

MV Hospital – Navigator Homes
DRI 720

Martha's Vineyard Commission
June 13, 2022

MV Hospital – Navigator Homes

Owner/Applicant: Martha's Vineyard Hospital (Geoghan Coogan, agent)

Proposal: Construction of a skilled nursing facility with 66 beds, and workforce housing with 76 beds

Permits: Building Permits, Board of Health approval for septic systems, zoning relief for number of parking spaces, setbacks resulting from a proposed subdivision, and roof heights

Checklist: 3.1b (Commercial development of 3,500+ ft²), 3.1e (Outdoor commercial space of 6,000+ ft²), 3.1f (Change in use or intensity of use), 3.1h (Parking for 10+ vehicles), 6.1a (Private assembly place of 3,500+ ft²); mandatory review



Edgartown, MA

Contact K BLUFFS



1



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Abutters



Layers





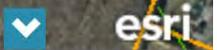
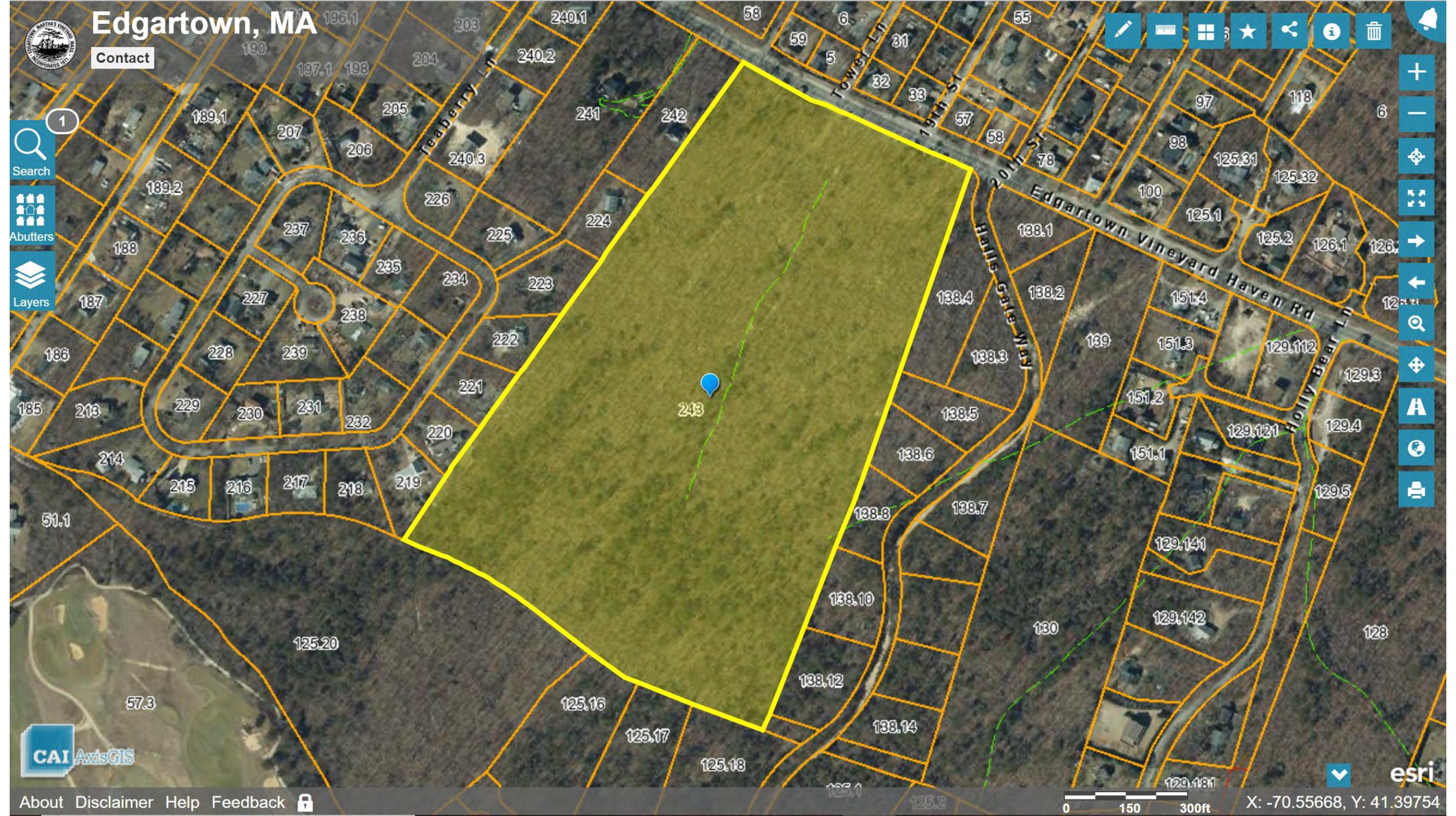
Edgartown, MA

Contact

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Legend ✕

Edgartown Overlay Zoning Districts - Edgartown - Island Roads District - Major Roads Zone

DESCRIBE



Edgartown Overlay Zoning Districts - Edgartown - Island Roads District - Special Ways Zone

DESCRIBE



NHESP Priority Habitat v15 Effective Aug 1 2021



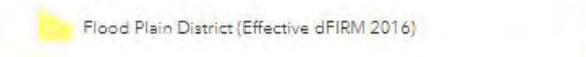
Edgartown Overlay Zoning Districts - Edgartown - Coastal District

DESCRIBE



Edgartown Overlay Zoning Districts - Edgartown - Flood Plain District

DESCRIBE



Parcels with Building Info Joined_pv



Project history

- The proposal has been developed over the last several years by the Martha's Vineyard Hospital and Navigator Homes of Martha's Vineyard, working with Healthy Aging MV and other groups.
- The project site is undeveloped and includes Natural Heritage and Endangered Species Program (NHESP) priority habitat and is within the Island Road District of Critical Planning Concern (DCPC), with a Special Way along the southern boundary.
- Project was referred by Edgartown Planning Board, which began its review in 2021, including a public hearing.

Proposal

- Develop a skilled nursing facility for elders, along with workforce housing for hospital workers, including nursing staff for the facility.
- As proposed, the facility would replace the Windemere Nursing and Rehabilitation Center, which is currently located at the Martha's Vineyard Hospital in Oak Bluffs and is the only nursing facility on the Island.*
- Total of 66 skilled nursing units (13-14 private bedrooms per building), and 48 workforce housing units with a total of 76 beds.
- Total floor area of all buildings would be 37,217 ft², with a total footprint of 24,306 ft².

**Three nursing facilities are located in Falmouth, all of which had some Vineyard residents in 2020. Those facilities are more institutional in design than the proposed facility.*

The Henrietta Brewer House in Tisbury is a 14-bed assisted living residence.

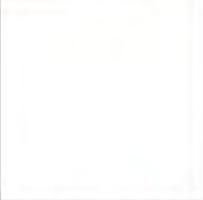
Short-stay rehabilitation care is provided in swing (short-stay) beds at MVH with Windemere taking overflow patients when it can.

Four building types proposed

Building Type	Number of Buildings	Units per Building	Bedrooms per Building	Footprint per Building	Floor Area per Building	Uses
“Green House”	5	13 (one with 14)	13 (one with 14)	11,079 ft ²	11,079 ft ² (one floor)	Skilled nursing facility; shared living, dining, and function rooms; offices and staff areas; spa and care areas; patio and porch
Workforce Duplexes	4	2	4	1,186 ft ²	2,372 ft ² (two floors)	Workforce housing
Workforce Townhouses	1	8	20	5,102 ft ²	10,107 ft ² (two floors)	Workforce housing
Workforce Apartments	2	16	20	6,939 ft ²	13,659 ft ² (two floors)	Workforce housing



LOCUS MAP
SCALE 1" = 200'



EDWARD L. PESCE, P.E. DATE _____

GREEN HOUSE SKILLED NURSING & WORKFORCE HOUSING PROJECT
AT
490 EDGARTOWN-VINEYARD HAVEN ROAD
IN
EDGARTOWN, MASSACHUSETTS
(DUKES COUNTY)

OVERALL LOTTING PLAN

REVISIONS:

No.	DATE	DESC.
1	4/26/22	Site Reconfiguration

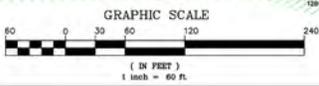
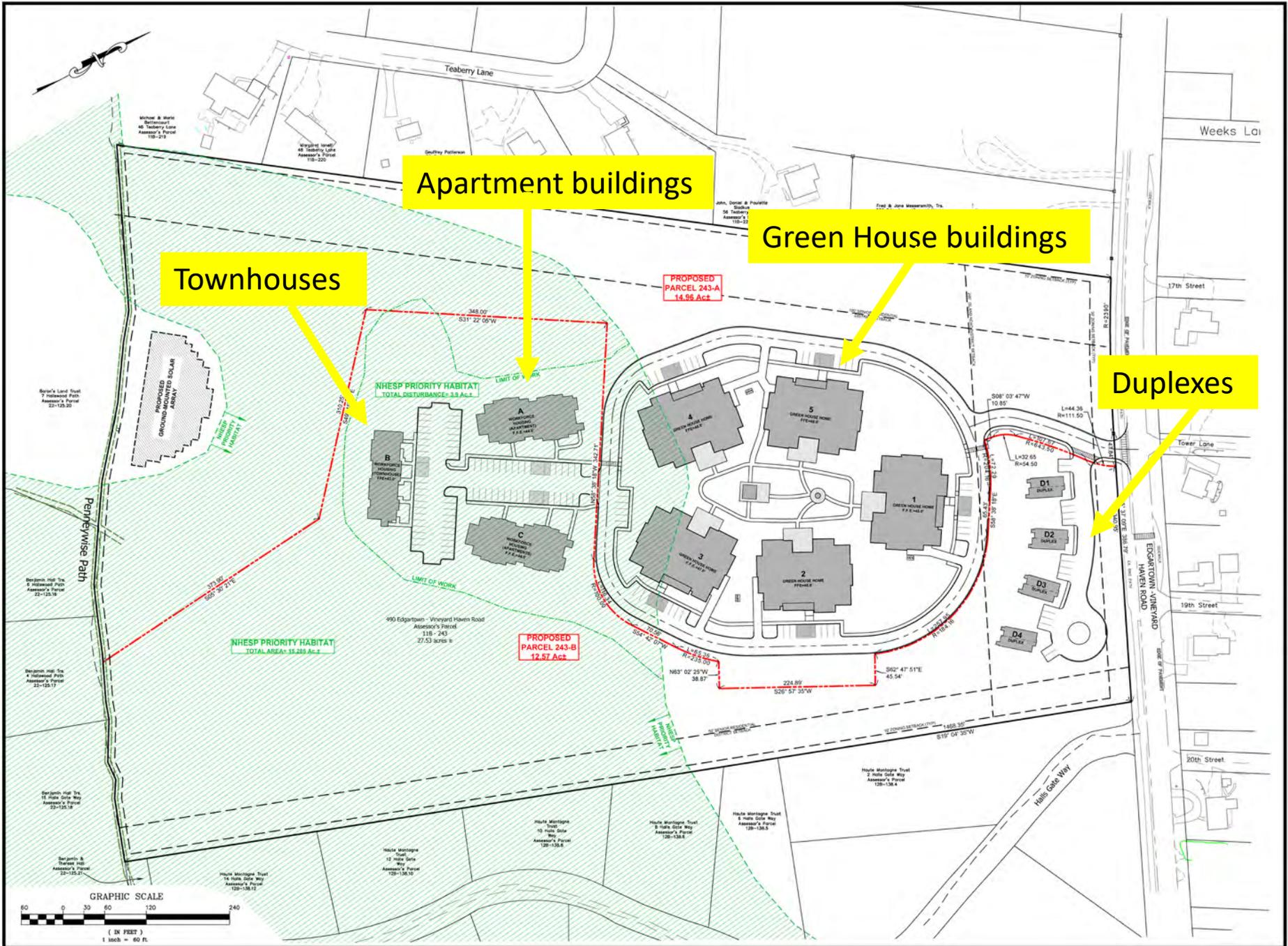
PREPARED FOR:
MARTHA'S VINEYARD HOSPITAL & NAVIGATOR HOMES OF MARTHA'S VINEYARD, INC.

