

MVC – DRI 250M - 222 UPPER MAIN ST. – EDGARTOWN. 5-24-2021
RESPONSE TO 5/14/2021 MVC QUESTIONS

1. The LUPC had asked whether the older tree at the northwest corner of the site was viable. The tree is also mentioned in the Jan. 27 Planning Board letter. Has the tree been looked at by an arborist, and has it been found viable? **Mike Donorama inspected the tree and while it is not in great shape it is alive and viable and we can keep it.**
2. Other examples of the proposed lighting fixtures that commissioners can see on the Island, especially the parking light fixture. Please also provide the cut sheets and heights of each fixture type. **The manufacturer of the parking fixture is not aware of any installed on MV. The exterior lighting plan is based on the following principles: Lighting on buildings shall be limited to that required by code and the basic safety of transient residential guests who will be less familiar with the site than full time residents, any security lighting will be motion sensitive, and all exterior lighting will be downward shielded. The parking fixtures will be mounted on 8'-0" high posts. The cut sheets for the fixtures are attached to this email.**
3. A statement as to how the hotel will manage pedestrian crossing on Upper Main. **When hotel guests receive their welcome email, it will inform them that there are two cross walks roughly 200 feet from the entrance of the hotel and they should utilize those when accessing the other side of the street.**
4. Description of the proposed exterior building materials. **Foundation: Concrete with brick veneer. Siding: Natural white cedar shingles. Trim: Boral flat and profiled - painted white. Roofing: Architectural asphalt shingles - Fox Hollow Grey. Windows: Andersen – Architectural Series. Lighting: Edgartown lantern style sconces and pole mount. Fencing: Natural cedar stockade - 6 ft. high.**
5. A construction management plan, or statement as to the construction schedule for phases 1 and 2 (if still 2 phases), where building materials and equipment will be stored, and how noise, dust, and traffic will be mitigated during construction. **There will be one phase of construction that will start on or about August 1, 2021 with a completion date of April 15, 2022. Most of the interior demolition has been completed so the first task will be to demolish the back left addition to make room for the new foundations. This will be followed by the construction of the six new guestrooms to be constructed and closed in by late fall. At this point, all of the exterior work on the structure will be completed so any dust & noise will be contained inside the structure. Interior mechanical and finishes will follow with a completion scheduled for mid to late April. Staging of the project will consist of a dumpster and materials to be placed on the left side of the building. Parking for workers will be on the property at the rear of the building.**

Construction hours will be Monday thru Friday from 8am to 5pm and 8am to 3pm on Saturday.

6. Please revise the site plan, or provide a project narrative to take into account the points raised by the Planning Board in its Jan. 27 letter (available [here](#)). The plans dated 5-24-2021 have been revised to show:

1. The project will have one phase.
2. Solar panel locations.

7. Provide the latest plan showing parking surfaces. A revised Parking Plan is included in the attached drawings dated 5-24-2021. Revisions include:

1. The delineation of pervious and impervious parking surfaces.
2. The 4 spaces at 230 Upper Main St. are exclusively for 230 Upper Main St.
3. The bicycle rack is noted on the plan.
4. The driveway is pea stone in the vicinity of the old growth trees.

8. A list of offers for commissioners to consider in post-hearing review. See email attachment.