVEN ROAD (11B-243)(CONTINUED FROM DECEMBER 7, NOVEMBER 9, 2021)

Application to construct and operate a Senior Residential Facility, comprised of a seventy (70) bedroom skilled nursing facility, to be contained within five (5) "houses", each of which will have fourteen (14) bedrooms; also to construct a seventy-six (76) bedroom Workforce Housing complex, consisting of seven (7) structures; also to conduct site activities including clearing of land, grubbing, grading, filling, trenching, installation of utilities, construction of support structures, roads and parking areas, construction of paths, lighting, and landscape elements, and all other work necessary thereto.

MEMBER CONCERNS

OTHER BUSINESS NOT REASONABLY ANTICIPATED 48 HOURS IN ADVANCE

ADJOURN

Edgartown, Mass
Town Clerk's Office
DEC 10 2021
Rec'd for Record
AT 10:14 AM

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