ENGINEERING BY:
PESCE ENGINEERING & ASSOCIATES, INC.
Edward L. Pesce, P.E., LEED AP
43 Porter Lane
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Phone: 508-238-5123
Cell: 508-333-7430

LAND SURVEYING BY:
SCHOFIELD, BARBINI & HOEHN INC.
12 SURVEYOR'S LANE, BOX 339
VINEYARD HAVEN, MA 02568
508-893-2781

DATE: SEPTEMBER 22, 2021

CALC./DESIGN	ELP
DRAWN	BLW
CHECK	ELP
JOB NO.	5103



Green House Schematic Rendering – Street Side



LWDA
DESIGN

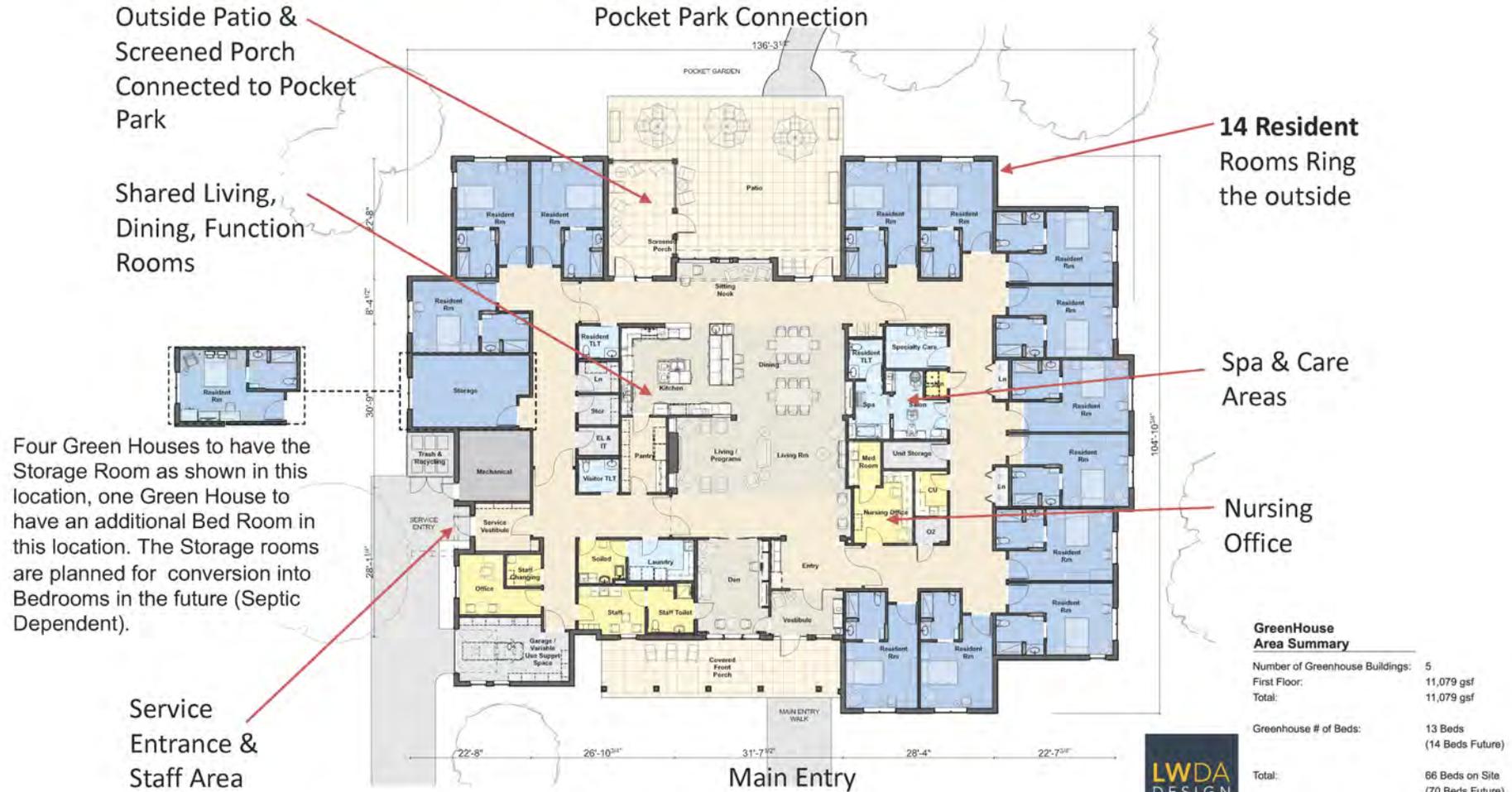
NAVIGATOR ELDER HOMES
OF MARTHA'S VINEYARD



MARtha'S VINEYARD
HOSPITAL

Green House Typical Floor Plan

14 Bedroom Skilled Nursing



GreenHouse Area Summary

Number of Greenhouse Buildings:	5
First Floor:	11,079 gsf
Total:	11,079 gsf
Greenhouse # of Beds:	13 Beds (14 Beds Future)
Total:	66 Beds on Site (70 Beds Future)

Resident Centered Model of Care



Workforce Housing A&C Apartments



Front Elevation



2nd Floor Plan



Rear Elevation



1st Floor Plan



Side Elevation



Side Elevation

Apartment Style Building Area Summary

Number of Apartment Style Buildings:	2
First Floor:	6,939 gsf
Second Floor:	6,720 gsf
Total:	13,659 gsf
1-Bed Room Units:	12 Units, 637 gsf
2-Bed Room Units:	4 Units, 807 gsf
Total per Building:	16 Units, 20 Beds

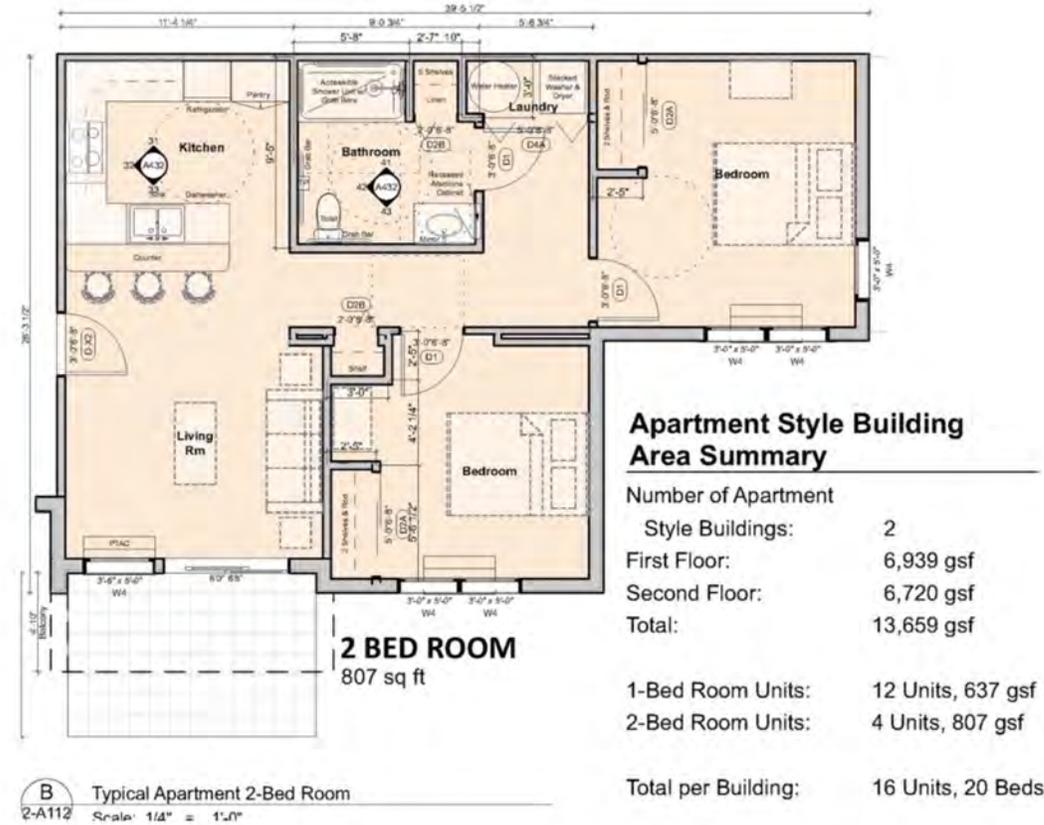


NAVIGATOR ELDER HOMES OF MARTHA'S VINEYARD



MARTHA'S VINEYARD HOSPITAL

Workforce Housing A&C Apartments - Units



Apartment Style Building Area Summary

Number of Apartment Style Buildings:	
2	
First Floor:	
6,939 gsf	
Second Floor:	
6,720 gsf	
Total:	13,659 gsf
1-Bed Room Units:	12 Units, 637 gsf
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Workforce Housing B Townhouse Style



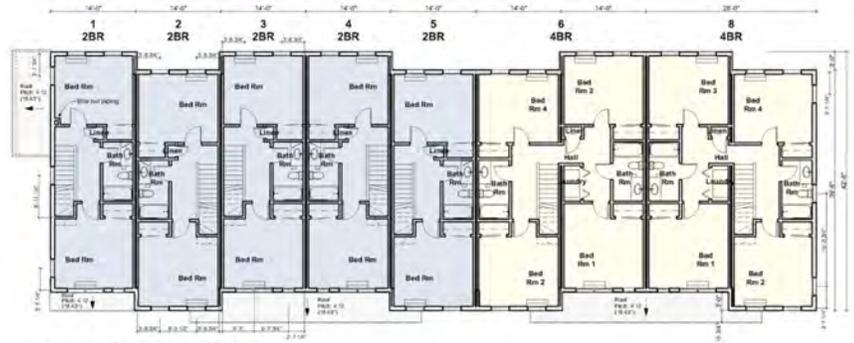
Front Elevation



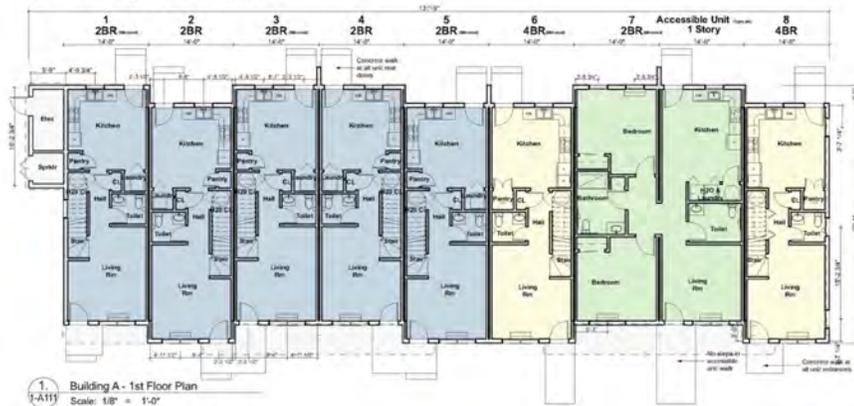
Rear Elevation



Side Elevations



2nd Floor Plan



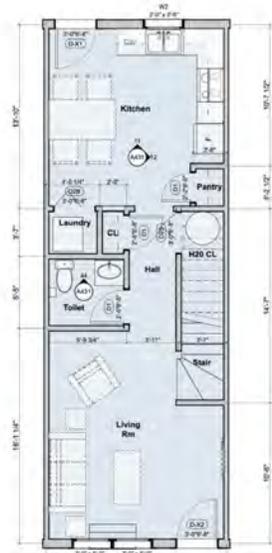
1st Floor Plan

Townhouse Style Building Area Summary

Number of Townhouse Style Buildings:	1
First Floor:	5,102 gsf
Second Floor:	5,005 gsf
Total:	10,107 gsf
2-Bedroom Units:	5 Units, gsf
2-Bedroom Accessible Units:	1 Unit, gsf
4-Bedroom Units:	2 Units
Total:	8 Units, 20 Beds



