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Minutes of the Commission Meeting Held on May 15, 2008 In the Stone Building 33 New York Avenue, Oak Bluffs, MA

IN ATTENDANCE

Commissioners: (P = Present; A = Appointed; E = Elected)

P James Athearn (E – Edgartown)	P Ned Orleans (A – Tisbury)
P John Breckenridge (A – Oak Bluffs)	P Jim Powell (A – West Tisbury)
P Christina Brown (E - Edgartown)	P Doug Sederholm (E – Chilmark)
P Peter Cabana (A – Tisbury)	P Susan Shea (A – Aquinnah)
- Martin Crane (A – Governor Appointee)	P Linda Sibley (E – West Tisbury)
P Mimi Davisson (E – Oak Bluffs)	- Paul Strauss (County Comm. Rep.)
- Mark Morris (A – Edgartown)	P Richard Toole (E – Oak Bluffs)
P Chris Murphy (A – Chilmark)	- Andrew Woodruff (E – West Tisbury)
- Katherine Newman (A – Aquinnah)	

Staff: Mark London (Executive Director), Bill Veno (Senior Analyst), Christine Flynn (Affordable Housing and Economic Planner), Paul Foley (DRI), Bill Wilcox (Water Resource Planner)

The meeting was called to order at 7:40 p.m.

1. MOUJABBER ADDITION: DRI NO. 607 – PUBLIC HEARING (CONT.)

Commissioners present: J. Athearn, J. Breckenridge, C. Brown, M. Crane, M. Davisson, C. Murphy, N. Orleans, J. Powell, D. Sederholm, S. Shea, L. Sibley, R. Toole, A. Woodruff

For the applicant: Matthew Iverson (attorney), Peter Pometti (architect)

Richard Toole read the public hearing notice. The proposal is to add an addition to the existing five-bedroom house.

1.1 Staff Report

Paul Foley gave the staff report.

- At the last meeting on April 17th, the applicants were asked to meet with local boards, if they could. They were scheduled to meet with the Cottage City Historic District, but the Town asked that local boards wait until the Commission had finished with its review.
- The plans are those submitted April 4th.
- Mark London has submitted an analysis.
- Letters are included in the packet.
- He reviewed slides of the existing building and proposed addition and renovations.

Mark London reviewed his analysis of the latest proposal which is largely based on the criteria that staff prepared based on an analysis of the defining characteristics of this area.

- To a large extent, the proposal conforms to the area. A few things do not appear to conform.
- The tower is not characteristic of a craftsman house or subordinate to the main structure.
- The shape of the dormer adds to the headroom, but the shed dormer was less visible and less problematic.
- There's a question of whether the addition is subordinate to the main building. The three dormers are bigger than the roof and so undermine the idea of having a main building and an addition that steps down. The rear projection on the second floor has a dormer that is higher than the roofline.
- In the neighborhood, there's an absence of existing balconies. The first floor deck is less problematic because it is close to the ground, and could be enclosed underneath.
- There's a large expanse of glass, but mullions could be added.
- Gables at both ends could be a good idea.
- The question is whether the project is still too big. The percentage increase depends on how you calculate it. The existing house is 52 feet and the addition is 24 feet long, representing a 30% increase in length.
- If it was felt that it was too big, perhaps the connector could be eliminated. Or it could be pulled back six or ten feet and the stairs could be moved.
- Things the Commission might consider are:
 - eliminating the tower; it would appear that the functionality of everything else could be maintained;
 - eliminating dormers or going to shed dormers;
 - keeping the roofline of the addition low; there would be adequate headroom in the middle of the rooms but it would squeeze the headroom on the sides unless the whole addition was brought down;
 - eliminating the projecting part of the balcony on the second floor and eliminating the ground floor deck or enclosing the area underneath;
 - eliminating some parking and adding planting for screening; the existing brick driveway has been shortened by 12 feet and the parking area cut back to one space;
 - including in the Commission's approval some wording that would accommodate town board alterations.

John Breckenridge thanked Mark London for his hard work.

- He asked if the applicant would be willing to have a working session with Mark London.
- He would feel much more comfortable moving forward with this project based on a more complete set of plans.
- He wants to create an opportunity for dialogue and an avenue for working discussions with the applicant.

