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Martha's Vineyard Commission

DRI # 614-M5 Harborview Hotel Modifications MVC Staff Report – 2017-08-11

1. DESCRIPTION

- 1.1 Applicant:** Scout Harbor View; Sean Murphy (Lawyer/Agent);
- 1.2 Project Location:** 131 North Water Street, Edgartown
- 1.3 Proposal:** Modifications to DRI 614: Additions to the Main Hotel will not be constructed. The Main Hotel rooms will not be converted to two (2) bedroom suites and the first floor function space will not be increased. Rather than being removed and replaced with five (5) smaller cottages the Mayhew building will remain and be converted from single bedroom units to two bedroom units. Two (2) of the proposed cottages will not be constructed.
- 1.4 Zoning:** R-5 Residential (minimum lot size 10,000 sf).
- 1.5 Local Permits:** Modification to Special Permit from ZBA (Applicant has requested a public hearing at the town); Building Permits.
- 1.6 Surrounding Land Uses:** Residential
- 1.7 Project History:** The MVC approved a two phase \$55 million renovation of the Harborview Hotel in 2008. The project was financed by Lehman Brothers who went bankrupt. In May 2012 a new group of seasonal residents became the controlling investors in the property. In 2014 they requested additional phasing time periods to allow the investor team a more realistic timetable and allow for the continuation of the financing that was put in place in May 2012. The DRI 614 Decision was modified in August 14, 2009 (614-M), April 26, 2012 (614-M2) and October 16, 2014 (614-M3) when the applicant requested the installation of cook tops in some of the units.
- 1.8 Project Summary:**
- The proposed additions to the Main Hotel will not be constructed.
 - The Main Hotel rooms will not be converted to two (2) bedroom suites and the first floor function space will not be increased.
 - Rather than removing the Mayhew building and replacing it with five (5) smaller cottages it will remain and be converted from single bedroom units to two bedroom units.
 - Two (2) of the originally proposed cottages will not be constructed.
 - The net change in rooms is 6 more than the current number and 9 more than approved.
 - A new swimming pool will not be installed but the heating system for the present pool will be converted from propane to solar.
 - Four additional parking spaces will be created from the approved 89. Parking will increase to 81 guest spaces and 12 employee spaces for a total of 93 parking spaces.
 - The hotel will have the same hours of operation

2. PLANNING CONCERNS

2.1 Some Key Issues

- **Intensity of Use:** Does this modification increase the intensity of use to the degree that it would require a public hearing review as a DRI?