



BOX 1447, OAK BLUFFS, MASSACHUSETTS, 02557, 508-693-3453,
FAX 508-693-7894 INFO@MVCOMMISSION.ORG WWW.MVCOMMISSION.ORG

Martha's Vineyard Commission

DRI # 614-M7 Harbor View Hotel Modifications MVC Staff Report – 2020-10-26

1. DESCRIPTION

- 1.1 Applicant:** Harbor View Hotel Owner LLC; Sean Murphy (Lawyer/Agent)
- 1.2 Project Location:** 131 North Water Street, Edgartown; Map 20B, Lot 107
- 1.3 Proposal:** Relocation and expansion of proposed spa, expansion of proposed Bradley Cottage, and reconfiguration of the number of rooms per building (net number of rooms remains the same).
- 1.4 Zoning:** R-5 Residential (minimum lot size 10,000 sf)
- 1.5 Local Permits:** Modification to Special Permit from ZBA (public hearing); Certificate of Appropriateness by HDC (public hearing); 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 approved 2008 plan was for a total finished square footage of all buildings to rise from 91,277 sf to 113,564 sf, an increase of 19,287 sf. The number of units was going to drop from 116 to 68, rooms would drop from 120 to 117, and bedrooms would go from 134 to 139. The project was proposed to be done in two phases.
- 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 on August 14, 2009 (614-M) to change the location of the spa; April 26, 2012 (614-M2) to change the phasing and the location of the office; October 16, 2014 (614-M3) to install cook tops in some of the units; November 17, 2016 (614-M4) to extend the timelines for the phasing; and June 21, 2018 (614-M6) for an extensive modification, including a reduction of 8,000 sf and a net increase of 29 more rooms than the 2008 approval.
- 1.8 Project Summary:**
- **Main Hotel Building:**
 - The 1,620-sf addition on the south side of the main building will not be constructed
 - The second, third, and fourth floors were approved for 36 rooms, but were built with 40 rooms: an increase of 4 rooms.
 - **Mayhew Cottage renovation:**
 - Approved for 48 rooms but built with 51 rooms: an increase of 3 rooms.
 - **Bradley Cottage:**
 - Approved as a 7,080-sf building with 12 rooms; now proposed to be a 9,650-sf building, including a 4,625-sf spa and 4 rooms; an increase of 2,570 sf and reduction of 8 rooms.
 - **Pease Cottage:**
 - Approved for 10 rooms; now proposed to be 11 rooms, an increase of 1 room.

No net change in the number of rooms: 8 rooms added to Main Hotel and Mayhew and Pease Cottages, and 8 rooms eliminated from Bradley Cottage. *Note that the changes to the Main Hotel and Mayhew Cottage have already been built, minus the 1,620 addition to the Main Hotel.*

2. ADMINISTRATIVE SUMMARY

- 2.1 DRI Referral:** Edgartown ZBA
- 2.2 DRI Trigger:** 1.2 Modification to a previous DRI
- 2.3 LUPC:** October 26, 2020 – LUPC voted 5-4 to recommend a full public hearing, with four members abstaining.
- 2.4 Public Hearing:** To be determined if necessary

3. PLANNING CONCERNS

3.1 Some Key Issues

- Is this a significant enough change to the approved and modified DRI to require another public hearing review as a DRI?

3.2 Environment

- **Wastewater / Stormwater:**

- The property is connected to the Edgartown Wastewater Facility.

3.3 Affordable Housing

- The applicant has offered an affordable housing contribution of \$91,096, which is \$15,976 less than 2008 based upon the reduction in gross square footage. However, 2008 affordable housing was calculated on finished square feet, so affordable housing mitigation should be the same.
- The applicant offered to continue to provide affordable housing for a portion of its employees annually by renting 22 houses seasonally and 3 houses year-round at market rates and only requiring the employees to reimburse a percentage of the cost. They also offered to continue to provide furnishings, bedding, and other items to affordable housing.