



Martha's Vineyard Commission

CR 8-2021 55 King Point Way Demolition

MVC Staff Report – 2021-8-20

1. DESCRIPTION

- 1.1 **Applicant:** Doug Hoehn (Schofield, Barbini and Hoehn; agent)
- 1.2 **Owner:** 55 King Point Way Realty Trust
- 1.3 **Project Location:** 55 King Point Way (Map 44, Block 10, Lot 22), Edgartown
- 1.4 **Proposal:** Demolition of a house more than 100 years old and construction of a new house and other structures on Edgartown Great Pond.
- 1.5 **Zoning:** Residential/Agricultural 120 (RA-120)
- 1.6 **Local Permits:** Special Permit, Conservation Commission (Notice of Intent and Request for Determination of Applicability), Board of Health (septic system approval), Demolition Permit, Building Permit
- 1.7 **Surrounding Land Uses:** Other residential uses in the RA-120 district.
- 1.8 **Project History:** According to town assessor records, the main building was constructed in 1904, with several alterations between 1991 and 2008, and a guest house added in 2000. The house was most likely built by William F. Jernegan, who acquired land in the area between 1896 and 1907, and it may have been part of a working farm. Jernegan later sold the house to Prescott Fay, who also owned land in the area. The house is one of the few remaining early summer cottages in Katama. The house has had various alterations over the years, including an extensive renovation in 2002, which according to the builder involved gutting the interior and replacing the entire frame, as well as all windows and doors. The builder stated that the only original features remaining were a staircase with wood paneling, and some wood paneling around the fireplace. Portions of the foundation are also original.
Project Summary: The proposal is to demolish the existing four-bedroom building, along with guest house and garage, and replace them with a new single-family four-bedroom home, along with a detached garage, a detached fitness studio/spa, outdoor pool, hot tubs, shed, terraces, and various hardscape. A new tennis court is also shown in the site plan, but has been removed from the proposal. The new structures would be connected by patios and/or walkways. The project also involves clearing of vegetation, regrading, and planting of trees and other vegetation. The total square footage of the main dwelling would increase from 2,553 ft² to 7,601 ft² (5,048 ft² increase), and total square footage of all buildings on the property would increase from 3,404 ft² to 10,926 ft² (7,522 ft² increase).

2. ADMINISTRATIVE SUMMARY

- 2.1 **DRI Referral:** Edgartown Planning Board
- 2.2 **DRI Trigger:** 8.1b (Demolition of a structure more than 100 years old); Concurrence Review
- 2.3 **LUPC:** Aug. 18, 2021
- 2.4 **Public Hearing:** To be determined.

3. PLANNING CONCERNS

3.1 Wastewater: The property drains into Edgartown Great Pond, which is considered to be impaired, and is within the Edgartown Ponds Area District. Assessor records show that there are currently four bedrooms on the property (three in the main building and one in the guest house), and the number of proposed bedrooms would remain the same. Plans for a MicroFAST 0.5 Septic Tank designed for four bedrooms and 440 gallons per day, and a proposed leaching field, have been provided. It is unclear how maintenance of the new landscaping may affect the overall nitrogen load. Because the property is within the Inland Zone of the Coastal DCPC, various wastewater restrictions would apply, including at least 200' of separation between sanitary disposal facilities and water supply wells.

3.2 Energy: The proposed energy sources are as follows:

Main House:

Domestic hot water: Propane boiler

Heating: Electric air-source heat pump with hydronic stage 2 heat (boiler)

Hydronic radiant floor (boiler)

Cooling: Electric air-source heat pump

Cooking: Propane range

Fitness Studio:

Domestic hot water: (main house boiler)

Heating: Electric air-source heat pump with hydronic stage 2 heat (main boiler)

Hydronic radiant floor (main boiler)

Cooling: Electric air-source heat pump

Garage:

Domestic hot water: Electric Point-of-Use water heater

Heating: Electric air-source heat pump with electric stage 2 heat

Cooling: (none)

Shed:

Domestic hot water: (none)

Heating: (none)

Cooling: (none)

Planning Board minutes from July 2020 show that the pool would be heated with propane.

3.3 Character and Identity: The house is not within any historic district, and is not listed in MACRIS. However, it is among the oldest remaining summer homes in Katama. Extensive renovations in 2002 appear to have eliminated most of the interior historical features, including the building frame and the windows and doors. The current plans show the height of the proposed house (25.94 feet) and fitness studio (24.5 feet) would comply with the 26' height restriction in the Edgartown Coastal District.

3.4 Climate Change Resilience: The current building is located mostly within the FEMA AE Flood Hazard zone, which has a 1% chance of annual flooding, and the property is entirely within the Inland Zone of the Coastal District. The new buildings will be just east of the flood zone, but will become increasingly vulnerable to storms and flooding as a result of climate change.

- 3.5 Landscape and Lighting:** A conceptual landscape plan showing existing and proposed vegetation has been provided. According to the plan, a total of 20,347 ft² of vegetation would be removed, and 8,818 ft² of new vegetation would be added.
- 3.6 Zoning:** The project requires a special permit from the Edgartown Planning Board for the construction of the pool, spa, and accessory structure within the Edgartown Ponds Area District and Coastal District, although the main house is allowed by right.