

MV Hospital – Navigator Homes
DRI 720

Martha's Vineyard Commission
Sept. 1, 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
Local Permits:	Building Permits, Special Permit, Board of Health approval for septic system, zoning relief for setbacks resulting from the proposed subdivision, water department approval, fire inspections
State Permits:	MESA/NHESP, nursing home license
Checklist:	3.1b (Commercial development of 3,500+ ft ²), 3.1e (Outdoor commercial space of 6,000+ ft ²), 3.1f (Change in use or intensity of use), 3.1h (Parking for 10+ vehicles), 6.1a (Private facility of 3,500+ ft ²); mandatory review
<i>LUPC:</i>	<i>8/9/21 (traffic study scope of work)</i> <i>6/13/22 (authorized traffic study peer review)</i>
<i>Hearing:</i>	<i>8/4/22</i>



Edgartown, MA

Contact K BLUFFS



1



Search



Abutters



Layers





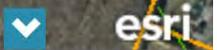
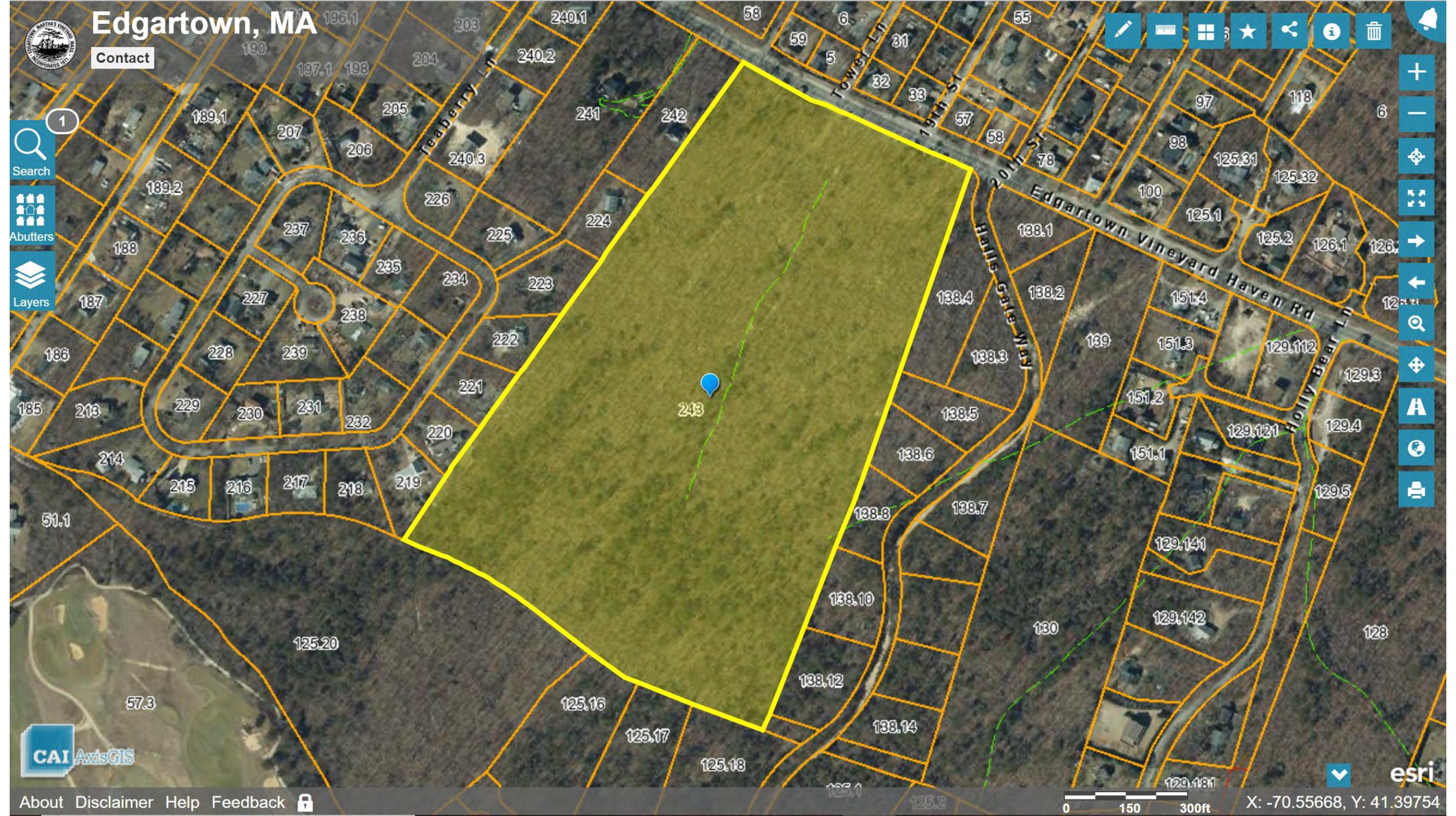
Edgartown, MA

Contact

Search

Abutters

Layers



Revised



LOCUS MAP
SCALE 1" = 2000'

DRAFT

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	NHESP Staff Comments Site Reconfiguration
2	7/28/22	NHESP Staff Comments

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
West Dennis, MA 01970
603-649-0199 FAX
cell: 508-333-7630 Phone: 508-258-5123

LAND SURVEYING BY:
SCHOFIELD, BARNHART & HOEHN INC.
12 SURVEYOR'S LANE, BOX 339
VINEYARD HAVEN, MA 02568
508-693-2781

DATE: SEPTEMBER 22, 2021

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

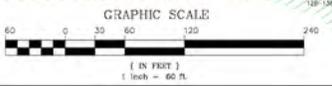
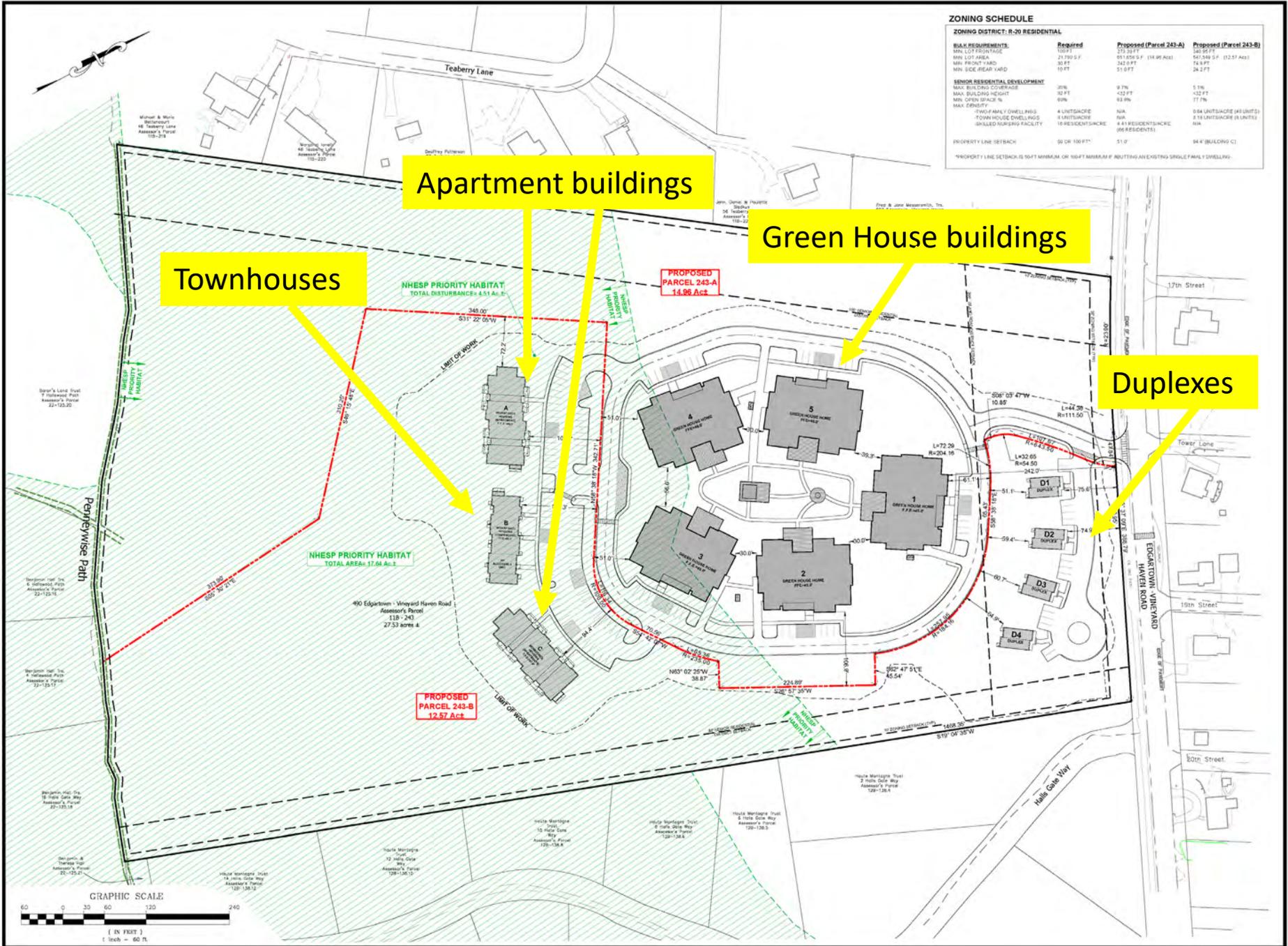
ZONING SCHEDULE

ZONING DISTRICT: R-20 RESIDENTIAL

MIN. REQUIREMENTS:	Required	Proposed (Parcel 243-A)	Proposed (Parcel 243-B)
MIN. LOT FRONTAGE	100 FT	175.01 FT	151.01 FT
MIN. LOT AREA	21,700 S.F.	61,059 S.F. (14.96 Acs)	61,549 S.F. (14.27 Acs)
MIN. FRONT YARD	30 FT	34.8 FT	34.8 FT
MIN. SIDE/REAR YARD	10 FT	51.0 FT	24.2 FT

SENIOR RESIDENTIAL DEVELOPMENT:	Required	Proposed (Parcel 243-A)	Proposed (Parcel 243-B)
MAX. BUILDING COVERAGE	30%	9.7%	5.5%
MAX. BUILDING HEIGHT	32 FT	42 FT	42 FT
MIN. OPEN SPACE %	66%	63.9%	77.7%
MAX. DENSITY	4 UNITS/ACRE	N/A	0.64 UNITS/ACRE (40 UNITS)
TWO-FAMILY DWELLING	8 UNITS/ACRE	N/A	0.18 UNITS/ACRE (14 UNITS)
TOWNHOUSE DWELLING	16 RESIDENTS/ACRE	N/A	4.41 RESIDENTS/ACRE (306 RESIDENTS)
SKILLED NURSING FACILITY	16 RESIDENTS/ACRE	N/A	N/A

PROPERTY LINE SETBACK: 50 OR 100 FT*
*PROPERTY LINE SETBACK IS 50 FT MINIMUM OR 100 FT MINIMUM IF ADJUTING AN EXISTING SINGLE FAMILY DWELLING.