Workforce Housing B Townhouse Style - Units



1A
A401
2Bed Rm - 1st Floor Plan
Scale: 1/4" = 1'-0"

2 Bedroom Unit



1B
A401
2Bed Rm - 2nd Floor Plan
Scale: 1/4" = 1'-0"



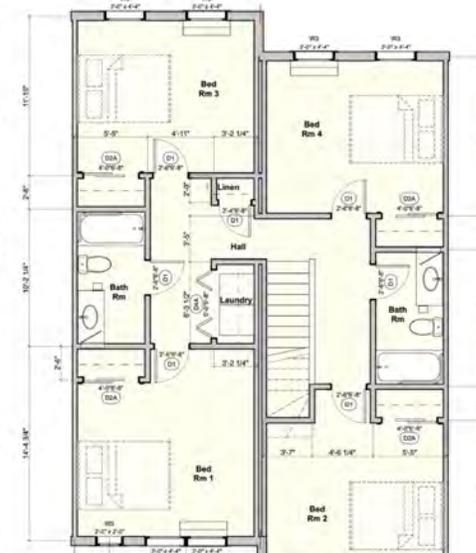
2
A401
Accessible Unit - 1st Floor Plan
Scale: 1/4" = 1'-0"

2 Bedroom Accessible Unit



3A
A401
4Bd Rm - 1st Floor Plan
Scale: 1/4" = 1'-0"

4 Bedroom Unit



3B
A401
4Bd Rm - 2nd Floor Plan
Scale: 1/4" = 1'-0"

Workforce Housing D Duplex Style Houses



House Front



House Back



Front Elevation

1A Front Elevation
Scale: 3/16" = 1'-0"



Side Elevation

3A Left Elevation
Scale: 3/16" = 1'-0"



2 2nd Floor Plan
Scale: 1/4" = 1'-0"

2nd Floor Plan

1 1st Floor Plan
Scale: 1/4" = 1'-0"

1st Floor Plan



Rear Elevation

2A Rear Elevation
Scale: 3/16" = 1'-0"



Side Elevation

4A Right Elevation
Scale: 3/16" = 1'-0"

Duplex Style Building Area Summary

Number of Townhouse Style Buildings: 4

First Floor: 1,186 gsf

Second Floor: 1,186 gsf

Total: 2,372 gsf

2-Bedroom Units:

2 Units / Bldg, 1,186gsf each

Total:

8 Units, 16 Beds



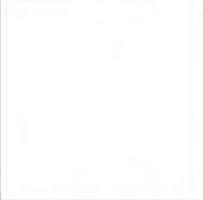
Alt. Roof

Proposed subdivision

- The property would be subdivided into two lots (about 15 and 13 acres) in order to comply with USDA funding requirements and potentially qualify for a variance from the town Board of Health for the number of bedrooms.
- The lot with workforce housing would be owned by the hospital, and the lot with the Green House buildings would be owned by Navigator Homes.
- Conveyance of the Navigator Homes lot would be subject to various conditions under which the property would revert back to the hospital.



LOCUS MAP
SCALE 1" = 200'



EDWARD L. PESCE, P.E. DATE

GREEN HOUSE SKILLED NURSING & WORKFORCE HOUSING PROJECT
AT
490 EDGARTOWN-VINEYARD HAVEN ROAD
IN
EDGARTOWN, MASSACHUSETTS
(DUKES COUNTY)

OVERALL LOTTING PLAN

REVISIONS:

No.	DATE	DESC.
1	4/26/22	Site Reconfiguration

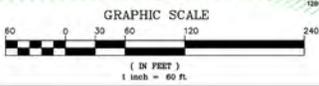
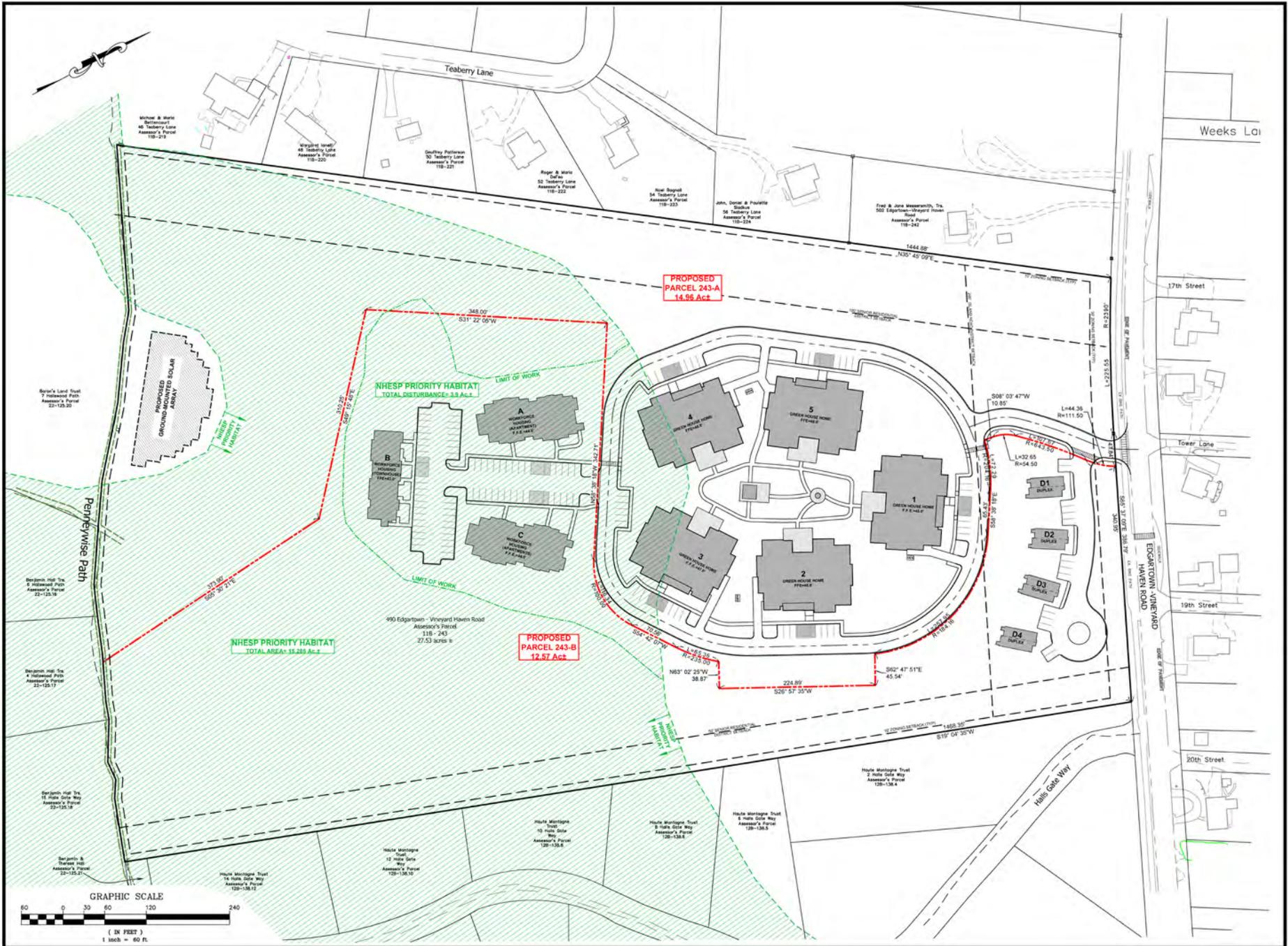
PREPARED FOR:
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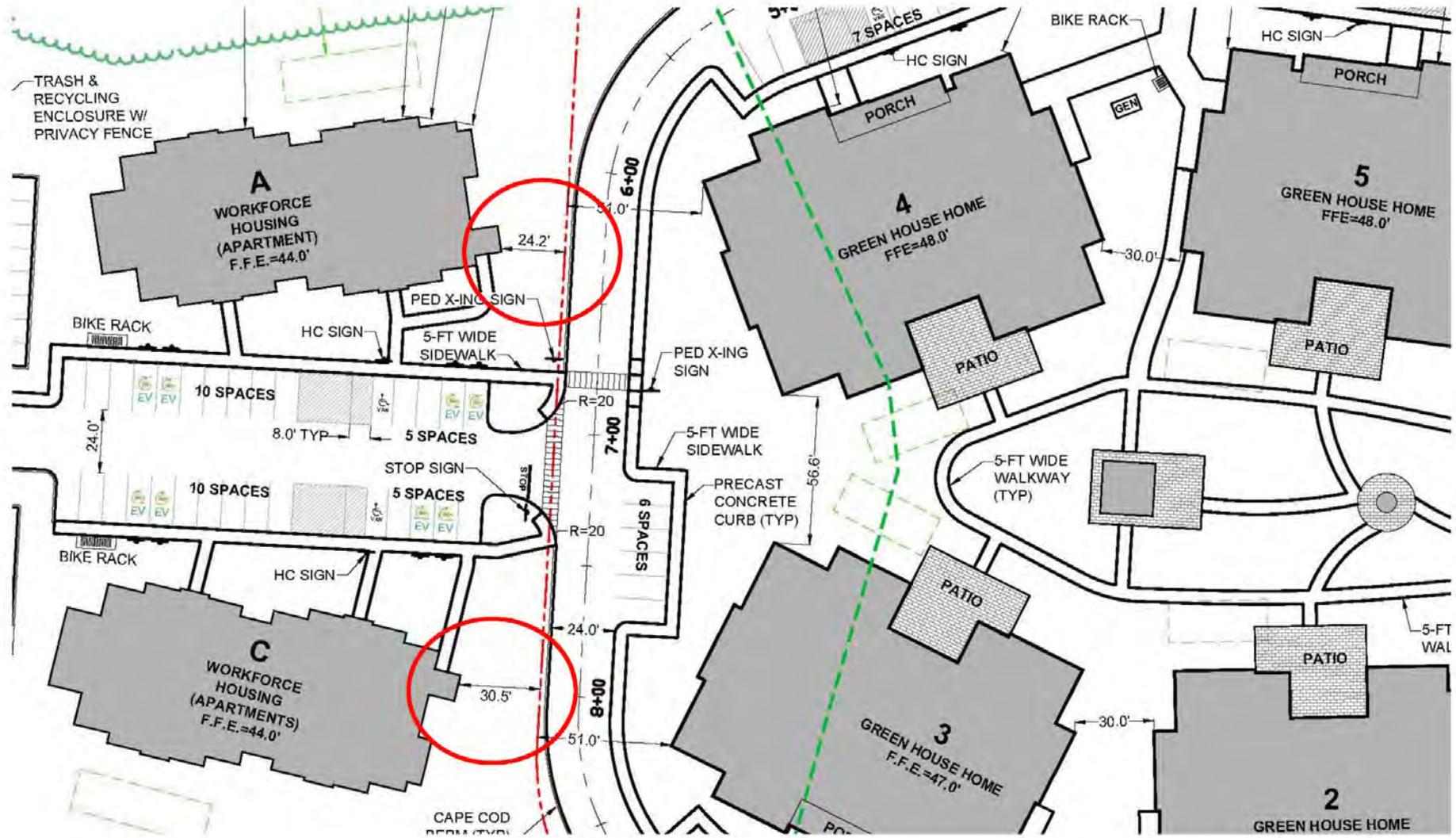
LAND SURVEYING BY:
SCHOFIELD, BARBINI & HOEHN INC.
12 SURVEYOR'S LANE, BOX 339
VINEYARD HAVEN, MA 02568
508-893-2781

DATE: SEPTEMBER 22, 2021

CALC./DESIGN	ELP
DRAWN	BLW
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JOB NO.	5103



Internal Lot Line setbacks



Planning concerns

Wastewater

Stormwater

Habitat and environment

Traffic and transportation

Island housing needs

Character and identity

Energy

Social development

Impact on abutters

Lighting and landscape

Wastewater

- The property is within the watershed of Sengekontacket Pond, which is impaired.
- The applicant had originally planned to tie into the town sewer, but the state Department of Environmental Protection (DEP) indicated that the town must first develop its Comprehensive Wastewater Management Plan (CWMP), which will likely not happen within the timeframe of the project.
- The applicant has proposed NitROE denitrifying septic systems, which are guaranteed by the vendor to reduce wastewater nitrogen output to 8 mg/L. This will also entail subdividing the property.
- The design and permitting process with the Board of Health is ongoing.