Ned Orleans said this is the first time he is aware that the Commission and applicant redesigned a project during a public hearing. He said he needs the results of a working session to make a determination on the plan.

1.2 Applicant's Presentation

Mathew Iverson said they would be happy to engage in a working session. There is a time issue for them to report back to the Appeals Court. Maybe they could work out a schedule before July. He had submitted a letter addressing some of the issues from last time.

- On the question of view, he discussion the implications of horizontal views.
- Regarding the footprint, the percentage of footprint of the addition will be 34% of the lot (based on assessors' figures) which isn't out of character for the neighborhood.
- The tower gives a view of the ocean and minimizes the silhouette from the ocean side. A widow's walk isn't consistent with Craftsman architecture but it may be preferable to a tower. There are three in the neighborhood.
- Triple windows and doors may not be consistent with the style but they're not inconsistent with the area. Triple windows or doors in the design don't make the design inappropriate.
- The second floor balcony is trying to create a sea view without projecting too much. There are other projecting balconies in the neighborhood.
- Commenting on the proposed conditions, he is concerned about the conditions whereby any town board changes would have to be more restrictive than the Commission proposal. He can envision that there will be give and take and recommends that LUPC can review any changes. He suggests not tying the hands of the parties at this point.

Doug Sederholm asked about existing sea views; there are views from the front porch, the second floor bedroom, and diagonal views from the side of windows. **Matthew Iverson** commented there are existing views but like there have been a number additions in the area, the owner would want to maximize the available sea views; they are trying to come up with a reasonable compromise to maximize the sea views and minimize the impact on everyone else.

Chris Murphy commented.

- His impression was that the judge remanded this to the Town so the Town could tell Mr. Moujabber what he could do. Then the Town sent it to the Commission.
- The Commission wasn't simply being asked to help the Town in its review. It is a full-fledged DRI and is being reviewed as such.
- Chapter 831 has wording about local review which some boards interpret as not allowing them to review a project until the DRI review is done.
- Is the Commission helping the applicant to make a decision window by window?

Doug Sederholm said that he is loathe to redesign the building. Since the aesthetics of the building within the North Bluff area has an impact on visitors, we can give them feedback and an opportunity before the public hearing is closed to come back. We have to give some feedback.

Peter Pometti commented on the design.

- They can lower the ridgeline. He'd prefer to lower it 12" rather than 18" because the three dormers on the back second floor addition are tied into the ridge height. Dropping the ridgeline 18" shrinks the dormers from 13 feet wide to 7 ft. 10 in. wide. A solution

would be to drop the ridge a foot and drop the addition down 7". As it is now, the slab of the garage is already below the road and is equal to the elevation of Pasque Avenue.

- The ceiling in the existing house is 8'-1". Dropping the addition 14" creates too much of a transition. The 7" is a good compromise. It gives an elevation in the garage that's workable, drops the addition roofline lower than the existing building and everything would work off of one roof.
- Triple window doors would probably be changed to double french doors. The applicant would probably be willing to eliminate the deck on the second floor, getting rid of the projection.
- Downstairs, the proportion of the triple door is in proportion to the scale of the room.
- The ground floor deck will drop 7" closer to the ground.
- The two small dormers were added to the existing house to create head room and usable space. In the original design they were shed dormers to minimize impact and not to have conflict with the existing dormers. Cottage City recommended changing them to gables rather than sheds because there weren't many sheds in the area.
- A concern was parking so they added parking but they would be comfortable eliminating the space down below and just having space be the width of the garage.
- Regarding the tower, the applicant would like to have some form of roof access either as a tower or widow's walk.
- The house does not have an adequate stair to the second floor. They tried to create a core that's a bridge between the existing house and addition, and create headroom to get to the second floor.

Linda Sibley asked if Commission members could have a site visit to the interior.

Linda Sibley asked if there is the ability to generate a computer rendering to better visualize how the new building would fit into the streetscape; a computerized generation of the appearance of the building would be easier to judge. **Peter Pometti** said that a criticism has been that perspectives can be manipulated to the applicant's advantage, but in this case, they've taken actual photographs and traced over them.

1.3. Public Officials

Kerry Scott, Selectmen, representing herself, said guidance was provided to the applicant through an analysis done by Commission staff. She discussed the scheduling of meetings and said that she expects that the Cottage City Historic District Commission will schedule a meeting with the applicant and she hopes that the public hearing will be continued.