New material since 8/4/22

- Response to MVC questions
- Revised nitrogen calculations
- Updated septic system plans
- Preliminary nitrogen mitigation proposal
- Fuss & O'Neill traffic study peer review
- Vanasse response to traffic study peer review - including revised tables, figures, photos, and capacity analysis worksheets as requested
- Fuss & O'Neill final response on peer review
- Public correspondence (3)

Response to MVC questions

- Conditions under which the Navigator units would revert to hospital
- More information about anticipated skilled nursing and workforce residents, including with respect to eligibility and income
- More information about what will happen to the existing housing units that the hospital provides for workforce housing
- More information about the overall need for hospital and Navigator housing, including data about existing employees
- Rationale for the number of bedrooms per unit
- Provisions for patient couples
- Various responses regarding configuration of parking for duplex units, landscaping, exterior materials, etc.
- Willingness to place signs at bike path

Response to MVC questions - housing

- The project would create 48 workforce housing units with 76 beds, including 30 beds for regular Navigator Homes employees and 38 beds for hospital employees.
- The beds for hospital employees would initially include 28 beds for visiting staff in the first two years, which would decrease to 18 in years 2-5, and 0 after five years.
- Only employees of the hospital and Navigator Homes would be eligible for the units.
- Accounting for the new workforce units, the hospital notes it would still need to find housing for 80 workers, and Navigator Homes would need to find housing for 37 workers.

Response to MVC questions - housing

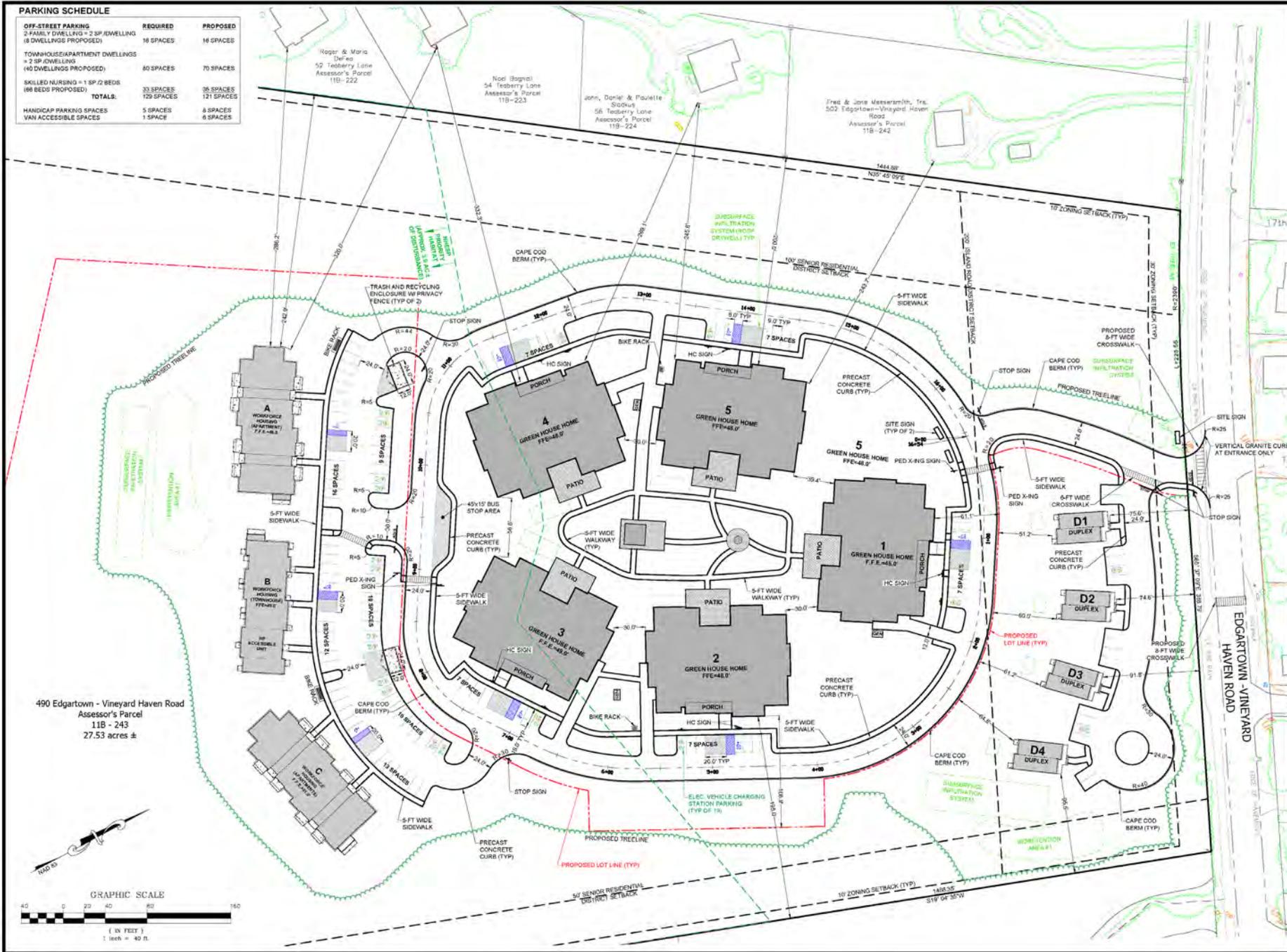
- The 48 workforce units would replace at least some of the 92 existing units offsite that the hospital currently leases or owns as workforce housing.
- The hospital would retain enough ownership and rental units elsewhere to meet the housing needs of 33 seasonal staff, 42 visiting specialists, and 21 regular staff.
- The remaining units would become available to the public, as long as the landlords continue to rent them.
- Rents would be “indexed to the employee’s household income,” and the “difference between the costs of running the housing development and the rents received will be born (subsidized) by the hospital.
- The applicant is working with the Dukes County Regional Housing Authority on an arrangement for income verification.

Response to MVC questions

- The applicant has stated that moving the parking spaces to the other side of the duplex units would not be readily feasible due to grade changes, and switching the location of access/parking with the units would mean the rear of each unit would face the road, which was not preferred.
- Couples would be allowed to share a single room, but under Medicaid or Medicare, they would need to pay for two rooms in order to maintain the 14- person capacity of each building. In that case, the other room could be converted to additional space for the couple.
- The applicant has provided a preliminary landscape plan and photographs of sample landscaping themes for the project. A 20' vegetated buffer is proposed between the loop road and the parking lots for the larger workforce units, and a mix of native and ornamental plantings around the buildings. Perimeter areas would be restored with native vegetation.

PARKING SCHEDULE

	REQUIRED	PROPOSED
OFF-STREET PARKING		
2 FAMILY DWELLING = 2 SP/ DWELLING	18 SPACES	14 SPACES
(8 DWELLINGS PROPOSED)		
TOWNSHOUSE/APARTMENT DWELLINGS		
= 2 SP/ DWELLING	80 SPACES	70 SPACES
(40 DWELLINGS PROPOSED)		
SKILLED NURSING = 1 SP/ 2 BEDS	33 SPACES	36 SPACES
(88 BEDS PROPOSED)	129 SPACES	121 SPACES
TOTALS:	131 SPACES	121 SPACES
HANDICAP PARKING SPACES	5 SPACES	8 SPACES
VAN ACCESSIBLE SPACES	1 SPACE	6 SPACES



LOCUS MAP
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)

LAYOUT & PARKING PLAN

REVISIONS:

No.	DATE	DESC.
1	7/23/22	ISSUE SP Draft Comments
2	4/29/22	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 Porters Lane, West Dennis, MA 01970
508-238-5173
508-333-7930

LAND SURVEYING BY:
SCHOFIELD, BARBNI & HOEHN INC
12 SURVEYOR'S LANE, BOX 339
VINEYARD HAVEN, MA 05568
508-893-2748

DATE: SEPTEMBER 22, 2021

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

SHEET 4 OF 10

Preliminary nitrogen mitigation proposal

- Proposed NitROE systems appear to be achieving 5 mg/L output in other locations, and vendor is willing to guarantee that; data is still pending.
- Based on 5 mg/L, the project would be 66.92 kg/year over the limit for Sengekontacket Pond.
- Mitigation would involve about 14 septic system upgrades in the watershed, with a budget of around \$843,000.
- Regular testing and maintenance – any exceedance of the 5 mg/L output would require further mitigation.

Reference slides (8/4/22)