Wastewater

- The adjusted nitrogen load limit for the property, according to the MVC Water Quality Management Policy, is 55.61 kg/year.
- Proposed wastewater generation is estimated at 11,284 gallons per day (GPD), or 90 GPD per bedroom for the Green House buildings and 167 GPD per workforce unit.
- Accounting for the estimated wastewater flow, runoff and landscaping, and the denitrifying septic system, the project is estimated to generate a total of 171.17 kg/year, which is 115.56 kg/year above the limit.
- The applicant will need to propose mitigation, which may include installation or retrofits of about 28 septic systems elsewhere in the watershed.



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IN
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UTILITIES PLAN

REVISIONS:

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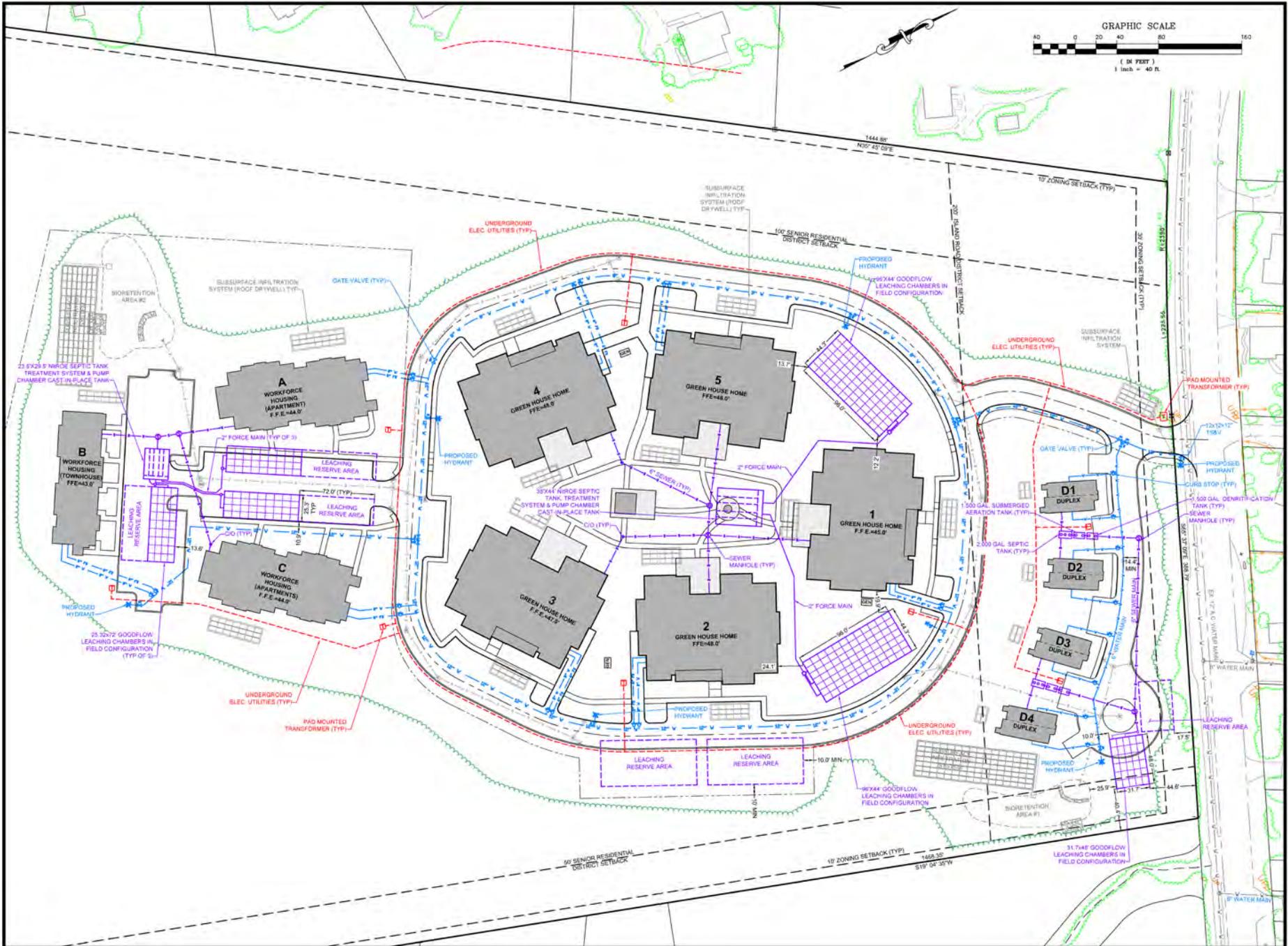
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CALC./DESIGN	ELP
DRAWN	BLW
CHECK	ELP
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Stormwater

- The middle part of the development would sit lower than the surrounding grade to the east and west.
- A grading and drainage plan dated 4/29/22 shows the grade dropping from about 53 ft to 46 ft above sea level on the western edge of the development envelope, and from about 61 ft to 46 ft on the eastern edge.
- The proposed drainage system would collect runoff from the roofs and road, directing it to various infiltration chambers around the buildings, including larger overflow chambers and bioretention areas at the front and back of the development.
- The applicant's engineer has stated that the system is designed for at least a 25-year storm, in line with the MVC Water Quality Management Policy.

TEST PIT DATA

TEST PIT # PE-TP-1
 EVALUATOR Edward L. Pesce, P.E.
 DATE June 8, 2020
 ELEV TOP = 31.10
 ELEV WATER = + 20.43

0'	31.10
A	30.35
B	28.35
C	20.43
No Standing, Mottling or Weeping Observed	

TEST PIT # PE-TP-2
 EVALUATOR Edward L. Pesce, P.E.
 DATE June 8, 2020
 ELEV TOP = 31.40
 ELEV WATER = + 20.32

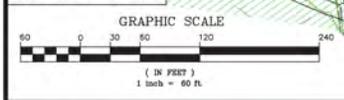
0'	31.40
A	30.40
B	29.07
C	20.32
No Standing, Mottling or Weeping Observed	

TEST PIT # PE-TP-3
 EVALUATOR Edward L. Pesce, P.E.
 DATE June 8, 2020
 ELEV TOP = 30.49
 ELEV WATER = + 27.57

0'	30.42
A	30.23
B	30.48
C1	35.73
C2	27.57
No Standing, Mottling or Weeping Observed	

TEST PIT # PE-TP-4
 EVALUATOR Edward L. Pesce, P.E.
 DATE June 8, 2020
 ELEV TOP = 45.60
 ELEV WATER = + 35.77

0'	45.60
A	45.43
B	43.60
C1	42.70
C2	35.77
No Standing, Mottling or Weeping Observed	



NOTE:
 GEOTECH BORINGS AND TEST PITS PERFORMED BY LAHLAF
 GEOTECHNICAL CONSULTING, INC. (LGC) IN JUNE 2020



LOCUS MAP 1
 SCALE 1" = 2000'



EDWARD L. PESCE, P.E. DATE

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 AT
 490 EDGARTOWN-VINEYARD HAVEN ROAD
 IN
 EDGARTOWN, MASSACHUSETTS
 (DUKES COUNTY)

EXISTING CONDITIONS PLAN

REVISIONS:

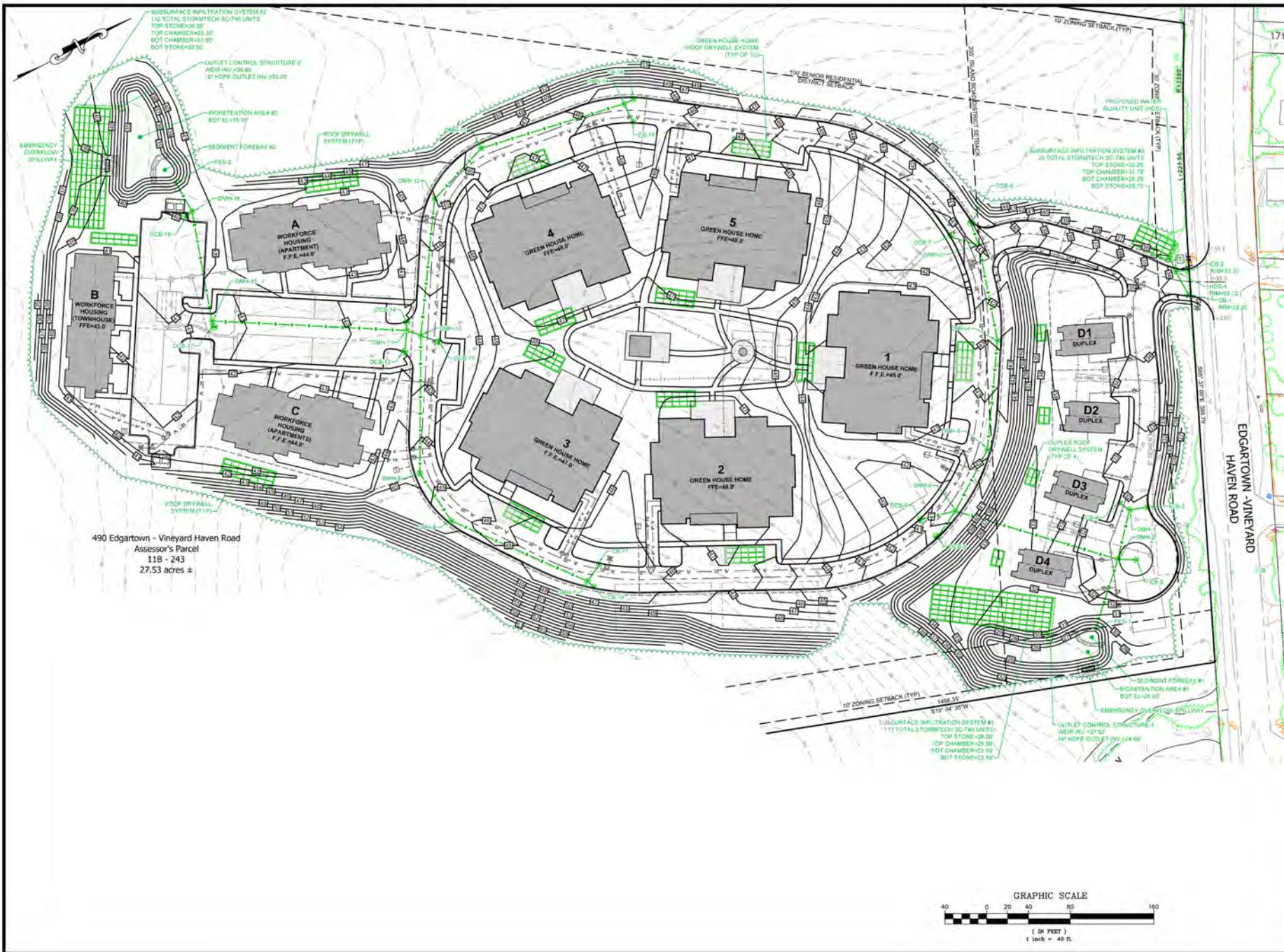
No.	DATE	DESC.
1	4/20/22	Site Reconfiguration