1.4 Public Comment

Harvey Russell, Seaview Avenue Extension, said he watched the garage mushroom. He's confused about a lot of things.

- It seems like the percentage of coverage would be higher than 34%.
- The garage was being built for apartments. The house is trying to be enlarged to become apartments. It's encroachment on commercial. It's a residential area.
- He doesn't want this to set a precedent for apologizing after the fact.

Paul Foley said the project summary says that the addition will be 77% of the size of the existing building. The total square footage is greater than the square footage of the footprint.

Herbert Combra said the applicant is a close friend and an honorable man.

- This building has no sliding glass doors. They are French doors.
- Mr. Moujabber went through the Town process and had the go-ahead on the project. Someone should have stopped him when the second floor went up. It would probably have been less obtrusive if it had been finished.
- He is bothered to see the Commission being used for a single family dwelling. It's a hard job trying to appease a certain amount of people. The Town of Oak Bluffs should be making this decision.
- Mr. Moujabber is being persecuted. A decision has to be made. Either accept the building or not. It's a 5-bedroom house right now, but it's not a good year-round home as it is.
- He hopes the Commission can do something.

Abe Naperstak, 6 Saco Avenue, said they have written testimony to submit.

- He thinks it's really important that the Commission look at the new building as a percentage of the existing building.
- The addition examples that the applicant has submitted were built before 2005, before Oak Bluffs made the area a historic district.
- He invited people to see views from their own house.
- He urged the Commission to reject the application or require substantial modification of it.
- The addition is massive. The applicant is proposing to almost double the size of the house, adding garage, two outdoor decks, a tower, and parking. They believe the plan violates a number of local board guidelines.
- An addition must be secondary to the original building. This is not architecturally compatible with other buildings in the area. It radically alters the exterior of the building and damages the integrity of the surrounding viewscape. It blocks views from abutting property. It will adversely affect views of Oak Bluffs.

Chris Murphy suggested that the hearing be continued.

Linda Sibley said she understands the intent is to give clear guidance to the applicant. She has some concerns and she thinks the architect expressed willingness to respond to concerns.

Stephanie Kiefer, representing Reid and Naperstak families, said she submitted a brief letter, with Mr. Naperstak's comments attached. The Commission should have received a letter from Mr. Reid.

- Her comments are focused on a limited review of the most recent staff report. She has suggestions to take away some of the more offensive features, notably the tower.
- The first floor deck is 29 feet long, which isn't in keeping with the neighborhood.
- Chapter 831 notes that a benefit is an increase in living space. The detriment is a substantial addition. The footprint may be bigger than the existing house.
- The Oak Bluffs by-law encourages preservation of cultural and historical heritage.

- She suggested that the applicant submit a timetable, budget, proof that funding is available, and a demolition schedule which is required under Copeland District Regulations.

Richard Toole continued the hearing to May 29th.

Richard Toole asked Commissioners to comment generally on the list of recommendations. Commissioners generally agreed that the building is still too big.

Christina Brown commented that the Commission's main purpose is to look at whether if the addition fits with the historic and cultural and vista issues that the Commission deals with. The staff did a great job of looking at characteristics of the north bluff neighborhood. The applicant has proposed a plan that can be argued that it does or doesn't fit those characteristics. She thinks that overall, it's still too big but there are other issues of whether it fits in. Mark London's list isn't exhaustive but it may give applicant direction.

Commissioners can put things in writing to pass onto the applicant. Commissioners would like to see the vista with the new building superimposed on the streetscape.

Mimi Davisson said she would like to set parameters so as not to require that architect has to redesign the project for the Commission.

2. HARBORV IEW HOTEL: DRI NO. 614 – PUBLIC HEARING

Commissioners present: J. Athearn, J. Breckenridge, C. Brown, P. Cabana, M. Crane, M. Davisson, C. Murphy, N. Orleans, J. Powell, D. Sederholm, S. Shea, L. Sibley, R. Toole, A. Woodruff

For the applicant: Sean Murphy, attorney; Alan Werden, owner;

Chris Murphy opened the public hearing on the addition, demolition, renovation and new construction at the Harbor View Hotel.

2.1 Staff Report

Paul Foley gave the staff report.