Edgartown, MA

Contact K BLUFFS



1

Search

Abutters

Layers

+

-

Home

Full Screen

Previous View

Next View

Search

Home

Layers

Print





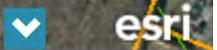
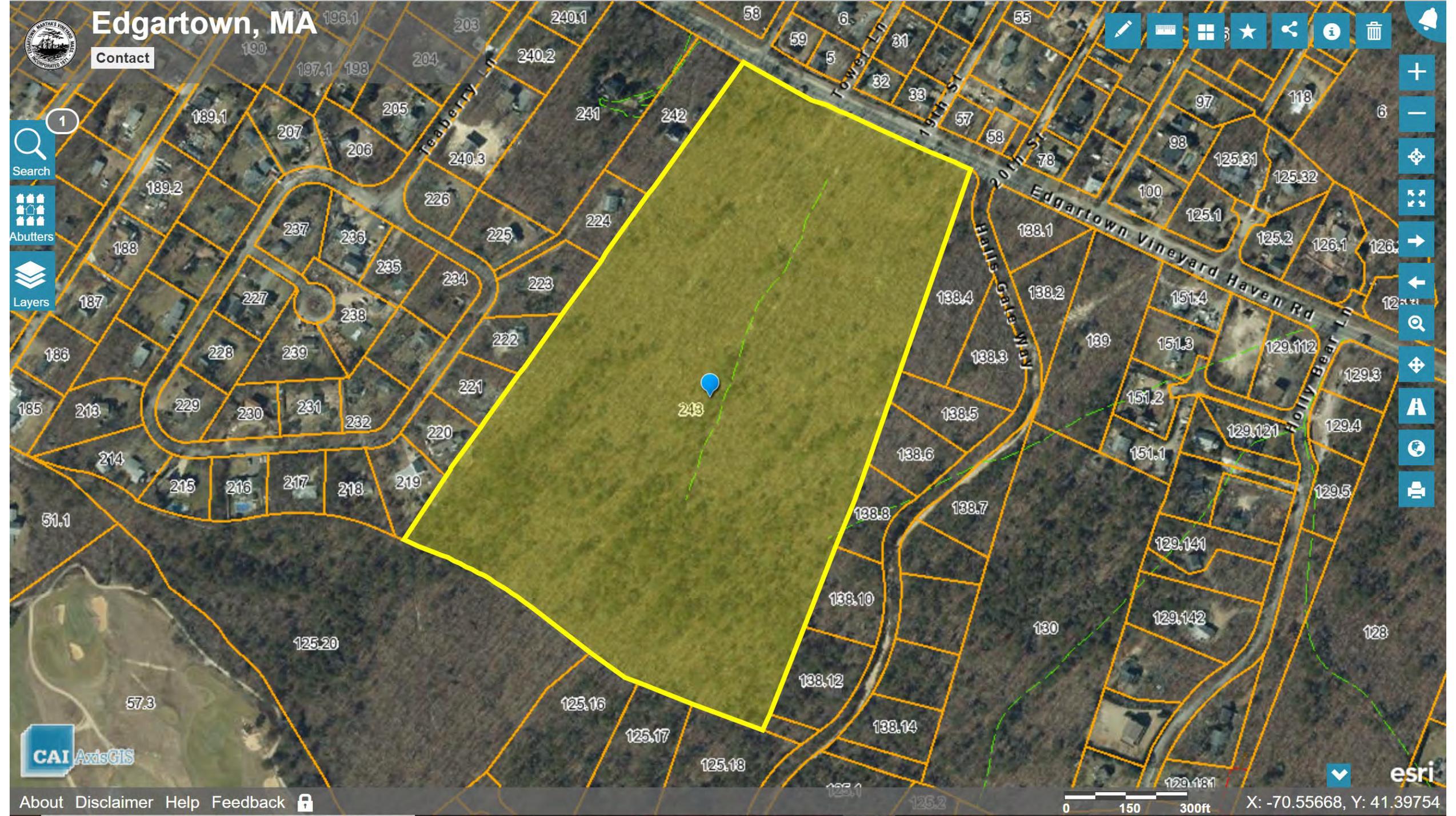
Edgartown, MA

Contact

Search

 Abutters

 Layers



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



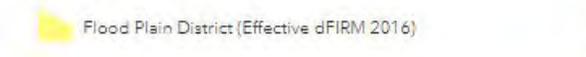
Edgartown Overlay Zoning Districts - Edgartown - Coastal District

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.
- In 2021, Edgartown voters approved an amendment to the town Zoning Bylaw ([Article XV – Senior Residential Development](#)), which allows the planning board to grant special permits for senior residential developments, including skilled nursing facilities, on properties that meet the following requirements:
 1. *At least two acres of land;*
 2. *Minimum of 100 feet of frontage on a public way; and*
 3. *Public water and/or public wastewater service available to the site.*

Project history

- 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.
- 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.*

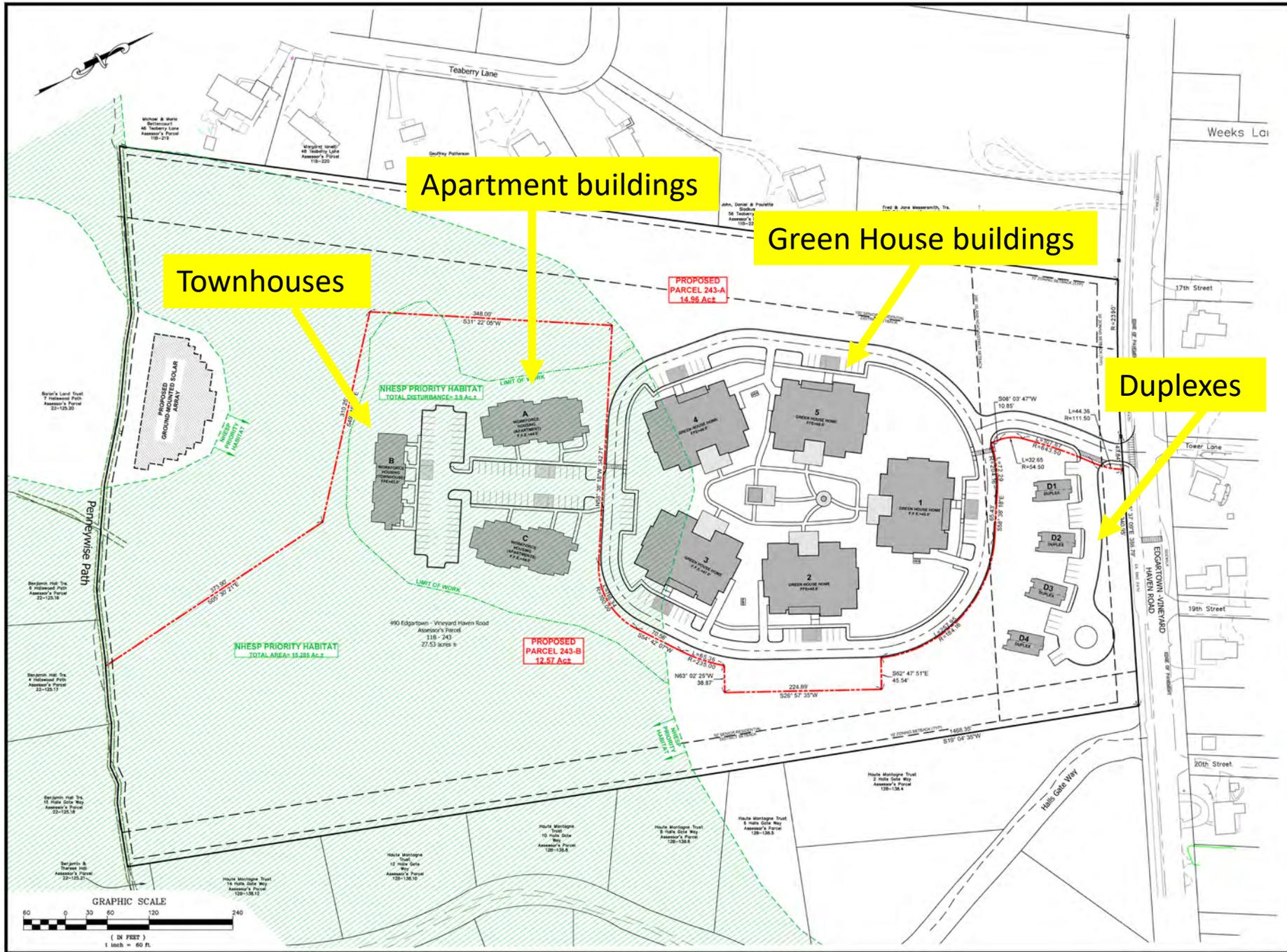
The Henrietta Brewer House in Tisbury is a 14-bed assisted living residence.

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

Previous



LOCUS MAP
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)

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
West Dennis, MA 01970
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

Revised



LOCUS MAP
SCALE 1" = 2000'

DRAFT

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	NHESP Staff Comments Site Reconfiguration
2	7/28/22	NHESP Staff Comments

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
West Dennis, MA 01970
603-649-0199 FAX
cell: 508-333-7630 Phone: 508-258-5123

LAND SURVEYING BY:
SCHOFIELD, BARNHART & HOEHN INC
12 SURVEYOR'S LANE, BOX 339
VINEYARD HAVEN, MA 02568
508-993-2781

DATE: SEPTEMBER 22, 2021

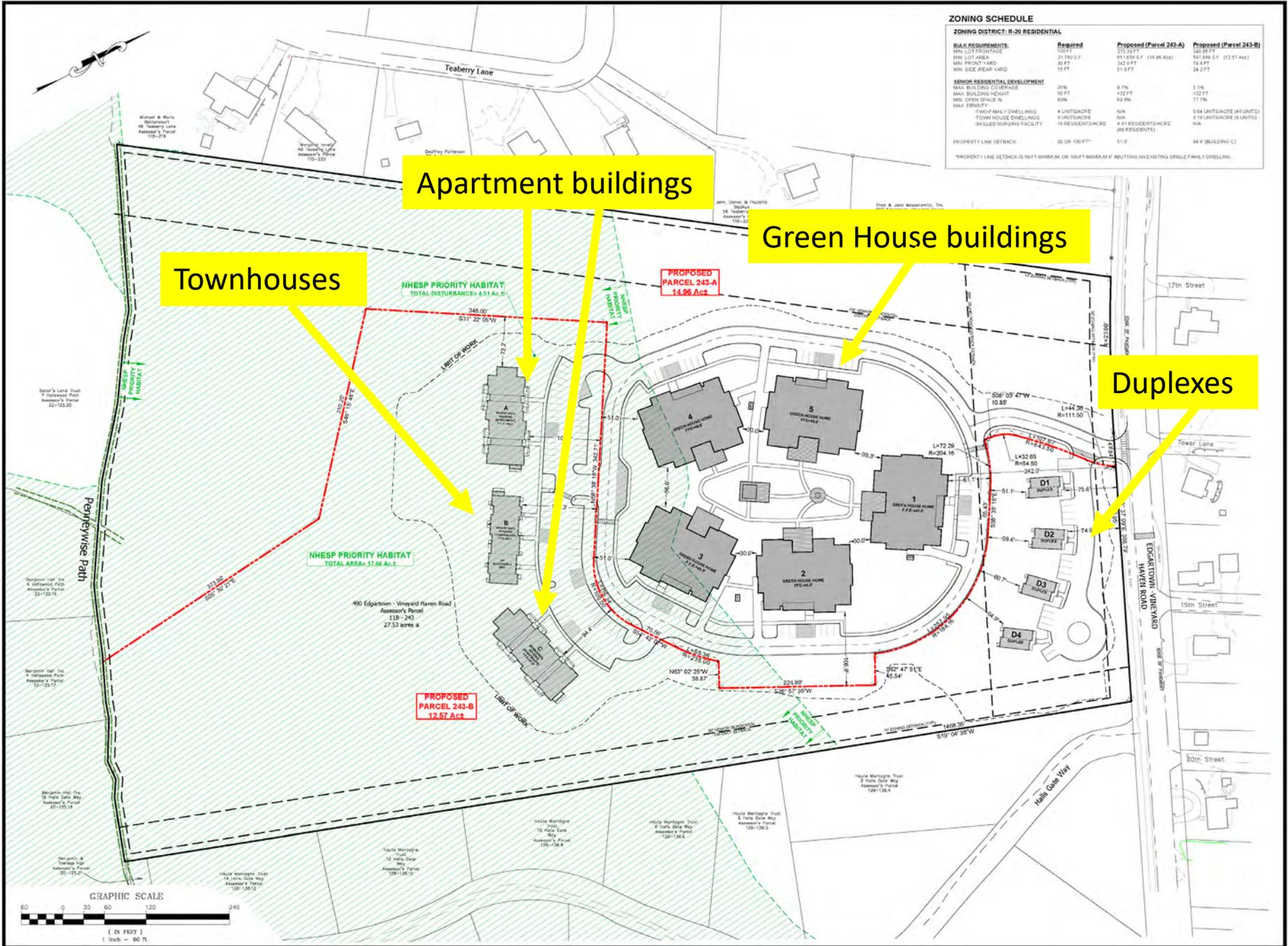
CALC./DESIGN:	ELP
DRAWN:	BLW
CHECK:	ELP
JOB NO.:	5103