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 West Dennis, MA 01970
 Phone: 508-238-3123
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LAND SURVEYING BY:
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 12 SURVEYOR'S LANE, BOX 339
 VINEYARD HAVEN, MA 02568
 508-493-2781

DATE: SEPTEMBER 22, 2021
 CALC./DESIGN: ELP
 DRAWN: BJW
 CHECK: ELP
 JOB NO: 5103
SHEET 2 OF 10



LOCUS MAP 1
SCALE 1" = 2000'



EDWARD L. PESCE, P.E. DATE _____

**GREEN HOUSE
SKILLED NURSING &
WORKFORCE
HOUSING PROJECT**
AT
490 EDGARTOWN-VINEYARD
HAVEN ROAD
IN
EDGARTOWN,
MASSACHUSETTS
(DUKES COUNTY)

**CONCEPTUAL GRADING
& DRAINAGE PLAN**

REVISIONS:

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MARTHA'S VINEYARD
HOSPITAL & NAVIGATOR HOMES
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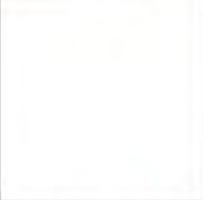
DATE	SEPTEMBER 22, 2021
CALC./DESIGN	ELP
DRAWN	BLW
CHECK	ELP
JOB NO.	5103
SHEET 5 OF 10	

Habitat and environment

- The project site includes about 15.29 acres of Natural Heritage and Endangered Species Program (NHESP) priority habitat, which begins about 560 feet south of the road and continues past the southern and eastern property boundaries.
- The applicant has calculated the area of NHESP disturbance as about 3.9 acres and has requested a preapplication meeting with NHESP staff.
- The area is also listed as BioMap 2 Core Habitat by the state, and most of the lot, along with land to the south and east, and is considered “Exceptional” open space according to the MVC 2005 Open Space Guideline Data.
- Staff recommends that an NHESP determination letter be provided prior to the close of the public hearing.



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SCALE 1" = 200'



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OVERALL LOTTING PLAN

REVISIONS:

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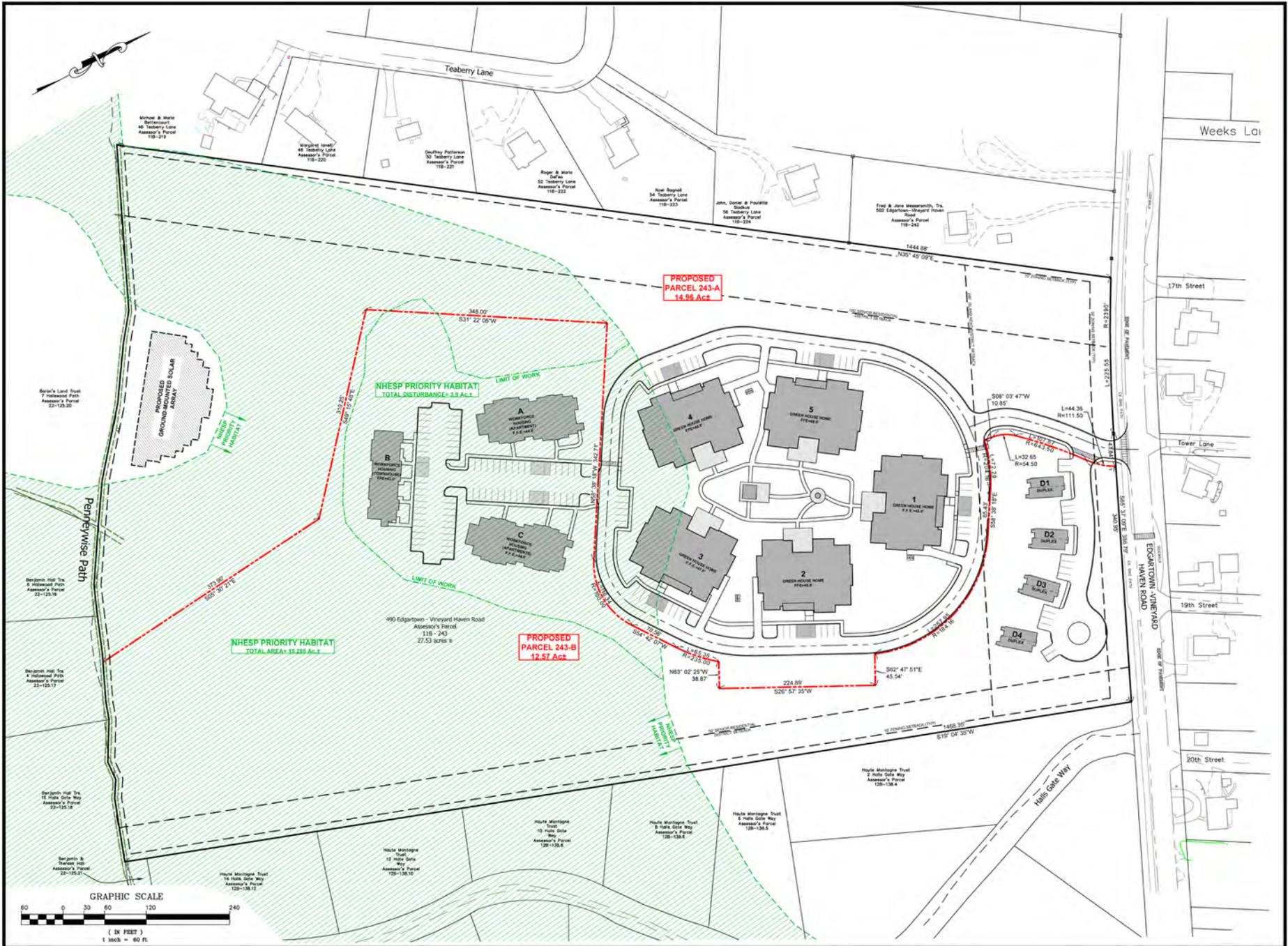
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Habitat and environment

- An environmental report was prepared on behalf of Navigator Homes of Martha's Vineyard and submitted to the USDA Rural Development Program for review, since the USDA would be the primary lender for the project, and federal actions require such review under the National Environmental Policy Act.
- The report includes an environmental impact analysis and concludes that there would be no significant environmental impacts. However, the report was submitted prior to revisions to the project, including the increased NHESP impact area.
- It is not clear what amendments or actions are required by the applicant to account for the revisions.
- Most of the proposed exterior trim and siding materials are PVC or fiber cement, which have potential environmental impacts associated with manufacturing, break-down, and disposal.

Traffic and transportation

- Access would be via a new two-way road that branches off to the duplex buildings, circles around the Green House buildings, and provides access to the workforce apartments and townhouses at the rear of the site.
- Plans show a total of 125 parking spaces (about one per resident), including seven in front of each Green House building. The largest share of spaces (68) would be located in two parking lots at the rear of the site. The number of parking spots is four less than required by town zoning.
- Crosswalks are proposed at four locations within the development, as well as a new crosswalk on Edgartown-VH Road (near the VTA bus stop), and another where an existing shared-use path crosses the access road.
- A 5 ft sidewalk would run along the access road, with additional 5 ft walkways connecting the Green House buildings where they form a courtyard.
- Bike racks are shown at four locations on the property.

ZONING & PARKING SCHEDULE

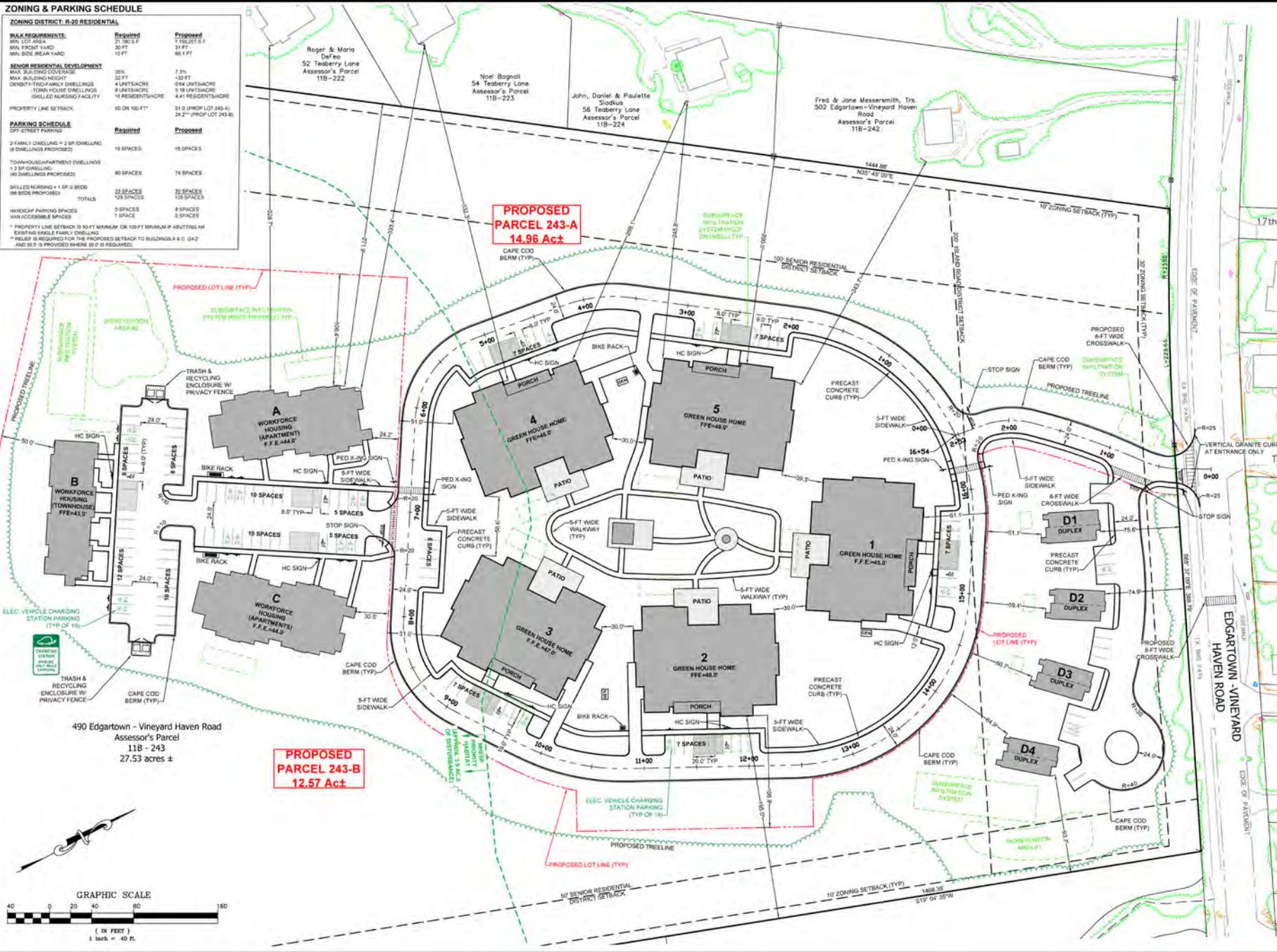
ZONING DISTRICT: R-20 RESIDENTIAL

BULK REQUIREMENTS:	Required	Proposed
MIN. LOT AREA	21,700 S.F.	170,207 S.F.
MIN. FRONT YARD	20 FT.	31 FT.
MIN. SIDE REAR YARD	10 FT.	66.1 FT.

