



Martha's Vineyard Commission

OLD STONE BUILDING • 33 NEW YORK AVENUE
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June 10, 2021

Re: MVC approval of DRI 550-M4 Mansion House Parking

Dear Geoghan,

I am writing to inform you that on Thursday, June 3, 2021, the Martha's Vineyard Commission reviewed the proposal to use four lots behind the Mansion House (10 Cromwell Lane, Map 7, Block F, Lot 16.1; 12 Cromwell Lane, Map 7, Block F, Lot 15; 9 Main Street, Map 7, Block F, Lot 17; and 25 Main Street, Map 7, Block F, Lot 20) in Tisbury for Mansion House parking, which triggered the Development of Regional Impact (DRI) Checklist as a modification. The Commission determined that the modification was not significant enough to warrant a public hearing, and further voted to approve the modification.

The proposal is to use 10 and 12 Cromwell Lane, as well as portions of 9 and 25 Main Street, as parking for the Mansion House. The lot will have 27 parking spaces (not including spaces for loading and unloading, and four existing spaces that are associated with 25 Main Street) and a 12' travel lane that loops through from north to south. Access to the lot will be one-way, with entry via Main Street and exit onto Beach Street. Eight of the proposed 27 spots (the northernmost row as shown in the site plans) already exist. Parking will be limited to registered hotel guests and tradespeople doing work at the Mansion House. All vehicles will be required to display a valid parking permit issued at the front desk, and the lot will be monitored by hotel staff throughout the day. Further information related to the proposal is available on the MVC website:

<https://www.mvcommission.org/dri/summary/550/58045>

The approval was conditioned to require that 1) the Applicant shall make every effort to work with abutters to establish a road association to maintain and improve Cromwell Lane (including the portion also known as Norton Lane), working with other parties as necessary; and 2) a detailed landscape and lighting plan, including the potential planting of additional shade trees, vegetative buffers, the location and types of lighting, plans for at least one electric-vehicle charging facility (either installed or pedestal-ready), and signage for the property (to direct traffic), all subject to the review of abutters, shall be submitted to the LUPC for review and approval prior to any work on the project. The MVC Sight Design and Landscape Policy, which provides guidance for parking areas, is available on the MVC website:

<https://www.mvcommission.org/sites/default/files/docs/mvcdripolicysitedesignandlandscape.pdf>

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In addition, the Commission accepted the Applicant's offers 2, 3, and 5:

- 2. The surface of the parking lot will be pea stone or other permeable substance that reduces dust.*
- 3. Any new lighting (as required by code) will be Dark-Sky compliant LED and on timers or light sensors.*
- 5. We will continue to encourage guests to leave cars on the mainland and utilize the VTA.*

The Town may now proceed with the permitting process.

If you have any questions, or if there is anything we can help with, please let me know.

Sincerely,



Alex Elvin
DRI Coordinator

cc: Ross Seavey
Sherm Goldstein
Susan Goldstein
Josh Goldstein