

**TO:** Paul Foley, DRI Coordinator, Martha's Vineyard Commission  
**FROM:** Sean E. Murphy, Esq.  
**DATE:** August 10, 2017  
**RE:** Current and proposed compliance of Harbor View Hotel with Decision of the Martha's Vineyard Commission on DRI #614, as amended

---

**Condition 1 (Building Materials):**

- 1.1 The removal of Morse, Bradley and Snow are part of this proposal and the Applicant will comply with all of the requirements of Condition 1.

**Condition 2 (Affordable Housing and Employee Housing):**

- 2.1 When the Certificate of Occupancy is issued for the project as proposed in this modification the payment will be made to the Edgartown Affordable Housing Committee.
- 2.2 The Applicant is in compliance. Employees may pay up to 70% of the rent when they occupy a room, however, the Applicant rents the houses at market rates for either the entire season or annually and the employees only pay when they actually occupy a room.
- 2.3 The Applicant is in compliance with this condition. There will be 7 accessible units rather than 6.

**Condition 3 (A.D.A.):**

- 3.1 The Applicant will be in compliance with this condition.

**Condition 4 (Traffic, Parking):**

- 4.1.a. The Applicant is in compliance with this condition.
- 4.1.b. The Applicant is in compliance with this condition as the additional function space is not being constructed.
- 4.1.c. The Applicant is in compliance with this condition
- 4.1.d. The Applicant presently provides van transportation, uses the Park and Ride lot and provides bicycles to its guests. Upon completion of the proposed work the Applicant will provide the required bus passes to employees that require same.
- 4.2 The Applicant is in compliance with this condition. Upon completion of the proposed work the parking will increase to 81 guest spaces and 12 employee spaces for a total of 93 parking spaces.

**Condition 5 (Recycling):**

- 5.1 The Applicant is in compliance with this condition.

**Condition 6 (Landscaping):**

6.1 The Applicant will comply with this condition.

**Condition 7 (Lighting):**

7.1 The Applicant is in compliance with this condition and will continue to comply with this condition.

**Condition 8 (Stormwater):**

8.1 The water runoff has been directed to drywells where applicable. The new parking area "A" will be pervious. The Fuller Street runoff issue has been resolved.

**Condition 9 (Water):**

9.1 The Applicant is in compliance with this condition for all new cottages and any toilets that have been replaced. The Applicant will comply with this condition for all new construction.

**Condition 10 (Energy):**

10.1 The pool will be converted to solar heated as part of this modification.

10.2.a. The Applicant is in compliance with this condition and will continue to be in compliance.

10.2.b. The Applicant will comply with this condition.

10.2.c. The Applicant will comply with this condition.

10.2.d. The Applicant will comply with this condition.

10.2.e. The Applicant is in compliance with this condition

10.2.f. The Applicant is in compliance with this condition.

10.2.g. The Applicant will comply with this condition.

10.2.h. The Applicant is in compliance with this condition.

10.3 The Applicant will be seeking LEED certification.

10.4 The Applicant will provide a final lighting plan and energy analysis to the MVC to meet this condition.

10.5 The Applicant ceased purchasing this electricity many years ago as it was no longer economically feasible.

**Condition 11 (Community Benefits):**

11.1 The Applicant makes significant contributions and will be in compliance with the direct grants once the project is completed. The Applicant is in compliance with the in-kind donations.

11.2 The Applicant is in compliance with this condition.

**Condition 12 (Phasing):**

12.1 The Applicant intends to complete the work requested under this modification in one phase, not later than the present permitted time of May 1, 2019 for completion.