- The site is 3.88 acres in the R5 district.
- Ownership will change to a hotel/condo structure.
- Proposed improvements include the reconfiguration and renovation of function facilities of the first floor of the main building.
- 5,436 square feet will be added to the main building footprint.
- The Mayhew Building will be demolished and the square footage will be dispersed throughout the site. The total square footage will be increased by 22,000 square feet. The Mayhew Building will be replaced with five small buildings.
- The first phase will be renovation of cottages. The second phase will be demolition of the Mayhew Building and expansion of the main building.
- The project was referred by the Edgartown Historic District Commission.
- Some of the key issues are:
 - The Harbor View is an Island landmark. How will changes affect its appearance?
 - How will condo structure affect the functioning of the hotel as a hotel?

- How will the large amount of construction affect the neighborhood?
- Will the project improve the hotel's ability to host functions? How will parking and traffic be affected?
- The landscaping will be similar to existing landscaping.
- Open space on the site will be slightly less but open space will be well-landscaped.
- They have stated that all lighting will be down-lighted.
- The applicant will go by Energy Star standards, use Energy Star appliances, and exceed the Mass Building code by 20%. The buildings will be designed so they can accept renewable energy in the future.
- The pool will be heated by solar energy.
- They have a three year contract to purchase electricity from a hydroelectric plant in Maine.
- They'll be on town water and sewer.
- They were granted a traffic study waiver mainly because the number of parking spaces will not decrease, and the number of rooms will decrease by three rooms.
- For traffic mitigation they will limit their function capacity to 301 people. They'll provide alternative transportation and parking for any functions over 140 people.
- 55 employees will be provided with bus passes annually.
- In accordance with the Commission's affordable housing policy, the applicant has offered to pay \$107,072. In addition, they pay for employee housing; this year they are paying \$650,000, with the employees contributing 40% of that amount.
- The applicant has offered to donate buildings or interior components to affordable housing projects or agencies.
- In terms of local impact, this will be one of the largest and most costly construction projects on the Island at \$55 million.
- The Harbor View is the largest hotel on the Island. With the Kelley House they have 96 year round employees and 188 seasonal workers. The proposed renovations will allow them to function better on a year round basis.
- They have submitted an economic impact analysis summarizing the direct and indirect impacts.
- They projected about 1000 construction jobs. Annual indirect and direct economic impact is \$24 million.
- Before and after streetscapes have been provided.
- Walls will be white cedar shingles. Roof will be red cedar shingles. Windows will be wood, fixed, and double-hung with simulated divided light.
- The applicant has hired a consultant for ADA accessibility for the whole site.
- The Commission has received some letters.
 - The chair of the Edgartown Historic District wrote that there were no substantial issues.
 - Margaret White, Edgartown Board of Trade, wrote in support of the project.
 - Patricia Rogers, a direct abutter, wrote to request party status. Her concerns are environmental, drainage, lighting and noise.
 - Lynn Alegard, an abutter, wrote in support of the project. The new owners have been responsive and sensitive.

- Richard Leonard wrote in support.
- Adam Bresnick, Island Food Products, wrote in support

Paul Foley presented a slide show on the existing building and proposed project.

2.2 Wastewater

Bill Wilcox gave the wastewater report.

- Wastewater is town treated and drinking water is town-supplied. The only concern is stormwater.
- Impervious area will be increased by 3760 square feet, but runoff will be directed to infiltration drywells.
- Two new catch basins and leeching pits for water draining toward Rogers' property will be installed.
- The parking area is going to decrease by 7000 square feet. 4500 square feet of parking will be pervious which will reduce volume of runoff.
- There is runoff that occurs at the southern exit. Edgartown Highway Dept is a little concerned about that. Sean Murphy said the applicant and highway department can work out a mutual agreement to satisfy that issue.
- There will be 7,000 square feet less parking. Ten parking spots will be added across the street.
- Elevation of the main building is 15 and 20 feet and it slopes off to the south. Lawns might be used for natural filtration of nitrogen, but he has to look into that.

2.3 Applicant's Presentation

Sean Murphy, representing Scout Capital, the new owners of Harbor View, introduced the new owners.