MINOR RESIDENTIAL DEVELOPMENT	Required	Proposed
MAX. BUILDING COVERAGE	35%	73%
MAX. BUILDING HEIGHT	32 FT.	32 FT.
DENSITY/TERRACE UNITS/ACRE	4 UNITS/ACRE	204 UNITS/ACRE
TOWN HOUSE DWELLINGS	8 UNITS/ACRE	9 UNITS/ACRE
SKILLED NURSING FACILITY	10 RESIDENTS/ACRE	4.41 RESIDENTS/ACRE

PARKING SCHEDULE	Required	Proposed
OFF-STREET PARKING		
2 FAMILY DWELLING = 2 SP. DWELLING	18 SPACES	10 SPACES
10 DWELLINGS PROVIDED		
TOWNHOUSE/APARTMENT DWELLINGS	80 SPACES	74 SPACES
1.3 SP. DWELLING		
40 DWELLINGS PROVIDED		
SKILLED NURSING + 1 SP. / 8 RES.	33 SPACES	30 SPACES
100 BEDS PROVIDED		
TOTALS	129 SPACES	124 SPACES
HANDICAP PARKING SPACES	5 SPACES	8 SPACES
WALKABLE SPACES	1 SPACE	3 SPACES

1. PROPERTY LINE SETBACK IS 50 FT. MINIMUM OR 100 FT. MINIMUM IF ADJACENT AN EXISTING SINGLE FAMILY DWELLING.
 ** RELEVANT SETBACKS FOR THE PROPOSED SETBACK TO BUILDINGS: 4'-0" (4'-2" AND 3'-0" IS PROVIDED WHERE 5'-0" IS REQUIRED).



LOCUS MAP
SCALE 1" = 2000'



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 AT
490 EDGARTOWN-VINEYARD HAVEN ROAD
 IN
EDGARTOWN, MASSACHUSETTS
 (DUKES COUNTY)

LAYOUT & PARKING PLAN

REVISIONS:

No.	DATE	DESC.
1	4/20/22	Site Reconfiguration

PREPARED FOR:
MARTHA'S VINEYARD HOSPITAL & NAVIGATOR HOMES OF MARTHA'S VINEYARD, INC.

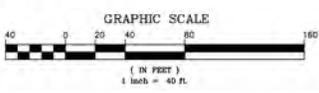
ENGINEERING BY:
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 508-493-2781

DATE: SEPTEMBER 22, 2021

CALC./DESIGN	ELP
DRAWN	BLW
CHECK	ELP
JOB NO.	5103

SHEET 4 OF 10



Traffic and transportation

- LUPC approved a traffic impact assessment (TIA) scope of work in August 2021, after a TIA had already been completed in 2020.
- The 2020 TIA by Vanasse and Associates was resubmitted as part of the current application.

2020 TIA conclusions and recommendations

1. Based on Institute of Transportation Engineers (ITE) data, the project is expected to generate approximately 356 vehicle trips on an average weekday (two-way, 24-hour volume), with 30 vehicle trips expected during the weekday morning peak hour and 43 during the weekday evening peak-hour.
2. The project will not have a significant impact on motorist delays or vehicle queuing over existing or anticipated future conditions without the project, with all movements at the study intersections shown to continue to operate at a level-of-service (LOS) C or better under all analysis conditions. (An LOS of D or better is defined as “acceptable” operating conditions.)
3. No apparent safety deficiencies were noted with respect to the motor vehicle crash history at the study area intersections.
4. Lines of sight at the project site roadway intersection with Edgartown-Vineyard Haven Road were found to exceed the recommended minimum distance for safe and efficient operation based on the appropriate approach speed.

2020 TIA conclusions and recommendations

- The study also made various recommendations in regard to access and transportation demand management strategies.
- A supplement to the traffic study was provided in May 2022 in order to address the earlier LUPC and staff concerns:
 - Potential impacts on the Triangle to the east of the project site
 - Photos showing the site distances
 - Adjusted traffic volumes to account for Covid and the MV growth rate
 - Incorporation of any project revisions, projected onsite workers and visitors, and discussion of the nature of trips and directional traffic to and from the site.
- Vanasse and Associates has stated that the supplemental information did not alter the overall findings or recommendations from 2020.
- An emergency access plan has been provided.

Island housing needs (skilled nursing beds)

- The project would create 66 skilled nursing beds, which is an increase from the 61 offered at Windemere, although only 28 of the beds at Windemere are currently filled, largely due to a staffing shortage.
- The applicant has stated that every Windemere resident at the time the Navigator Homes facility opens will be welcome to relocate to the new facility.
- As with current Windemere residents, the Green House residents could pay through Medicare or Medicaid, or out of pocket.
- According to the applicant, 86% of current Windemere residents have annual incomes of \$24,000 or less (required for Medicaid), with an average age of 87. (People over 65 or with disabilities qualify for Medicare.)
- The applicant has stated that 75% of the Green House residents will meet the criteria for either Medicaid or Medicare eligibility, and that many Island residents qualify for both.
- The applicant has stated that the expected daily rates would be \$328 for Medicaid residents, \$689 for Medicare residents, and \$515 for private-pay residents, with private-pay funds used to make up the shortfall from Medicaid reimbursements.
- The applicant notes a 2020 market feasibility analysis (updated in 2022) showing a demand for up to 122 skilled nursing beds on the Island, but under state and federal law, healthcare providers may not restrict admission to Island residents only.

Current and projected residency

	Windemere (current)	Navigator (future)	Increase
Nursing home care			
Medicaid	23	33	10
Private pay	4	20	16
Skilled nursing			
Medicare	1	13	12
Private insurance	0	0	0
<i>Totals</i>	<i>28</i>	<i>66</i>	<i>38</i>

(In 2020, about 79% of the 47 Windemere residents paid through Medicaid, 21% out of pocket, and 0% through Medicare. Daily private-pay rates at that time were \$420 for private rooms, and \$378 for semi-private rooms, compared to the proposed \$515 for private-pay residents.)

Island housing needs (workforce housing)

- The project would create 48 workforce housing units with 76 beds for hospital workers, including nursing staff for the facility.
- The applicant has stated that the workforce units would replace an equal number of units offsite that the hospital currently leases as workforce housing, so there would be no net increase in workforce housing on the Island.
- It is not clear whether the units will be income restricted.

Island housing needs (workforce housing)

- The project is being proposed under Edgartown Zoning Bylaw Section 15 (Senior Residential Developments), which requires that collocated workforce housing be restricted to employees of the residential development, “or by another assisted-living, medical services, or emergency services entity on Martha’s Vineyard.”
- The applicant plans to establish a formal housing agreement (including conditions of eligibility, terms of duration, amount of rent net subsidy, and responsibilities of tenant and landlord), and has discussed elements of the agreement with the Dukes County Housing Authority, including the awarding of units by lottery.
- The applicant notes that in recent years the hospital has needed to hire more temporary staff because of the housing shortage, so some of the new units may be occupied by temporary staff.

Island housing needs

Breakdown of how the proposed units are expected to correspond to the salary ranges of current hospital and Navigator Homes employees, and Green House residents.

Employee salary as a % of AMI	MVH and Navigator Homes		Proposed workforce units		Green House
	Full-time employees	Percentage	Units	Percentage	Bedrooms
Less than 30%	-	0%	-	0%	40
31-50%	15	3%	3	6%	-
51-80%	139	32%	20	42%	-
81-100%	84	19%	12	25%	-
100-120%	46	11%	6	13%	-
121-150%	45	10%	3	6%	-
Over 150%	108	25%	4	8%	26
<i>Total</i>	<i>437</i>	<i>100%</i>	<i>48</i>	<i>100%</i>	<i>66</i>

Character and identity

- The project site is within the Island Roads District of Critical Planning Concern (DCPC), with a Special Way (Pennywise Path) along the southern boundary.
- The proposed buildings will form a campus, with the smallest buildings in terms of floor area (duplexes) clustered near the front of the site, the largest (apartment buildings) near the back of the site with the townhouses, and the Green House buildings clustered near the middle of the site.
- Proposed roof heights are 30'3" for the duplexes, 31' for the apartment buildings, 30'9" for the townhouses, and 27'5" for the Green House buildings. (Limit for Island Roads district is 26' – applies to duplexes.)
- The facility will resemble a neighborhood with houses and outdoor spaces while offering care to people with healthcare and cognitive needs.
- Most of the exterior trim and siding materials are shown as PVC, vinyl, or fiber cement materials designed to resemble wood.
- Floor plans, elevations, and renderings have been provided.

Architecture



Green House



WFH Duplex 1



WFH Duplex 2



Workforce Housing Townhouses



Workforce Housing Apartments



Green House Schematic Rendering – Street Side



LWDA
DESIGN

NAVIGATOR ELDER HOMES
OF MARTHA'S VINEYARD



MARTHA'S VINEYARD
HOSPITAL

Green House Schematic Rendering – Pocket Park Side



Green House Exterior Elevations



Front - Street Side Elevation



Rear - Garden Side Elevation



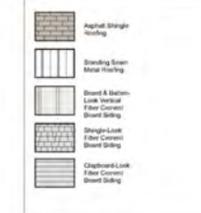
Service Side Elevation



Bedroom Side Elevation

- 5 Houses
- Residential Character
- Each House to have unique identifying scheme
- Shingle Siding with Lap board and Board & Batten accents

Exterior Materials Legend



Item	Material	Size	Base of Design Panel	Base of Design Product
Clayboard Siding	Fiber Cement Board	3.25'	None	HandPANEL Lap Siding, Smooth
Shingle Siding	Fiber Cement Board	7' Edge	None	Handle Shingle Straight Edge
Board & Batten Siding	Fiber Cement Board	4'x12' / 12' O.C.	None	HandPANEL Vertical Siding & HandTONE Batten Boards
Window Trim	Fiber Cement Board	5'1/2'	None	4/4 NTS Smooth (144)
Outside Corner Trim	Fiber Cement Board	7'1/4'	None	4/4 NTS Smooth (144)
Inside Corner Trim	Fiber Cement Board	5'1/2'	None	4/4 NTS Smooth (144)
Hand Board	Fiber Cement Board	9'1/4'	None	1/8 NTS Smooth (144)
Rule / Finest Board	Fiber Cement Board	7'1/4'	None	4/4 NTS Smooth (144)
Panel	Fiber Cement Board	5'1/4'	None	4/4 NTS Smooth (144)
cornice Molding	Fiber Cement Board	7'1/4'	None	4/4 NTS Smooth (144)
Soffit	Fiber Cement Board	4'	None	HandGFRB Vertical
Porch Post Wrap	Resyned Composite	5'1/2' x 3/2'	Tree	Tree Trunkend, White
Railings	Resyned Composite	3/2'	Tree	Tree Trunkend, White
Gutters	Alum			

NOTE: SCHEMATIC DESIGN ONLY IS SHOWN, FINAL COLOR SELECTIONS WILL VARY



Workforce Housing Types



Buildings A&C
1 & 2 Bedroom Apartments



- Apartments Building (A&C)**
(per building)
- (12) 1 Bedroom Apartments
 - (4) 2 Bedroom Apartments
 - 2 Common Entrances
 - Roof height: 31'-0"

- Townhouses Building (B)**
- (6) 2-Bedroom Apartments
 - (2) 4-Bedroom Apartments
 - Individual Exterior Entrances
 - Roof height: 30'-9"

- Duplex Building (D1-D4)**
(per building)
- (2) 2 Bedroom Apartments
 - Roof height: 31'-0"

- Materials**
- Shingle Siding with accents of Lapboard and Board & Batten



Building D1-D4
2 Bedroom Duplex Style House



Building B
2 & 4 Bedroom Townhouses



Green House Exterior Siding Materials

Greenhouse Buildings use Fiber Cement Cladding & Trim.
Each building to have a unique color scheme.



HardiePlank®



HardiePanel®



HardieShingle®



HardieTrim®



Plank, Panel, Shingle and Batten Color Offering



Trim Color Offering



Images from Hardie Siding Catalog



MARTHA'S VINEYARD HOSPITAL

Workforce Housing Exterior Materials

Workforce Housing Buildings use Wood-look Vinyl Shingles, Plank, Panels, & Trim. Each building to have a unique color.