ZONING SCHEDULE
ZONING DISTRICT: R-20 RESIDENTIAL

MIN. REQUIREMENTS:	Required	Proposed (Parcel 243-A)	Proposed (Parcel 243-B)
MIN. LOT FRONTAGE	100 FT	175.01 FT	151.01 FT
MIN. LOT AREA	21,700 S.F.	61,059 S.F. (14.96 Acs)	61,549 S.F. (14.27 Acs)
MIN. FRONT YARD	30 FT	34.8 FT	34.8 FT
MIN. SIDE/REAR YARD	10 FT	51.0 FT	24.2 FT

SENIOR RESIDENTIAL DEVELOPMENT:	Required	Proposed (Parcel 243-A)	Proposed (Parcel 243-B)
MAX. BUILDING COVERAGE	30%	9.7%	5.5%
MAX. BUILDING HEIGHT	32 FT	42 FT	42 FT
MIN. OPEN SPACE %	60%	63.9%	77.7%
MAX. DENSITY	4 UNITS/ACRE	N/A	0.64 UNITS/ACRE (40 UNITS)
TWO-FAMILY DWELLING	8 UNITS/ACRE	N/A	0.18 UNITS/ACRE (14 UNITS)
TOWNHOUSE DWELLING	16 RESIDENTS/ACRE	N/A	4.41 RESIDENTS/ACRE (306 RESIDENTS)
SKILLED NURSING FACILITY	16 RESIDENTS/ACRE	N/A	N/A

PROPERTY LINE SETBACK: 50 OR 100 FT*
*PROPERTY LINE SETBACK IS 50 FT MINIMUM OR 100 FT MINIMUM IF ADJUTING AN EXISTING SINGLE FAMILY DWELLING.

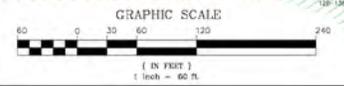


Apartment buildings

Green House buildings

Townhouses

Duplexes



Green House Schematic Rendering – Street Side



LWDA
DESIGN

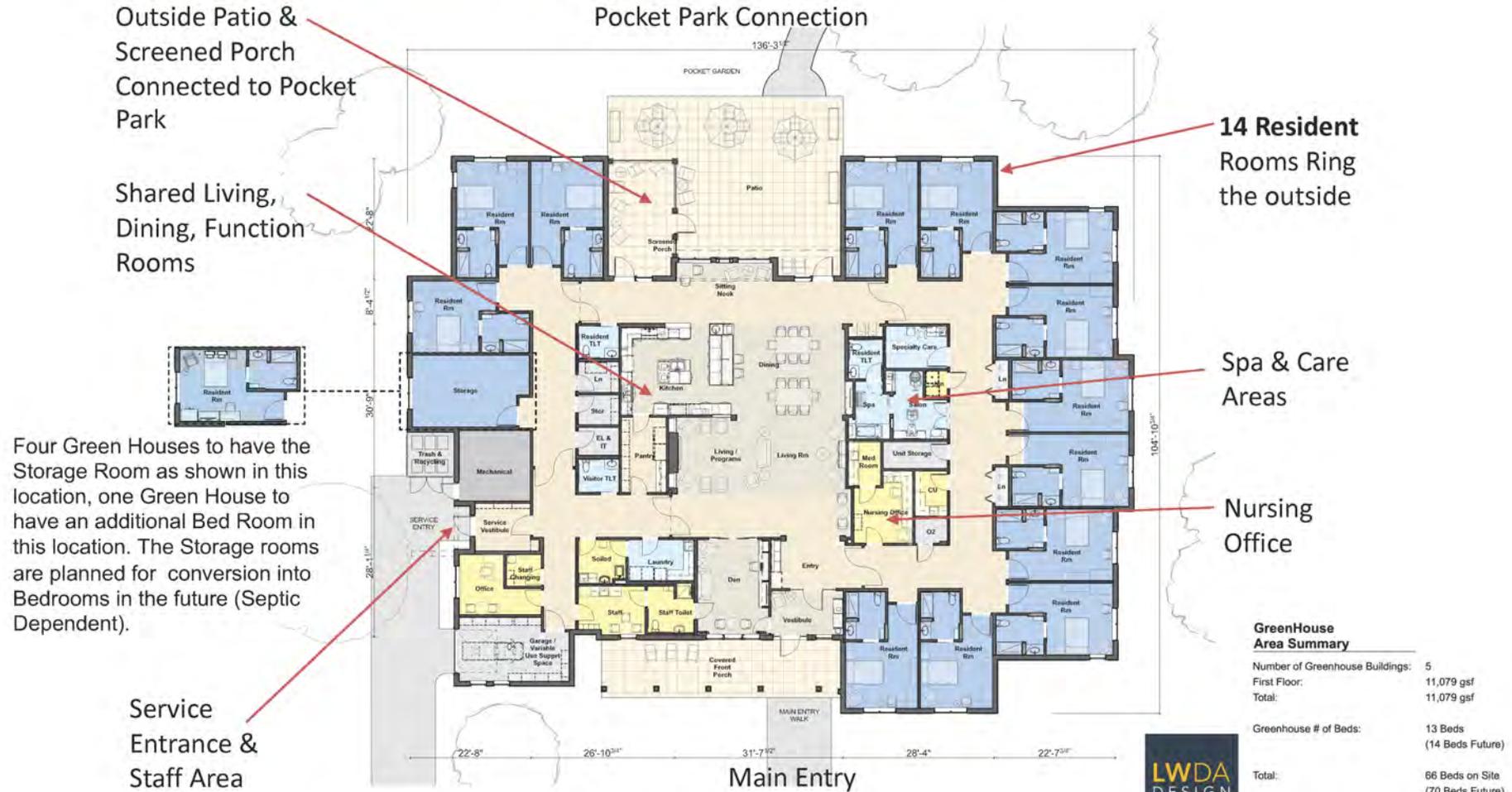
NAVIGATOR ELDER HOMES
OF MARTHA'S VINEYARD



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



Rear Elevation



Side Elevation



Side Elevation



2nd Floor Plan



1st Floor Plan

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

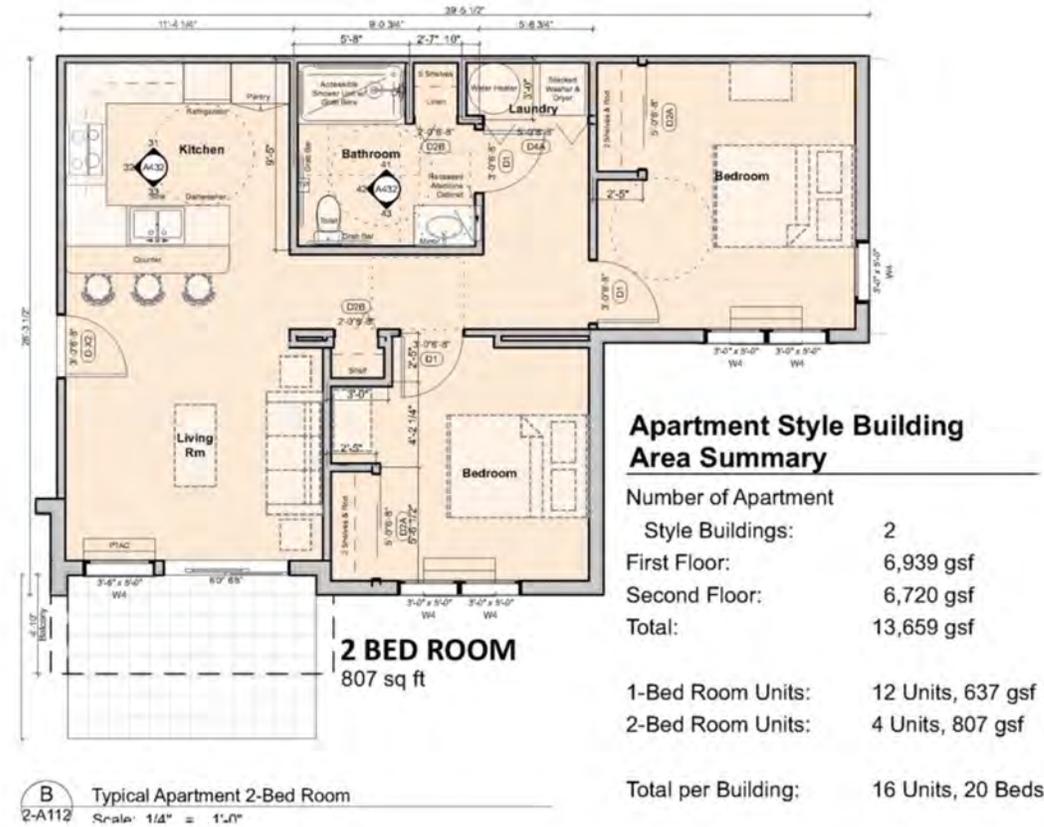


NAVIGATOR ELDER HOMES OF MARTHA'S VINEYARD



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
2-Bed Room Units:	4 Units, 807 gsf
Total per Building:	16 Units, 20 Beds