- Alan Werden, CEO and founder of Scout Capital
- Kevin Fox, vice president of development
- Thad Harland, general manager of the hotel
- John Daley, project director
- John Murray, chief engineer
- Doug Rice and Andy Wilson, architects

Alan Werden explained that they have owned the hotel for 18 months.

- He lives on Nantucket and he articulated the appeal of living on an Island.
- His personal attraction to special places led him into architecture and resort environments in Bermuda, Hawaii, Martha's Vineyard and Nantucket.
- Increasingly there is reason to be worried about these places. They are aware of the threats and their responsibilities as resort owners.
- Affordable housing is a huge issue. Small businesses struggle with high operating costs, short seasons, and difficult labor markets. Employees struggle with earning a living wage. There are environmental issues as the population swells each season. Poor quality development threatens these places.
- Scout Capital has resolved that each of their projects has to be viewed through a lens of sustainability. Their director of sustainability seeks out international models of sustainable

development. They've teamed up with Terrapin who helps make buildings 'green'. They think of sustainability in terms of environment, social and economic issues.

- The Harbor View will be a LEED certified resort. They're investing in improving the energy efficiency of the buildings.
- Visually, they are committed to the shingle style buildings. They have the opportunity to improve the physical environmentally.
- Operationally, they signed a clean energy deal for hydroelectric and wind power.
- Socially the hotel has played a critical role for visitors and year rounders. They will keep those assets open year round. For 100 years the hotel has been a gathering place, but the old spaces don't work to accommodate the activities.
- They're committed to being a good corporate citizen.
- They've invested about \$60,000 in the area in front of the building. They've supported the YMCA with cash and space for presentations. They've, buried overhead power cables and installed new, authentic street lights. They've collaborated with affordable housing, including Morgan Woods, Habitat for Humanity.
- The Harbor View is literally a beacon for the town. They care about the town and find opportunities to invest in the town.
- Their number one responsibility is to listen to customers. They've spoken to 500 past customers. The property is tired. The rooms don't meet the needs of families. The hotel had a total lack of programming. The function space doesn't work. Wedding planners want more space so they will improve the indoor space.
- They hope the Commission will find that their proposal is sustainable and responds to customers, neighbors, and community.
- The key stakeholders are employees. They have over 100 year round employees and their payroll is over \$4 million.
- The developers need Commission support. Edgartown needs a vibrant hotel resort. The hotel can be around for generations.

Thad Hyland, manager, explained that he worked at the hotel in the past, reopening the hotel after the last renovation.

- He's been in the hotel business for 37 years. Most of his career has been refurbishing old hotels and spas.
- Harbor View has had a slow deterioration. The last renovation was cosmetic. Scout is doing a thorough renovation and is really taking care of the buildings.
- Economically and socially the hotel is important.
- To have a vibrant community, Edgartown needs a year round community and the Harbor View can contribute to that.
- His goals are to stabilize service standards and attract new guests and local people.

Sean Murphy outlined some of the basic information on the project.

- The site is four acres. The main building was built in 1891.
- In the 1980s, the investors went bankrupt. Winthrop, the previous owners, did a cosmetic renovation in 1991.
- Their proposal is to allow the hotel to continue as a year round institution and economic engine.