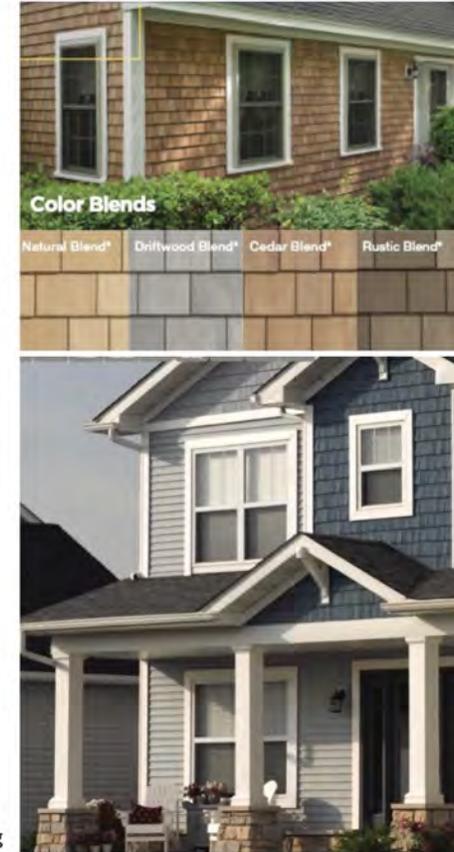
Clapboard



Board & Batten



Shingle



Images from Certainteed Siding Catalog

Energy

- A ground-mounted solar array (approximately 280 KW) is proposed on the southern edge of the property, just outside the NHESP habitat, although further details have not been provided.
- The proposed energy sources for the buildings are electric heat pumps for heating and cooling, hot water, and cooking appliances, although the applicant has not determined whether propane will be proposed for cooking and laundry in the Green House buildings.
- Site plans show a total of 19 electric vehicle charging stations, distributed around the property.

ZONING & PARKING SCHEDULE

ZONING DISTRICT: R-20 RESIDENTIAL

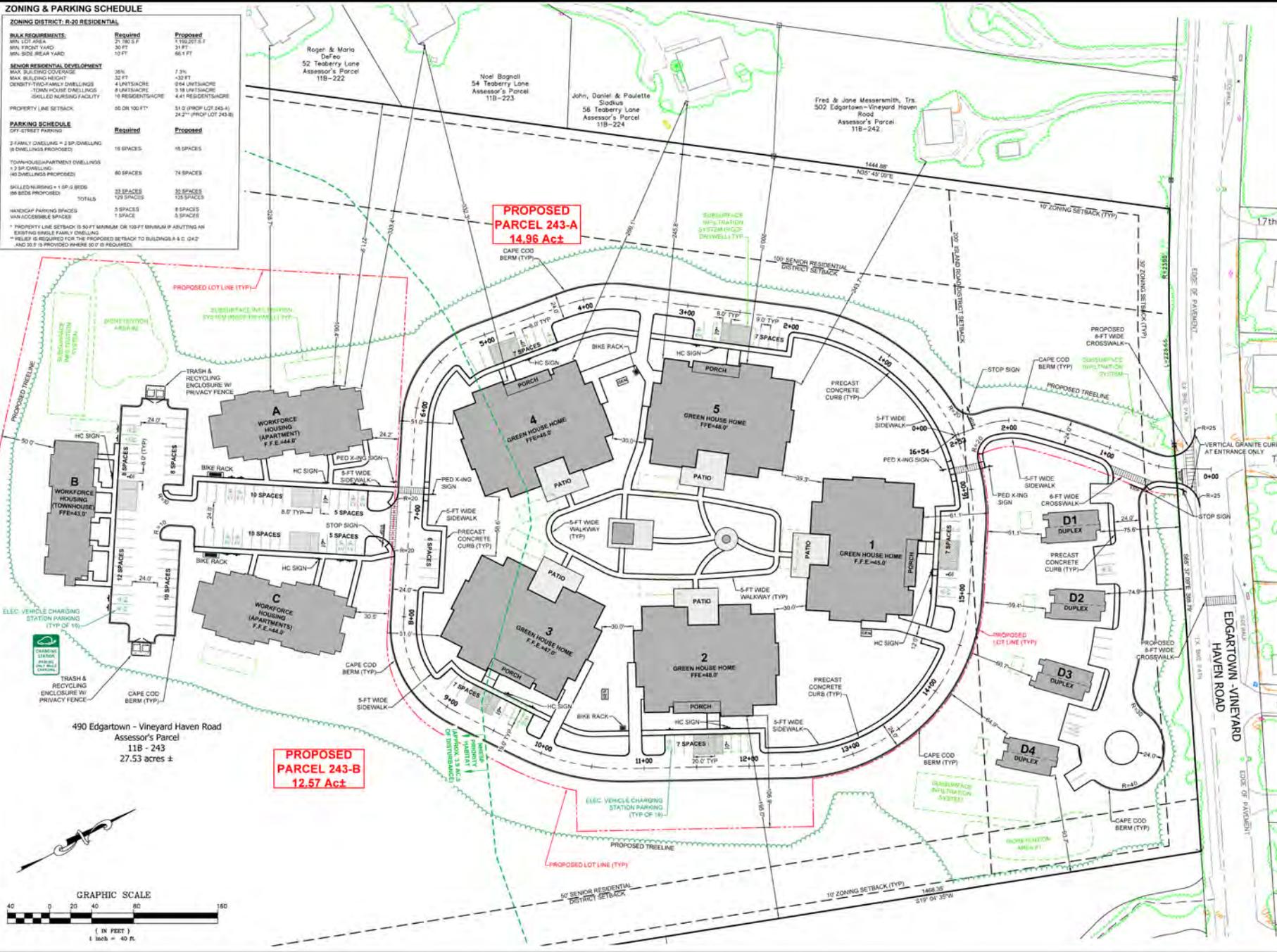
BULK REQUIREMENTS:	Required	Proposed
MIN. LOT AREA	21,700 S.F.	170,207 S.F.
MIN. FRONT YARD	20 FT	31 FT
MIN. SIDE REAR YARD	10 FT	66.1 FT

MINOR RESIDENTIAL DEVELOPMENT	Required	Proposed
MAX. BUILDING COVERAGE	35%	73%
MAX. BUILDING HEIGHT	32 FT	32 FT
DENSITY/TERRACE UNITS/ACRE	4 UNITS/ACRE	204 UNITS/ACRE
TOWN HOUSE DWELLINGS	8 UNITS/ACRE	9 UNITS/ACRE
SKILLED NURSING FACILITY	10 RESIDENTS/ACRE	4.41 RESIDENTS/ACRE

PARKING SCHEDULE	Required	Proposed
OFF-STREET PARKING		
2 FAMILY DWELLING = 2 SP. DWELLING	18 SPACES	10 SPACES
10 DWELLINGS PROVIDED		
TOWNHOUSE/APARTMENT DWELLINGS	80 SPACES	74 SPACES
1.3 SP. DWELLING		
40 DWELLINGS PROVIDED		
SKILLED NURSING + 1 SP. / 8 RES.	33 SPACES	30 SPACES
100 BEDS PROVIDED		
TOTALS	129 SPACES	129 SPACES
HANDICAP PARKING SPACES	5 SPACES	8 SPACES
WALKABLE SPACES	1 SPACE	3 SPACES

PROPERTY LINE SETBACK: 50 OR 100 FT*
 31.5' (PROP. LOT 243-A)
 24.2' (PROP. LOT 243-B)

* PROPERTY LINE SETBACK IS 50 FT MINIMUM OR 100 FT MINIMUM IF ADJUTING AN EXISTING SINGLE FAMILY DWELLING
 ** RELEVANT SETBACKS FOR THE PROPOSED SETBACK TO BUILDINGS: 4.0' (24.2' AND 31.5' IS PROVIDED WHERE 50' IS REQUIRED)



LOCUS MAP
SCALE 1" = 2000'



EDWARD L. PESCE, P.E. DATE: _____

GREEN HOUSE SKILLED NURSING & WORKFORCE HOUSING PROJECT
 AT
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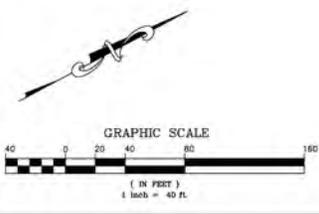
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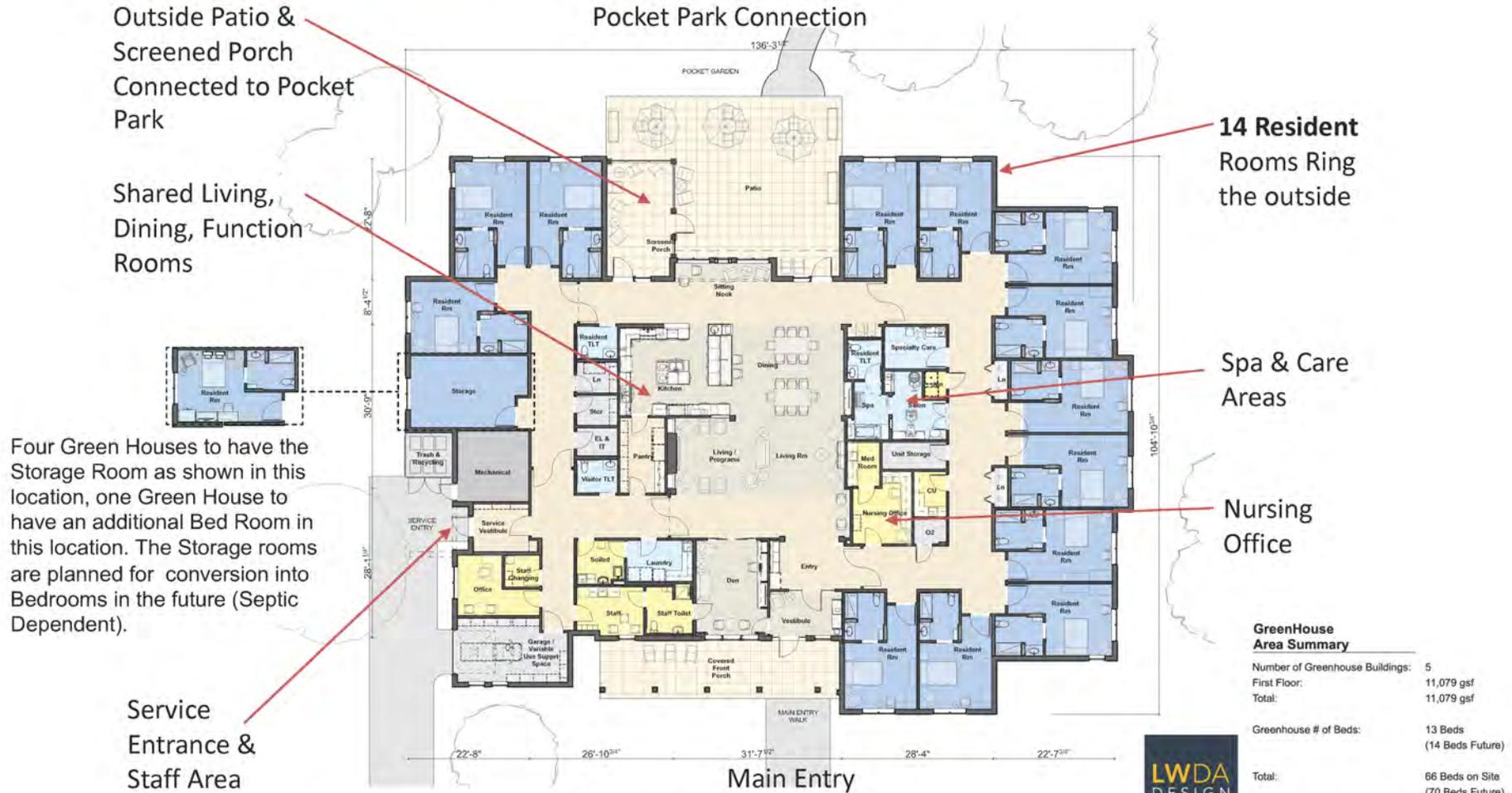


Social development

- The proposal is modeled after the Green House Project, a nonprofit that aims to create institutional care facilities with a higher quality of life for residents and a focus on relationships and community.
- The facility will resemble a neighborhood with houses and outdoor spaces while offering care to people with healthcare and cognitive needs.
- The 2020 market feasibility analysis notes the rapidly aging population and indicates a demand for between 112 and 120 skilled nursing beds (including private-pay, Medicaid, and Medicare), which exceeds the current demand.
- The project would increase the number of skilled nursing beds on the Island from 61 to 66, and potentially offer those residents a higher quality of life than they might experience at Windemere.