Workforce Housing B Townhouse Style



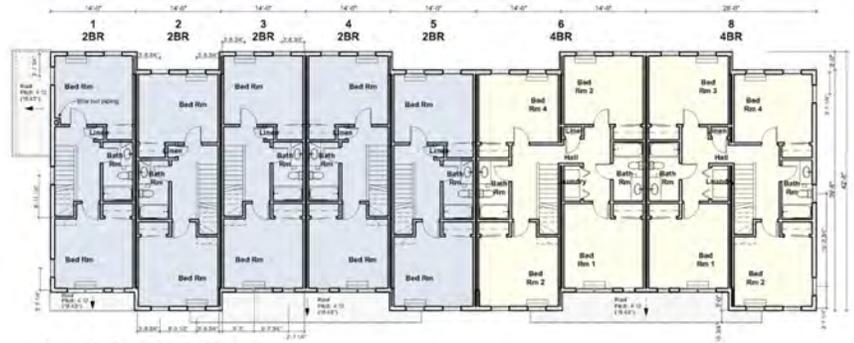
Front Elevation



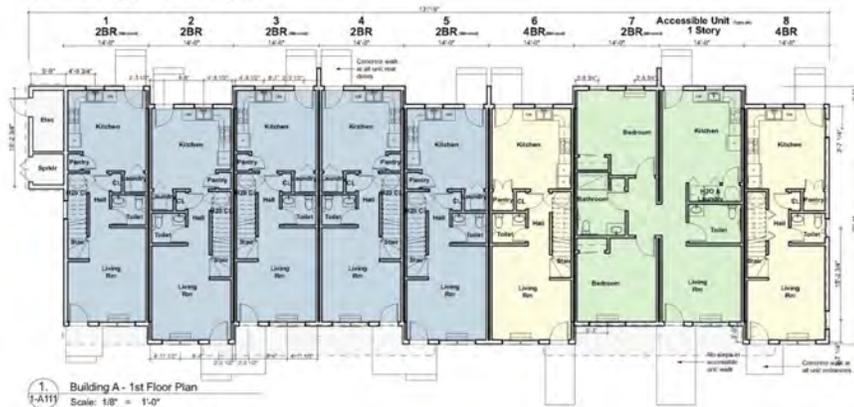
Rear Elevation



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"



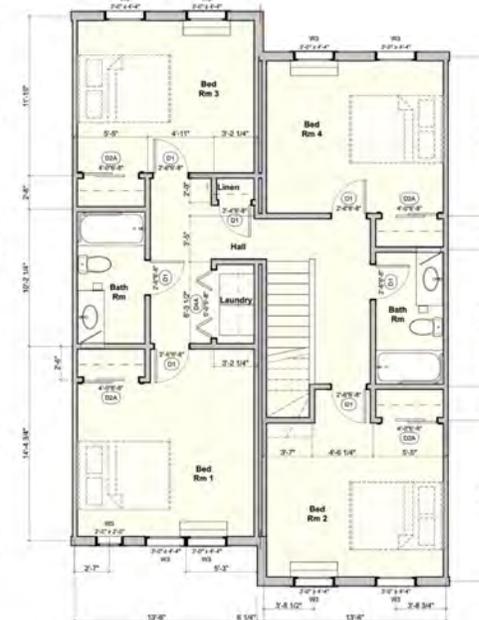
2
A401
Accessible Unit - 1st Floor Plan
Scale: 1/4" = 1'-0"

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, which would operate the facility under a model of skilled nursing known as the [Green House Project](#).
- Conveyance of the Navigator Homes lot would be subject to various conditions under which the property would revert back to the hospital.

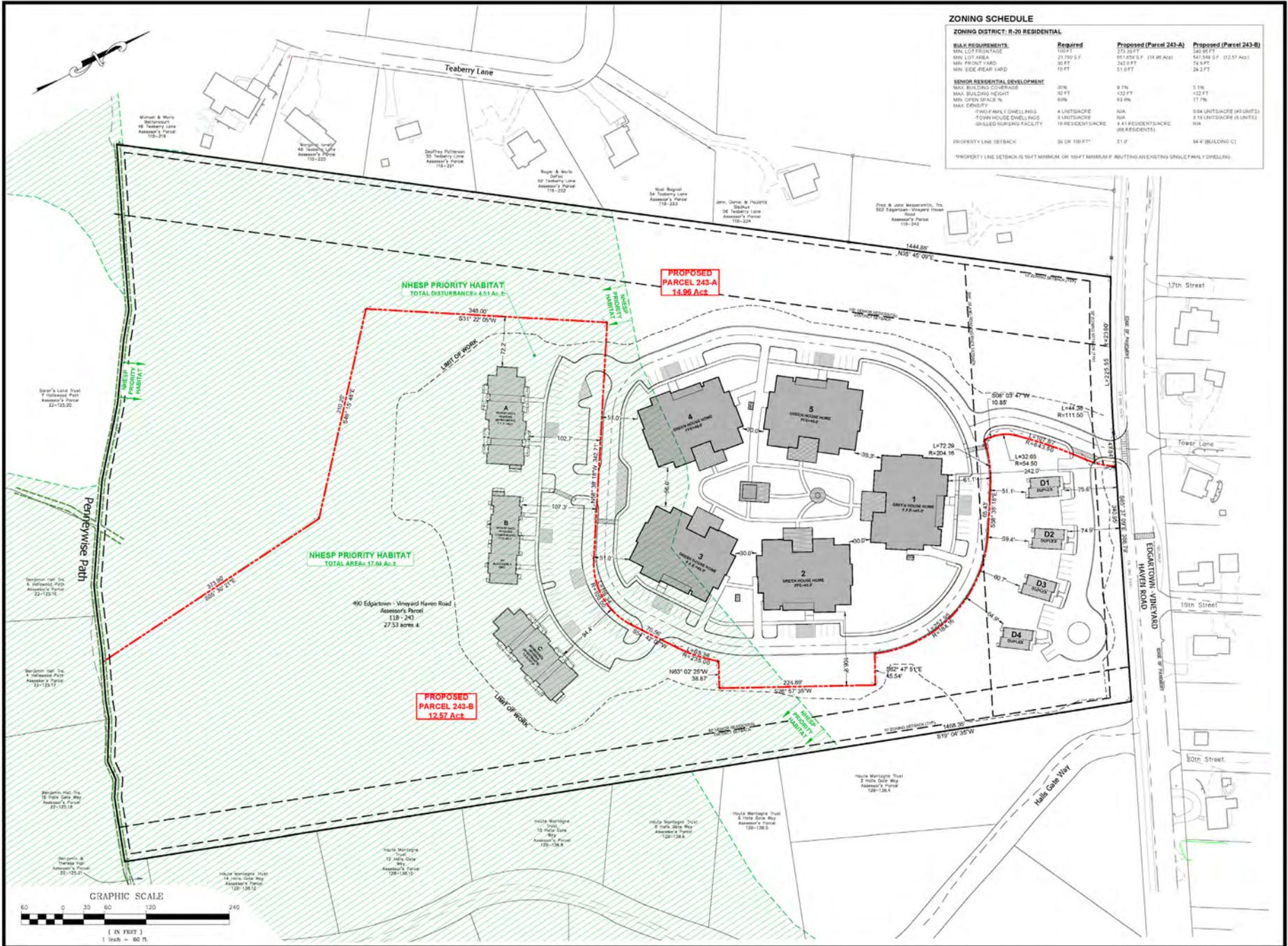


LOCUS MAP
SCALE 1" = 2000'

ZONING SCHEDULE
ZONING DISTRICT: R-20 RESIDENTIAL

BLANK REQUIREMENTS:	Required	Proposed (Parcel 243-A)	Proposed (Parcel 243-B)
MIN. LOT FRONTAGE	100 FT	171.00 FT	151.00 FT
MIN. LOT AREA	21,700 S.F.	61,059 S.F. (114.96 AC)	61,549 S.F. (12.57 AC)
MIN. FRONT YARD	30 FT	34.8 FT	34.8 FT
MIN. SIDE/REAR YARD	10 FT	51.0 FT	24.2 FT
SENIOR RESIDENTIAL DEVELOPMENT			
MAX. BUILDING COVERAGE	35%	9.7%	5.5%
MAX. BUILDING HEIGHT	32 FT	32 FT	32 FT
MIN. OPEN SPACE %	65%	83.9%	77.7%
MAX. DENSITY	2	N/A	N/A
TWO-FAMILY DWELLINGS	4 UNITS/ACRE	N/A	0.64 UNITS/ACRE (40 UNITS)
TOWN HOUSE DWELLINGS	8 UNITS/ACRE	N/A	0.18 UNITS/ACRE (10 UNITS)
SKILLED NURSING FACILITY	16 RESIDENTS/ACRE	N/A	4.41 RESIDENTS/ACRE (268 RESIDENTS)
PROPERTY LINE SETBACK	50 OR 100 FT*	51.0'	54' (BUILDING C)

*PROPERTY LINE SETBACK IS 50 FT MINIMUM OR 100 FT MINIMUM IF ADJUTING AN EXISTING SINGLE FAMILY DWELLING.



DRAFT

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	NHESP Staff Comments Site Reconfiguration
2	7/28/22	NHESP Staff Comments

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
West Quabbin, MA 01470
603-640-0195 (cell) 508-333-7630 Phone: 508-258-5123

LAND SURVEYING BY:
SCHOFIELD, BARNHART & HOEHN INC.
12 SURVEYOR'S LANE, BOX 339
VINEYARD HAVEN, MA 02568
508-969-2781

DATE: SEPTEMBER 22, 2021

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

SHEET 3 OF 10

Potential benefits as highlighted by applicant

- *Allows for a new world-class **skilled nursing community** in a non-traditional homelike residential setting to be available to island residents and their families.*
- *Provides the Island of Martha's Vineyard a **reliable long-term solution** for the existing and future needs of elder skilled nursing care by constructing an **energy-efficient**, modern skilled nursing community, designed under the current building codes and Mass. DPH standards of design and licensing.*
- *Takes advantage of being **co-located with new workforce apartments** to allow for and support convenient and available staffing needs for the Green House homes.*
- ***Avoids the excessive expenditure of funds** to modify/rehabilitate the existing Windemere nursing facility, which would not result in additional skilled nursing capacity.*
- ***Alleviates the patient support and financial burden** on senior residents and their families for expenses related to travel to off-island SNF [skilled nursing facility] options (at possibly significant distance away), including other more costly private facilities.*
- *The delivery of community skilled nursing care on Martha's Vineyard in the model of The Green House Project, has been called a "Development of National Significance" by the Massachusetts Office of Elder Affairs. In utilizing this innovative, "real-home" approach, Green House living will result in a vastly **improved quality of life** for the growing number of elders on Martha's Vineyard requiring skilled nursing care.*

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.



