

## Christine Flynn

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**From:** Christine Flynn  
**Sent:** Saturday, April 03, 2021 2:07 PM  
**To:** Alex Elvin  
**Cc:** 'Adam Turner'; Bill Veno; Sheri Caseau; Elizabeth Durkee; Mike Mauro; Lucy Morrison; Dan Doyle  
**Subject:** RE: DRI #250-M 222 Upper Main Street - Update on MVC Housing Policy

Alex,

The Arbor Inn was last issued a town business license in 2011, I am still waiting for documentation from the town. The Arbor Inn continued to operate without a license until 2015 at which time the Selectmen placed a cease and desist order on the property. After 2015, the Arbor Inn continued to operate on and off without a license until sometime in 2016 but there is no documentation and this information is based on hearsay. The Arbor Inn was vacant when it was purchased in 2018. According to Edgartown Assessors Office, when a commercial property, such as the Arbor Inn, becomes vacant the commercial property could be considered residential.

After purchasing the property, the applicant rented the property for a limited time to help provide workforce housing for several businesses as well as a few seniors who lost their housing. The MVC DRI Housing Policy's section 5.7 Demolition of Dwelling Units, "Any DRI project that proposes to demolish, repurpose, or otherwise eliminate an existing residential structure must replace each unit of housing..." would not apply in light of these circumstances.

**Staff Recommendation:**

- Staff would recommend not to considered this property as residential use given the business history of the Arbor Inn.
- Staff would also recommend waiving the monetary mitigation in exchange for the provision of year-round staff housing, either on-site or off-site, for a minimum of two employees.

Let me know if you have any questions.

Thanks,

Christine

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**From:** Christine Flynn  
**Sent:** Monday, March 01, 2021 4:52 PM  
**To:** Alex Elvin <elvin@mvcommission.org>  
**Subject:** RE: DRI #250-M 222 Upper Main Street

Alex,

We need to double check the square footage calculations. Enclosed are my staff notes for DRI #250-M 222 Upper Main Street:

#### Planning Issues:

- How will this project improve and potentially benefit the surrounding businesses within the B-2 Business District?
- What is the regional impact of this proposal to the five other towns in terms of municipal services, taxes, visual impact, transportation, water quality, or Affordable Housing?
- Is this project consistent with Smart Growth Principles?
- Is this project consistent with local or regional plans such as the MVC's Island Plan, Edgartown's Master Plan, or Edgartown's Upper Main Street Plan?
- What is the construction schedule for Phase I and Phase II?
  - During construction where will all building materials and equipment be stored?
  - How will noise, dust, and traffic be mitigated during construction process in order to minimize possible impacts to the surrounding businesses and residents?

#### Economic Development:

- The proposed commercial project is to renovate an existing building with a new addition to create 19 guest rooms. The proposed project will be done in two Phases.
- The proposed project is an allowed use within Edgartown's B-2 District.
- The proposed project will operate seasonally from April – November/December.
- The proposed project anticipates 2 additional employees: (1) full time house keeper and (1) front manager. There are 5 – 6 full time employees at The Edgar Hotel across the street
- The potential impacts to municipal services are as follows:
  - Impacts to Police and Fire Services are likely to be minimal since the proposed project is located within a densely developed commercial/residential area.
    - The impact on Fire Services should be positive because all renovations and new commercial construction will have fire safety and building code compliance.
  - It is not anticipated that there will be any impact to schools.
  - The applicant will be tied into town water and sewer at the applicant's expense.
- The proposed project's site FY 2020 Assessed Value is \$1,477,800 and the FY 2020 Property Tax paid to the Town was \$5,803
- The proposed project's renovation and expansion will increase the current assessed property value and generate additional property taxes to the town.
- The proposed hotel use will generate additional rooms tax revenue at 11.7%: 5.7% to the Commonwealth of Massachusetts and 4% to the Town of Edgartown
- The renovation and expansion of the proposed project will create a small number of new temporary jobs in the construction and professional service sector industries

#### Affordable Housing:

- The proposed project is to renovate an existing building with a 3,969 square foot addition to create a 19 guest room hotel. According to the MVC's Housing Policy, the recommended monetary mitigation is the following:
- 3,969 square feet X 3 (Hotel/Inn) X \$8 = \$95,256

Thanks,

Christine

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