- The Harbor View and Kelley House combined is the largest year round private employer on the Island. They pay \$175,000 a year in room occupancy tax to Edgartown.
- Harbor View and Kelley House is the largest buyer of local products, spending \$1.8 million on local goods and services.
- Indirect effects are the \$480- \$650,000 paid in rent to local landlords.
- Guests want bigger spaces. They are adding 22,000 square feet of space and dropping three rentable rooms, while adding five bedrooms.
- A goal is to enhance the experience at the hotel by instituting a children's program, adding a mini-spa, and a few other programs.
- Another goal is to create a more energy efficient property.
- There will be 117 units at the end of the renovation.
- They worked with neighbors to address their concerns. The new function space will have soundproofing and fixed windows. There will be landscaping around all the properties.
- They've worked with Historic District on design details.
- There will be three 77 person function rooms that can open up into one 231 person room. Some of the lawn functions will come inside. Most of the functions are for guests of the hotel.
- The proposal is to fill in the four-story gaps with living space. That's the only change to the exterior.
- The proposal is to take down the Mayhew Cottage and replace it with five cottages. The five cottages will total about the same square footage as the Mayhew Cottage of 290,000 sq. feet.
- Dukes County Housing Authority doesn't want the houses. But they'll strip usable building materials and allow the public to take usable materials. All interior contents will be donated. The three cottages, Bradley, Morse and Snow, don't have historic significance.
- The Snow Cottage will be removed and replaced with similar sized architecturally appropriate building.
- There is a zoning issue in the Huxford Building in creating the lock-off rooms but there aren't changes to the building.
- The proposal is to add a small children's room, formalize the pool room, move the retail space, and move the pool to south and make solar heated.
- The construction will be in two phases starting with the cottage replacements, in the fall. The hotel will stay open through holidays and the bar and restaurant will be open year round.
- The second phase will start in September 2009, completed in June of 2010, with the demolition of the Mayhew Cottage, moving of the pool and work on the main hotel. The bar and restaurant will remain open as much as possible.
- The goal of the renovations is to improve the guest experience. The total cost of the project is \$55 million. For financial viability of the project, Scout has established a new ownership structure for suite sales. It will remain a hotel. The new ownership structure doesn't create residential units. 85% of the units usually come back into the rental program and hotel inventory. We expect 100% of the units will come back. Zoning board of appeals is going to place restrictions on the ownership structure.. In two years the hotel will feel the same as it does today.

- Scout is prepared to make a formal offer that it will always be a hotel, if there was ever a change of use it would have to come before the Commission.
- This project and its structure is a good thing for the Island and Edgartown. Always a light on at the end of North Water Street.

Doug Wright and **Andy Wilson**, architects with Hart Howerton, explained that they take a contextual approach, looking at the environment that the building is in. They started with the community, looking at architectural details of the Edgartown.

- Everything is in scale with the neighborhood, except the Mayhew Building. Replacing it with five cottages will match the scale of neighborhood and town.
- They showed slides to describe the additions to the main building, which were designed in collaboration with the Edgartown Historic District Commission. The slides also showed the location and look of cottages.
- The cottages will have much lower massing, eaves, and height than the Mayhew Building.
- The children's' room and café retail area is 525 square feet.
- The function rooms will be self-contained and can be opened into one large room.
- The cottages are being built to accommodate guests' desire for more of a suite experience. There will be three 6500 square foot cottages.
- The Bradley and Morse cottages are not historically significant. Each will be replaced by a 7,000 square foot cottage, with one two-bedroom unit per floor.
- The Snow Cottage is not historically significant. The new building will have three two-bedroom
- The Captain Martin Cottage has two two-bedroom units, totaling 2,000 square feet, with one unit per floor. It has a white clapboard front and faces the pedestrian walk.
- The Penniman Cottage faces onto the pool. It is a little over 4,000 square feet with functions on the first floor with duplex units on second and third floor. The front will have clapboard siding.
- The Collins and Luce Cottages will be restored. The Victorian dormer and picket fence will be restored. A picket fence will be added across the front to start a cottage garden.
- Osborne and Raleigh Cottages are existing cottages. Existing characteristics have been enhanced and landscaping added. Each cottage will have two one-bedroom units.
- Through the landscaping they've brought back elements of tradition design, creating separate spaces.

Sean Murphy added the following information.

- New work will have full basements. New space in the main building will be office space. New space in the cottages will be storage and mechanicals.
- The Huxford Cottage will include an 1100 sq. ft. fitness room.
- Penniman Cottage will have hotel services on the first floor, a 850 sq. ft. day spa, a guest lounge and in the basement a yoga pilates studio.
- The property meets ADA requirements. Deb Ryan, former director of the architectural access board, will consult on parking and accessibility.
- One of the biggest benefits of the project is energy savings. They've been working with Kate Warner and Chris Shaffner. They're aiming for gold or silver LEED certification. The booklet summarizes energy and site issues.