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)

UTILITIES PLAN

REVISIONS:

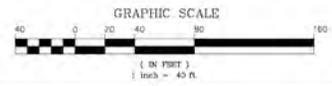
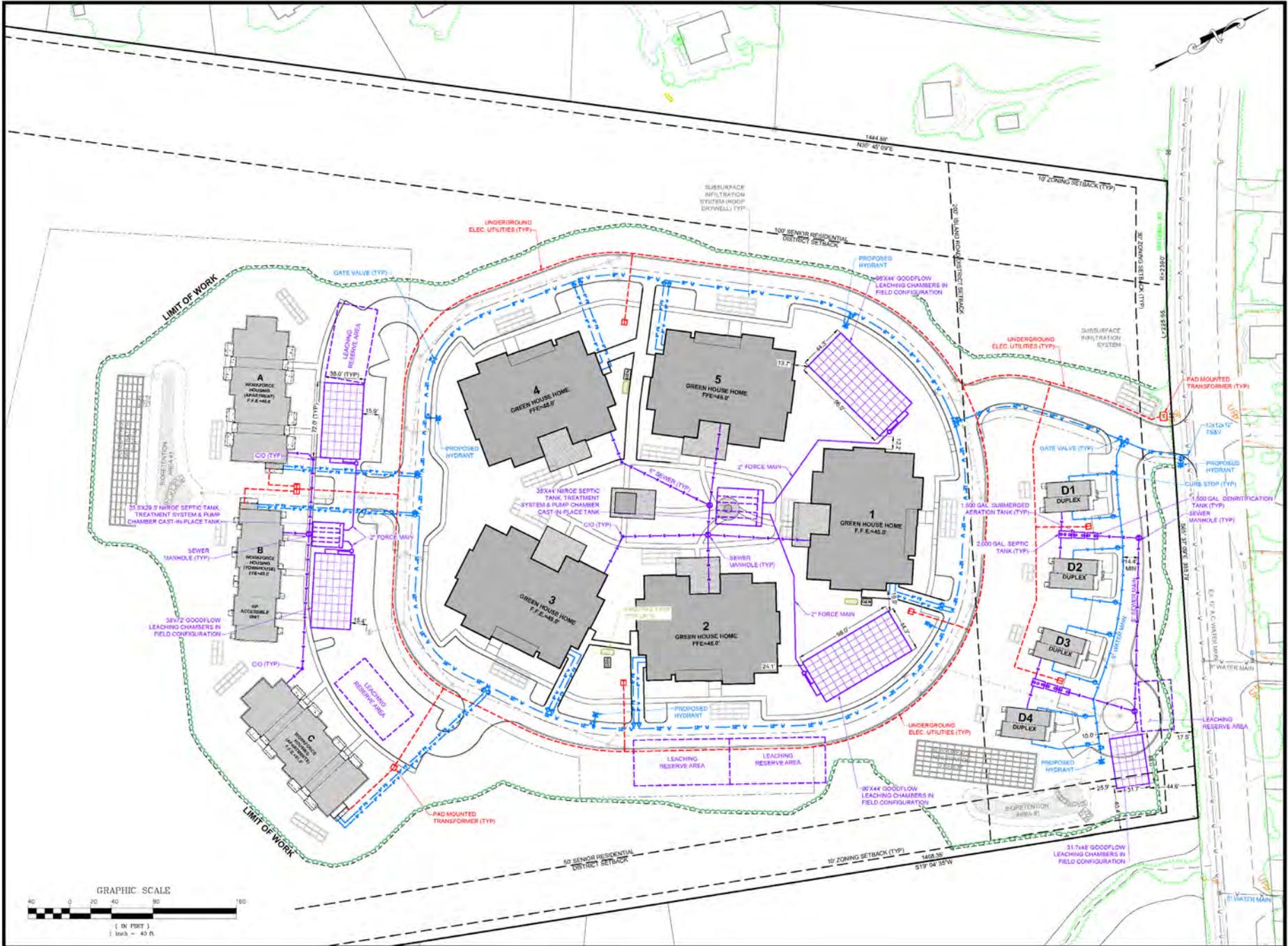
No.	DATE	DESC.
1	7/28/22	DNESP Staff Comments
2	4/26/22	Site Reconfiguration

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 Porters Lane, West Edgartown, MA 02570
Phone: 508-238-5122
cell: 508-333-7630

LAND SURVEYING BY:
SCHOFIELD, BARBNI & HOEHN INC.
12 SURVEYOR'S LANE, BOX 339
VINEYARD HAVEN, MA 02568
508-993-2748

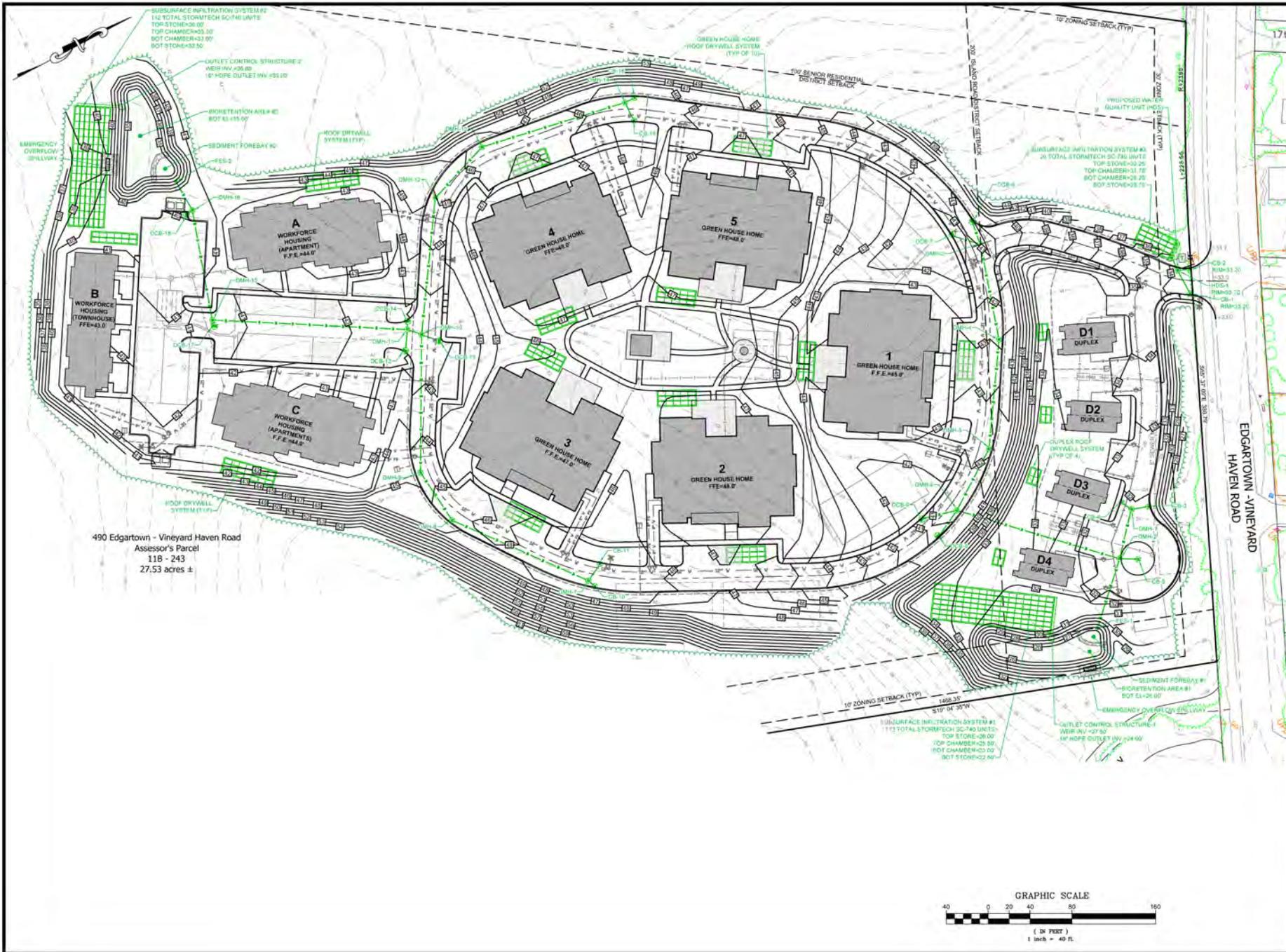
DATE:	SEPTEMBER 22, 2021
CALC./DESIGN:	ELP
DRAWN:	BLW
CHECK:	ELP
JOB NO.:	5103
SHEET 6 OF 10	



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 7/28/22 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.
- The applicant has stated the project will require a National Pollutant Discharge Elimination System (NPDES) permit from the EPA, and a Stormwater Pollution Prevention Plan (SWPPP) to be prepared prior to construction.

Previous



LOCUS MAP
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:

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

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

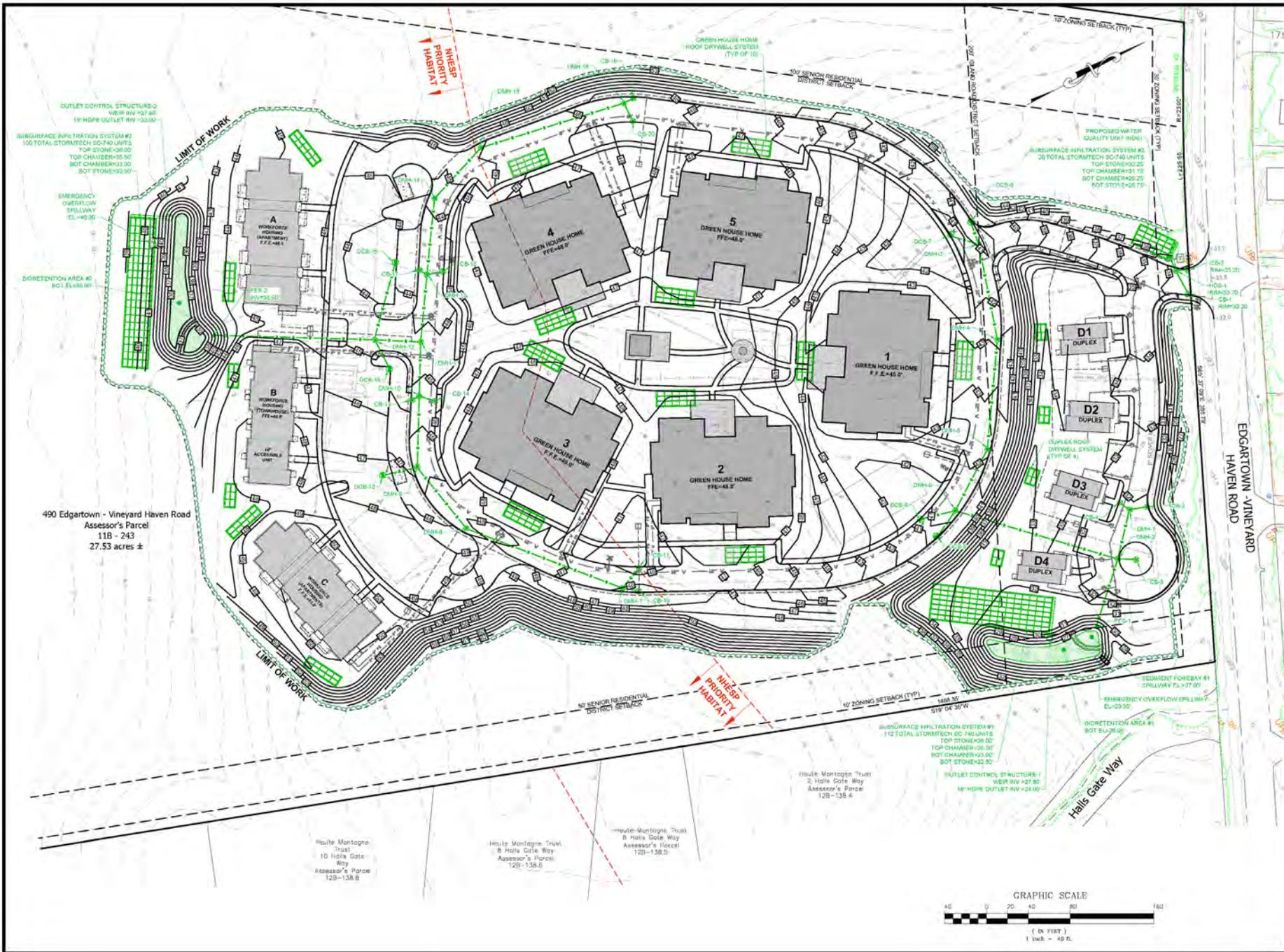
ENGINEERING BY:
PESCE ENGINEERING & ASSOCIATES, INC.
Edward L. Pesce, P.E., LEED AP
43 Forest Lane
West Dennis, MA 01970
Phone: 508-218-5123
Fax: 508-333-7430

