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# Martha's Vineyard Commission

## DRI #250-M 222 Upper Main Street Change of Use MVC Staff Report – 2021-2-26 DRAFT

### 1. DESCRIPTION

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- 1.1 **Applicant:** Stony Brook LLC (Attorney Geoghan Coogan)
- 1.2 **Owner:** Stony Brook LLC
- 1.3 **Project Location:** 222 Upper Main Street, Edgartown, Map 20c, Lot 27
- 1.4 **Proposal:** Conversion of an existing residence to a 19-room inn, including site work to provide for parking and access requirements, limited demolition, and construction of a new addition to the main building.
- 1.5 **Zoning:** B2 District
- 1.6 **Local Permits:** Special Permit (Planning Board), Innholders License (Board of Selectmen), Annual Inspection / License to Operate (Board of Health), Building Permit
- 1.7 **Surrounding Land Uses:** Edgartown B2 District; densely developed, with various business and residential uses; a multi-family house to the west and single-family house to the east. The southern property boundary abuts the R5 District.
- 1.8 **Project History:** In 1987, the MVC approved an approximately 1,566 ft<sup>2</sup> addition at 222 Upper Main Street (DRI 250), which at the time was the Arbor Inn, raising the total to about 4,050 ft<sup>2</sup> and increasing the number guest rooms from six to 10. The proposal also included an additional living room and a new parking area. The MVC conditions required the proposed architecture and exterior materials to be consistent with the exiting building, and the proposed site improvements to be consistent with the existing landscaping. The property was vacant when the current owners purchased it in 2018, and 12–13 of the rooms have since been used as workforce and elder housing.

**Project Summary:** The project would take place in two phases. Phase one would include refurbishing and altering nine of the 11 existing guest rooms and bathrooms, converting the existing living room into a bedroom, and updating the existing common areas. One guest room will be converted into a laundry area and handicap-accessible bathroom, leaving the total number of guest rooms at 11. The property includes a cottage and garage, with one room each. The cottage would be reoriented to make room for parking spaces, which would increase from seven to 21. Phase one would also include the installation of new windows, HVAC equipment, a fire sprinkler and alarm system, and life safety devices to accommodate the new layout. The building currently has no fire sprinkler or alarm systems, and is not handicap-accessible. Phase two would involve constructing a new handicap-accessible entrance to replace an existing deck at the front of the building, demolishing a one-story wing off the back of the existing building (391 ft<sup>2</sup>), and constructing a new three-story addition with six rooms, including two that are handicap-accessible according to 521 CMR (1,323 ft<sup>2</sup> footprint). The addition would be about 26'10" at the ridgeline, compared to 23'11" for the existing building.

The new hotel would be operated by staff members of the existing Edgar Hotel across the street at 127 Upper Main, which shares the same owner. The property would likely operate from May–December. The front desk would be located at the Edgar Hotel, and guests of the new inn would use a mobile check-in system. The applicant has stated that an Edgar Hotel employee will be onsite at 222 Upper Main about 12 hours per day.

## **2. ADMINISTRATIVE SUMMARY**

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- 2.1 DRI Referral:** Planning Board, December 23, 2020
- 2.2 DRI Trigger:** 3.1f (Dev. of Comm of use), 3.1h (Dev. of Comm – Parking 10+ vehicles)
- 2.3 LUPC:** March 1, 2021
- 2.4 Public Hearing:** Not yet scheduled

## **3. PLANNING CONCERNS**

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- 3.1 Water and Wastewater:** The Edgartown Wastewater Commission has approved the tie-in for the property, conditioned on other permitting to allow for the 19 rooms. The inn will not provide dining service. MVC staff has recommended that the proposed landscaping include plantings other than grass to reduce the need for irrigation.
- 3.2 Stormwater and Drainage:** Impervious area as proposed would increase from 3,669 ft<sup>2</sup> to about 10,854 ft<sup>2</sup>, including the addition in Phase Two. MVC staff has recommended that the proposed parking area and driveway consist of as much pervious surface as possible. The site plan shows the location of the proposed gutters on the main hotel building, and four drywells.
- 3.3 Energy:** The plans for Phase Two show rooftop solar on the existing building and proposed addition, although the capacity of the system has not been provided. Heat pumps would be used for water and space heating.
- 3.4 Traffic and Transportation:** The proposal shows an increase from seven to 21 spaces. The Edgartown B2 District requires one parking space per guest unit, plus one for every 12 units, which would equal 21 spaces for the project.

The proposed curb cuts cross an existing shared use path, and would be maintained, but will become one-way in and one-way out. Because guests might check in at the Edgar Hotel, and possibly have access to those amenities, pedestrian traffic crossing that section of Upper Main Street may increase.

The property would include bike racks, and guests would be offered transportation alternatives during their stay, although the alternatives have not been specified.

- 3.5 Character and Identity:** The property is not located in the Edgartown Historic District, but is subject to Special Permit review by the Planning Board. The oldest part of the main building was constructed around 1938, with an addition in 1991. The main building is highly visible from Upper Main Street, although the proposed additions are mainly to the rear of the building.

- 3.6 Economic and Social Development:** The new inn will be operated by staff members of the existing Edgar Hotel, with one new employee expected as result of the change of use, and one employee assigned to the new inn per day.
- 3.7 Night Lighting:** The applicant has not yet provided a lighting plan.
- 3.8 Landscaping:** The applicant has provided a preliminary landscape plan, and stated that existing oak trees at the front of the property will remain, while some trees to the rear of the property would be removed to make way for the additional parking spaces.
- 3.9 Island Housing Needs:** The main building was previously used as workforce and elder housing for 12–13 people. At present the main building, cottage, and garage are vacant. The applicants have stated that the project will entail the hiring of one new employee at the Edgar Hotel. The Edgartown Planning Board has requested that if the Commission requires an affordable housing contribution, it be directed to the Edgartown Affordable Housing Committee.
- 3.10 Zoning:** The project would entail a change from residential to commercial use in the B2 District, which is allowed by Special Permit.