- The parking lot behind Huxford will be changed to pervious.
- All the toilets will be changed from three gallon flush to 1.6 gallon.
- The property is being retrofitted for propane.
- New windows will be low energy/high efficiency.
- Electricity is being purchased from a hydro plant and windfarm in Maine for at least three years.
- Lighting will be changed from incandescent to compact fluorescent or LED.
- The restaurant has installed high efficiency appliances saving 1000 kw a year.
- The investigated using geothermal but they received advice that it would be wiser to use the money to pay for other energy-related changes for greater energy savings.
- The Harbor View has a full recycling program which will be continued.
- The guest program includes energy savings measures.
- The Harbor View's present carbon footprint is estimated at 1810 metric tons. They're going to add 22,000 sq. ft. to the property and the carbon footprint will be cut in half. Energy efficiency will allow more business during the off and shoulder seasons, All rooms will be available 365 days a year.
- There's no open space by Commission standards, but there's a lot of visual open space.
- Landscaping plan isn't finished, but they will return with a finished plan.
- Lighting will be downlighting.
- The property presently accommodates 77 cars. Off site parking at the tennis course accommodates 26 spaces. After reconfiguration, 63 cars will be on the main property, and off-site spaces will be assigned 14 for guests and 13 for employees to total 77. They're parking by 14 spaces which will come out of employee spaces.
- Twelve senior employees may park on site. Others are required to use the park and ride. The Harbor View gives 55 employees bus passes which will continue as part of the parking mitigation plan.
- There will be no change to the exit and entrance. The number of rooms will drop by three. Off-site functions during peak season will use alternate transportation. Additionally, guests are encouraged not to bring cars and the hotel uses its own vans and provides bikes.
- The Harbor View rents 22 houses for employees; employees pay 40%.
- Affordable housing mitigation is \$107,072 and the Harbor View will donate building materials and interiors.
- The Harbor View has always been a great contributor. It has already donated enough furniture and appliances for 21 plus families at Morgan Woods and for three Habitat for Humanity families.
- The project is important to the town and Island, and it's important to do it right and do it once. It winterizes the cottages and cleans up energy issues. The developers are enjoying the process and the benefit solving energy issues, architecture issues, giving guests what they want, cleaning up and professionalizing the function space. Most importantly they want to create a year round sustainable hotel that the Island and Edgartown can be proud of.
- All the year-round employees live on the Island. They use the H2B system because they can't get enough Island employees.

2.4 Public Comment

Patricia Wheeler said she is a proud employee.

- She worked at the hotel in the 1990s. A year ago she heard the vision of the developer and she's been rejuvenated about working at the Harbor View.
- The hotel is dedicated to the sustainability of the employees and to the future generations of the Island.
- She's very proud to be associated with the project.
- The children of the Island will benefit from training and job opportunities.
- The project is an investment of manpower, and money, and neighborliness.

Bob Wheeler commented that the hotel is the grand dame of the Island. If we can make this happen it can serve the Island better in the next 100 years. It's the grandmother of the Island. Grand dames need support, respect, and love.

Mimi Davisson asked about the economic impact report and whether it reflects the current hotel and whether it includes the Kelley House. **Sean Murphy** explained that the report includes the Kelley House because operations are mixed; the economic output of the hotels will stay about the same.

John Breckenridge asked where shuttle would be dropping people off for functions. **Sean Murphy** explained that drop-offs and pickups would be at the front or at Fuller Street, not on the Starbucks side.

The applicants reiterated that members of Scout Capital understand they have a special duty to the Island and the hotel.

Chris Murphy continued the hearing to June 5th.

3. SHIRLEY'S WALL: DRI NO. 380-M – PUBLIC HEARING (CONT.)

Jesse Steere, the applicant, reiterated his proposal.

- He has fourteen containers in the back, a concrete platform area, and three containers on wheels which he intends to keep.
- He intends to plant cedar as screening.
- He has striped the back parking lot which he will keep clear for cars.
- He'll plant anything he's requested to plant.

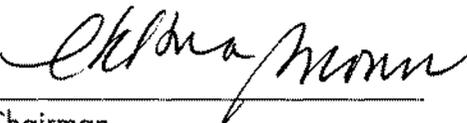
Linda Sibley said she heard that the applicant was going to rent out some of the containers. Linda wanted to know the applicants response regarding renting out the containers. Paul spoke with Jesse and Jesse stated containers are entirely for his own use.

Richard Toole closed the written record.

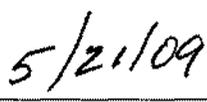
4. OTHER

Paul Foley reported that World Revival Church will be starting their planting and have budgeted \$14,000 for plants.

The meeting adjourned at 11:00 p.m.



Chairman



Date



Clerk-Treasurer



Date