LAND SURVEYING BY:
SCHOFIELD, BARBINI & HOEHN, INC.
12 SURVEYOR'S LANE, BOX 339
VINEYARD HAVEN, MA 02568
508-493-2781

DATE: SEPTEMBER 22, 2021

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

Revised



LOCUS MAP
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:

No.	DATE	DESC.
1	7/25/22	ISSUE SP. Draft Comments
2	4/29/22	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 Porters Lane, West Barnstable, MA 02570
Phone: 508-738-3174
Cell: 508-533-7930

LAND SURVEYING BY:
SCHOFIELD, BARBBI & HOEHN INC.
12 SURVEYOR'S LANE, BOX 339
VINEYARD HAVEN, MA 05568
508-900-2748

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 17.64 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 4.51 acres.
- Following consultation with NHESP staff in June and July, the mapped habitat area was increased to include areas of pitch pine, and the project was revised to reduce habitat fragmentation.
- 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.



LOCUS MAP
SCALE 1" = 2000'

ZONING SCHEDULE

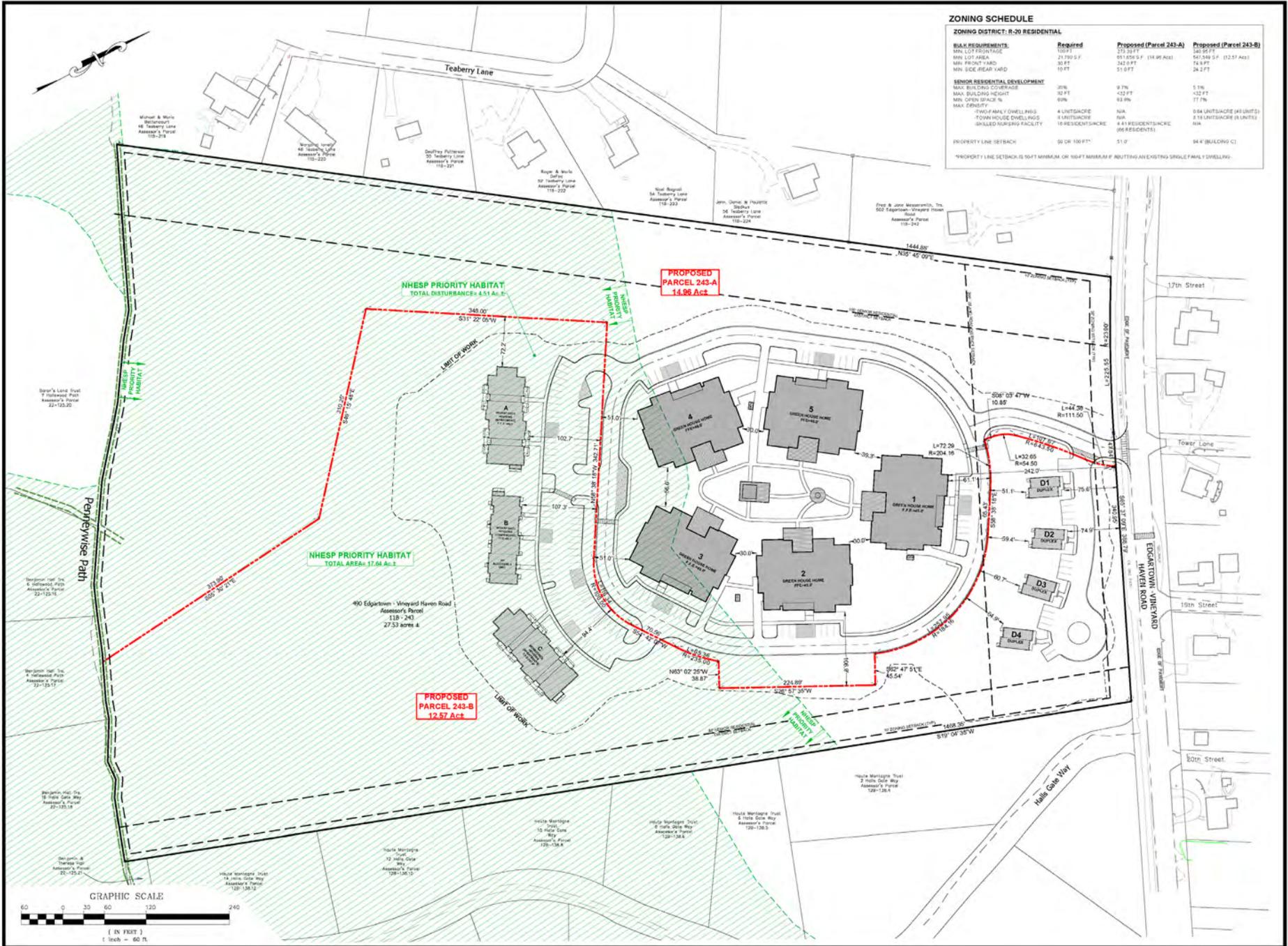
ZONING DISTRICT: R-20 RESIDENTIAL

BLA REQUIREMENTS:	Required	Proposed (Parcel 243-A)	Proposed (Parcel 243-B)
MIN. LOT FRONTAGE	100 FT	171.0 FT	151.0 FT
MIN. LOT AREA	21,700 S.F.	61,059 S.F. (114.96 AC)	61,549 S.F. (12.57 AC)
MIN. FRONT YARD	30 FT	34.8 FT	34.8 FT
MIN. SIDE/REAR YARD	10 FT	51.0 FT	24.2 FT

SENIOR RESIDENTIAL DEVELOPMENT	Required	Proposed (Parcel 243-A)	Proposed (Parcel 243-B)
MAX. BUILDING COVERAGE	35%	9.7%	5.5%
MAX. BUILDING HEIGHT	32 FT	32 FT	32 FT
MIN. OPEN SPACE %	65%	83.9%	77.7%
MAX. DENSITY	2 TWO-FAMILY DWELLINGS	4 UNITS/ACRE	0.64 UNITS/ACRE (40 UNITS)
	1 TOWN HOUSE DWELLING	8 UNITS/ACRE	0.18 UNITS/ACRE (10 UNITS)
	1 SKILLED NURSING FACILITY	16 RESIDENTS/ACRE	4.41 RESIDENTS/ACRE (268 RESIDENTS)

PROPERTY LINE SETBACK: 50 OR 100 FT* 51.0' 58.4' (BUILDING C)

*PROPERTY LINE SETBACK IS 50 FT MINIMUM OR 100 FT MINIMUM IF ADJUTING AN EXISTING SINGLE FAMILY DWELLING.



DRAFT

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	NHESP Staff Comments Site Reconfiguration
2	7/28/22	NHESP Staff Comments

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

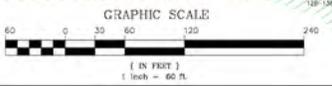
ENGINEERING BY:
PESCE ENGINEERING & ASSOCIATES, INC.
Edward L. Pesce, P.E., LEED AP
43 Porter Lane
West Quabbin, MA 01470
Phone: 508-218-5123
cell: 508-333-7630