Green House Typical Floor Plan

14 Bedroom Skilled Nursing



Resident Centered Model of Care



Green House Schematic Renderings – Interior Views



Living Room Fireplace



Kitchen & Dining



Green House Schematic Rendering – Interior Views



Spa



Bedroom



Living Room



Den



Impact on abutters

- The project site abuts seven residential properties with houses to the west (Teaberry Lane), and 11 vacant lots to the east and south (Halls Gate Way).
- Site plans show required setbacks of 100 feet to the west lot line, and 50 feet on the east and north lot lines.
- The proposed Green House buildings would be about 200 feet from the west lot line, 195 feet from the east lot line, and 242 feet from the north lot line. Those distances were increased in response to abutter concerns during the Planning Board review.
- The duplex units at the front of the site would have a minimum distance of about 70 feet from Edgartown-VH Road, 90 feet from the east lot line, and more than 300 feet from the west lot line.

Impact on abutters

- The middle part of the site would be lower than the abutting lots on Teaberry Lane and Halls Gate Way, with existing woods in between and additional landscaping along the new access road that circles the development, helping to reduce noise and visual impacts.

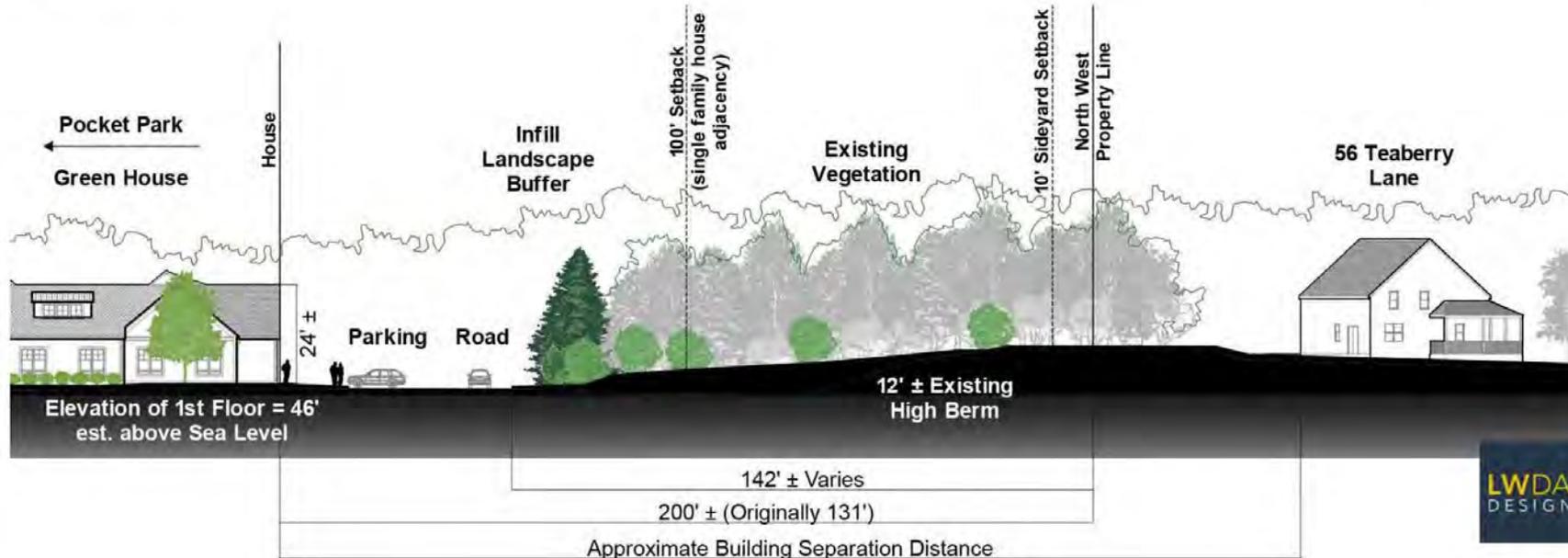
Site Section A: Teaberry Lane Adjacency



Key Plan

Section A: Accommodations to the property line adjacent to Teaberry Lane

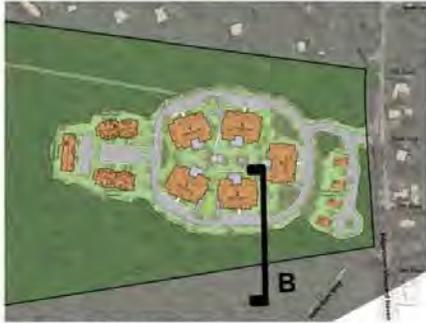
1. The Green Houses are positioned lower than the adjacent Teaberry Lane houses with a natural berm between them reducing visibility and noise.
2. The Green Houses far exceed the minimum setback
3. Additional plantings will be added to further block sound and sight lines.



@ 54 Teaberry Lane = 332'
 @ 56 Teaberry Lane = 246'
 @ 502 EVH Rd. = 244'

*The section represents an approximation of site conditions.

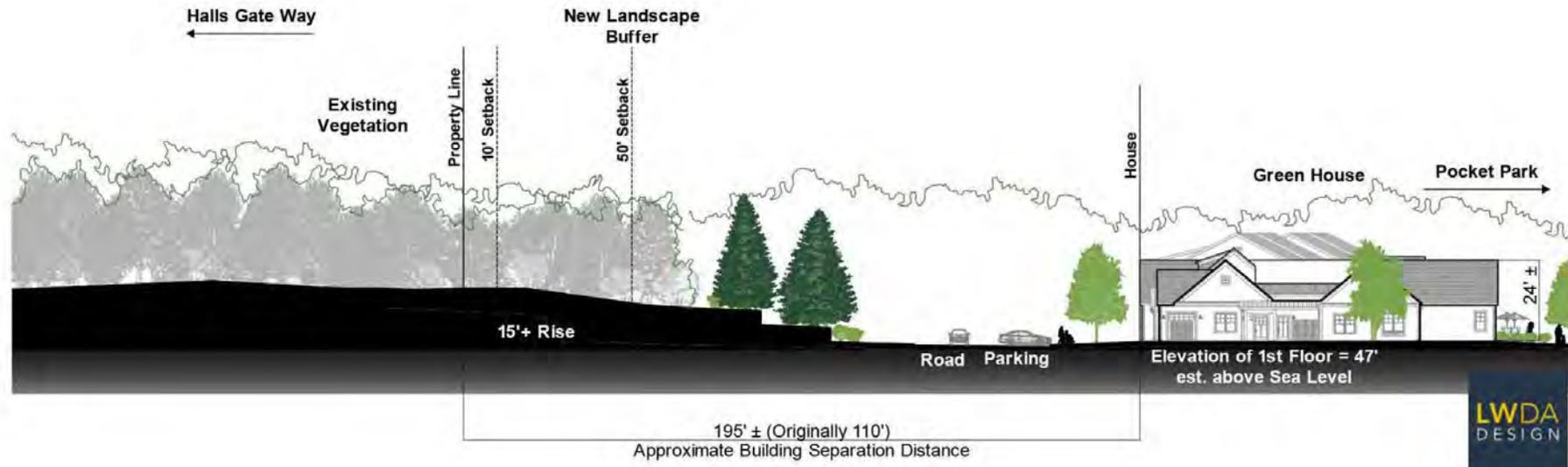
Site Section B: Halls Gate Way Adjacency



Key Plan

Section B: Accommodations to the property line adjacent to Halls Gate Way

1. The WFH and Green Houses are positioned lower than the adjacent undeveloped lots along Halls Gate Way with a natural berm and retaining wall between them reducing visibility and noise.
2. Additional plantings will be added to further block sound and sight lines.
3. The WHF and Green Houses far exceed the minimum setback.



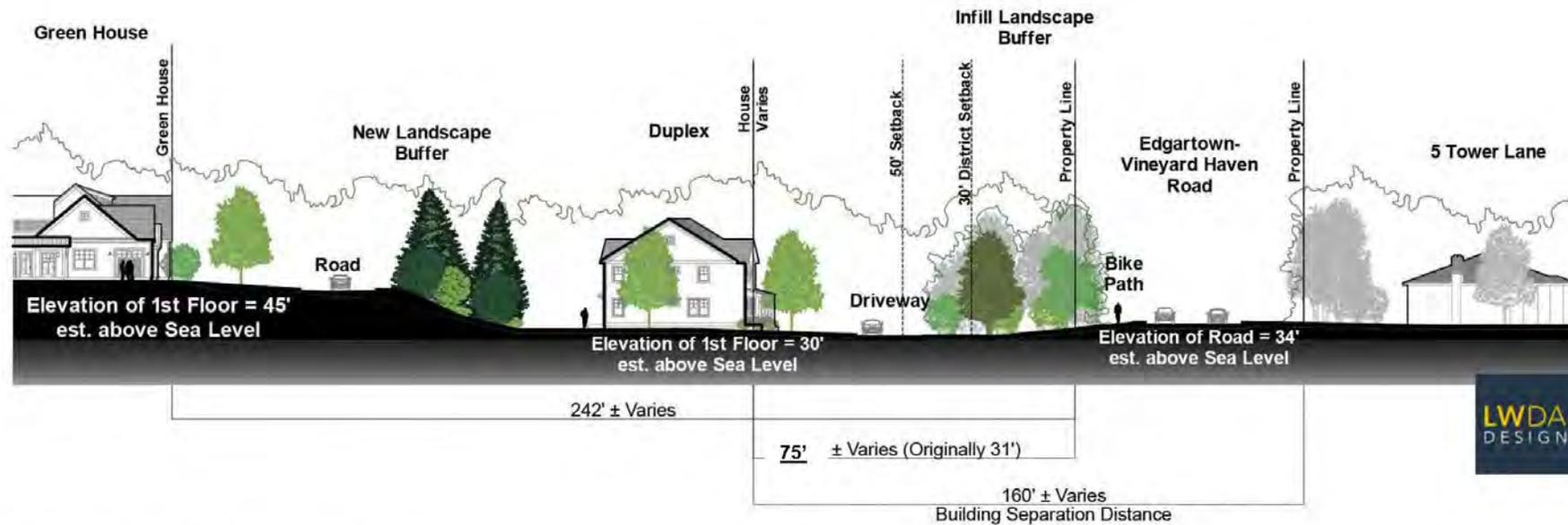
Site Section C: Edgartown Road Adjacency



Key Plan

Section C: Accommodations at the front property line adjacent to Edgartown Road

1. Duplex style apartments shifted further from road
2. Much of the existing trees will be preserved and infilled along Edgartown-Vineyard Haven Road to create a vegetation buffer.
3. The Green House buildings will have limited visibility from the road. They are at a higher elevation with several layers of screen plantings in between. The bend in the entrance road reduces visibility the Green Houses.



The section represents an approximation of site conditions.

Lighting and landscape

- The applicant has provided photographs of sample landscaping themes to be considered for the project.
- Lighting and landscape plans have not been provided.

NATIVE RESTORATION AND SCREENING



MEADOW



GARDEN



POCKET PARK



Pending staff requests

- Description of any income restrictions/thresholds for the workforce units.
- List or description of energy standards that will be met, and any LEED components of the project.
- Letter to USDA regarding changes as they pertain to the environmental report.
- List of all town, state, and federal permits required.
- Preliminary landscape plan.
- Exterior lighting plan with spec sheets.
- Rendering showing the finished development as seen from across Edgartown-VH Road, covering both the vertical and horizontal extents of the project.