Harbor View Hotel
DRI 614-M7

Martha’s Vineyard Commission
Public Hearing
May 6, 2021
Harbor View Hotel Expansion

Applicant: Harbor View Owner LLC; Marilyn Vukota

Permits: Edgartown ZBA modification to special permit
Certificate of Appropriateness by Edgartown Historic District Commission (public hearing)
Building permits
MA Division of Professional Licensure for spa activities

LUPC: 10/26/20
MVC modification review: 11/5/20
Site visit: 1/19/21
Public hearing: 1/21/21, 2/11/21, 4/29/21, 5/6/21

84 emails and letters and 2 videos from public as of April 28
Letter from 11 neighbors responding to HVH attorney statements on 4/29/21
New submissions from applicant
New submissions (5/6/21)

• Comparison of approved (2018) and proposed (2021) campus plans
• Floor plans and elevations
  • Main Building
  • Mayhew Building
  • Snow Cottage
  • Morse Cottage
  • Pease Cottage
  • Bradley Cottage
Project history

• DRI 614 (HVH Expansion) approved in 2008
  • Renovations and expansion of main hotel
  • Mayhew Building to be demolished and replaced with 5 cottages
  • Swimming pool, day spa
  • Total increase = 19,297 ft$^2$ (total proposed finished space was 113,564 ft$^2$)
  • Total units dropped from 116 to 68; rooms dropped from 120 to 117; bedrooms increased from 134 to 139
  • 77 parking spots

• Modifications in 2009, 2012, 2014, 2018

• DRI 614 M6 (HVH Modification) approved in 2018
  • 2008 plans reduced by 8,000 ft$^2$
  • Approval of 1,620 ft$^2$ spa in main hotel
  • Mayhew Building to remain and be renovated
  • 4 of the proposed cottages eliminated from plan
  • Approved parking spots increased to 97 (+20 from approved)
  • Total rooms increased to 146 (+29 from approved)
Proposal

- **Main Hotel**
  - Increase from 36 to 40 rooms – *already built*
  - 1,620 ft² addition will not be constructed

- **Mayhew Cottage**
  - Increase from 48 to 51 rooms – *already built*

- **Bradley Cottage**
  - Reduce rooms from 12 to 4
  - Increase proposed square footage from 7,080 to 9,650 (+2,570)
  - Include 4,625 ft² spa

- **Pease Cottage**
  - Increase from 10 to 11 rooms

*Total number of rooms stays the same*

*Total square footage of project increases 950 ft² compared to 2018, but decreases 7,050 ft² compared to 2008*

*Applicant has determined that use of the spa will be limited to registered guests*

*Also requesting extension of phasing to 2023*
2021 Proposed – Minor Changes to Master Plan

- Market Fitness Center & Electrical Room
  - Not Built
- 3 Guest Rooms
  - Not Built
- Expanded Bunkroom
  - Not Built
- New Addition
  - Not Built
- Fuller St. Lot
- New Pease Cottage Approval 2006
- Expanded Morse Cottage Approval 2008
- Expanded Bradley Cottage Approval 2008
- New Addition
- Hotel Renovated & Expanded in
  - New Guest Rooms
Original Conditions (2008)

KEY:
- Cottages not being constructed (Martin, Fisher, Penniman and new Mayhew)
- Present configuration of Morse and Bradley Cottage. (Expanded footprint approved in 2008 and to be constructed under proposed plan)
Current Proposal

KEY:

- = Cottages not being constructed (Martin, Fisher, Penniman and new Mayhow)

- = Present configuration of Morse and Bradley Cottage. (Expanded footprint approved in 2008 and to be constructed under proposed plan)
## Finished Floor Space (square feet)

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<td>39,482</td>
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<td>7,080</td>
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<td>Mayhew (cottage)</td>
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<td>7,092</td>
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<td><strong>Total</strong></td>
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<td><strong>113,564</strong></td>
<td><strong>113,759</strong></td>
<td><strong>108,212</strong></td>
<td><strong>-5,404</strong></td>
<td><strong>-5,367</strong></td>
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Still to be completed (2018 approval)

• Demolition and construction of expanded Bradley Cottage (9,650 ft$^2$)
• Construction of Pease Cottage (9,066 ft$^2$)
• Demolition and construction of expanded Morse Cottage (7,080 ft$^2$)
• Demolition and construction of Snow Cottage (4,373 ft$^2$)
• Related site infrastructure and parking (97 parking spots)

*MVC would need to adjust condition 12.1 (phasing)*