LAND SURVEYING BY:
SCHOFIELD, BARNHART & HOEHN INC.
12 SURVEYOR'S LANE, BOX 339
VINEYARD HAVEN, MA 02568
508-969-2781

DATE: SEPTEMBER 22, 2021

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

SHEET 3 OF 10



Habitat and environment

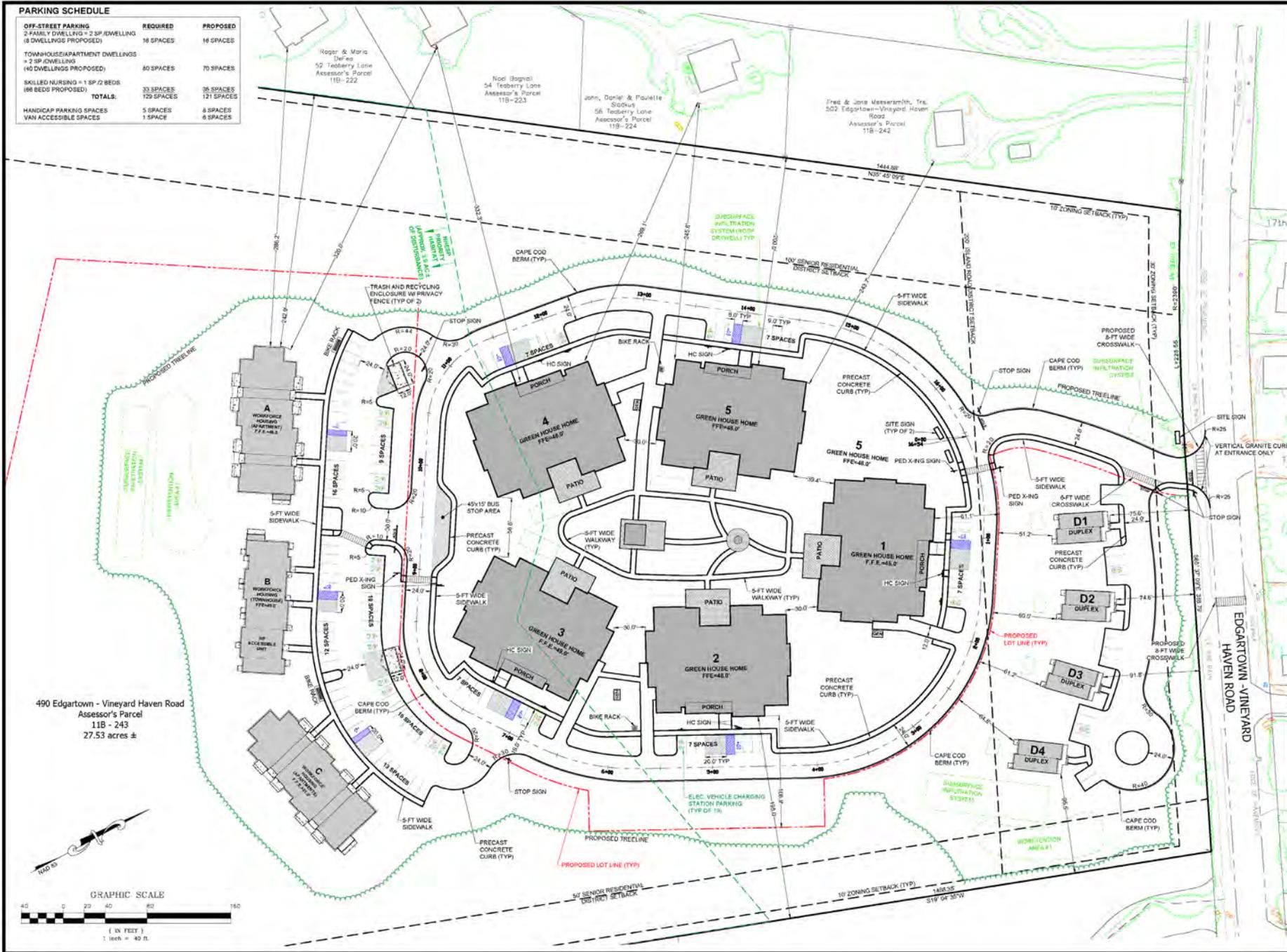
- An environmental report was prepared on behalf of Navigator Homes of Martha's Vineyard and submitted to the USDA Rural Development Program for review, since the USDA would be the primary lender for the project, and federal actions require such review under the National Environmental Policy Act.
- The 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. The applicant has stated that project revisions do not require any amended filing.
- 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 121 parking spaces (0.85 per resident), including seven in front of each Green House building. The largest share of spaces (70) would be located in parking lots at the rear of the site. The number of parking spots is the same as 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.

PARKING SCHEDULE

	REQUIRED	PROPOSED
OFF-STREET PARKING		
2 FAMILY DWELLING = 2 SP/ DWELLING	18 SPACES	14 SPACES
(8 DWELLINGS PROPOSED)		
TOWAHOUSE/APARTMENT DWELLINGS		
= 2 SP/ DWELLING	80 SPACES	70 SPACES
(40 DWELLINGS PROPOSED)		
SKILLED NURSING = 1 SP/ 2 BEDS	33 SPACES	36 SPACES
(88 BEDS PROPOSED)	129 SPACES	121 SPACES
TOTALS:	131 SPACES	121 SPACES
HANDICAP PARKING SPACES	5 SPACES	8 SPACES
VAN ACCESSIBLE SPACES	1 SPACE	6 SPACES



LOCUS MAP
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)

LAYOUT & PARKING PLAN

REVISIONS:

No.	DATE	DESC.
1	7/23/22	ISSUE SP Draft Comments
2	4/29/22	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 Porters Lane, West Dennis, MA 01970
Phone: 508-278-5173
Cell: 508-333-7930

LAND SURVEYING BY:
SCHOFIELD, BARBNI & HOEHN INC
12 SURVEYOR'S LANE, BOX 339
VINEYARD HAVEN, MA 05568
508-993-2748

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

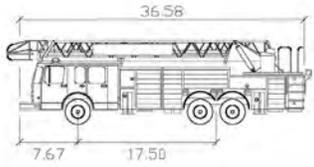
1. Based on Institute of Transportation Engineers (ITE) data, the project is expected to generate approximately 356 vehicle trips on an average weekday (two-way, 24-hour volume), with 30 vehicle trips expected during the weekday morning peak hour and 43 during the weekday evening peak-hour.
2. The project 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.
- The LUPC authorized a peer review of the TIA on June 13, 2022.
- An emergency access plan has been provided.

TIA peer review by Fuss & O'Neill

- Recommendation that the capacity and queue analysis be revised to incorporate updated adjustment factors for COVID and seasonality. (Existing average month volumes are likely under-represented by about 7%, and the existing peak month volumes by about 2%.)
- Recommendation that the capacity and queue analysis be revised to reflect the updated trip generation resulting from the project change (66 beds and 48 workforce units, rather than 70 beds and 24 workforce units).
- Recommendation that the proponent examine the most recent five years of available crash data.
- Photos showing the sight distances at the proposed site driveway, as requested by the MVC, should be provided.
- Agreement that the trip generation estimate is conservative, since a portion of the residential units will be reserved for employees of the skilled nursing facility.
- Agreement with the trip distribution outlined in the TIA. No significant difference in trip pattern for residents, employees, and visitors.
- Agreement that the project impacts on the Triangle will likely not be significant.

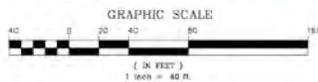


Edgartown E-DNE (251)

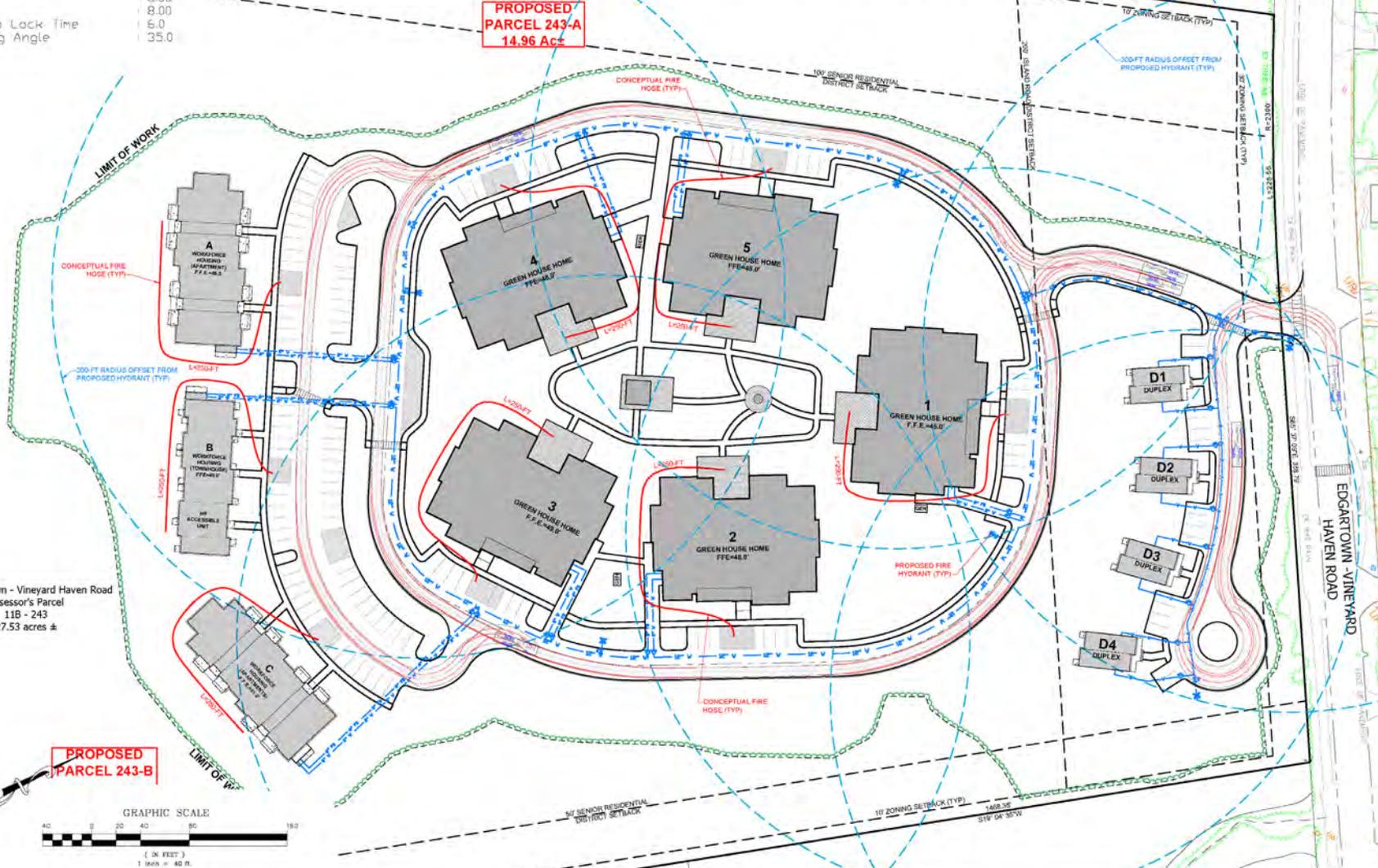
	Feet
Width	8.00
Track	8.00
Lock to Lock Time	6.0
Steering Angle	35.0

490 Edgartown - Vineyard Haven Road
Assessor's Parcel
11B - 243
27.53 acres ±

**PROPOSED
PARCEL 243-B**



**PROPOSED
PARCEL 243-A
14.96 Ac±**



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)

**EMERGENCY
ACCESS PLAN**

REVISIONS:

No.	DATE	DESC.
1	7/23/22	DRISP Staff Comments
2	4/29/22	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 Porters Lane,
West Barnstable, MA 02570
www.pesceinc.com
cell: 508-333-7630 Phone: 508-218-5122

LAND SURVEYING BY:
SCHOFIELD, BARNHART & HOEHN INC
12 SURVEYOR'S LANE, BOX 339
VINEYARD HAVEN, MA 02568
508-693-2748

DATE: SEPTEMBER 22, 2021

CALC./DESIGN:	ELP
DRAWN:	BLW
CHECK:	ELP
JOB NO.:	5103
SHEET 7 OF 10	

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 hospital expects that not more than 50% of residents will pay out of pocket.

Island housing needs (skilled nursing beds)

- 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.
- A 2020 market feasibility analysis (updated in 2022) shows 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 (82%)	33 (50%)	10
Private pay	4 (14%)	20 (30%)	16
Skilled nursing			
Medicare	1 (4%)	13 (20%)	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, including 14 units (30 beds) for Navigator Homes employees.
- According to the Edgartown bylaw, the units may be occupied by employees of the skilled nursing facility, or of “another assisted living, medical services, or emergency services entity on Martha’s Vineyard.”
- The applicant has stated that the 48 workforce units would replace about an equal number of the 92 existing units offsite that the hospital currently leases or owns as workforce housing.

Island housing needs (workforce housing)

- 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.
- It is not clear whether the units will be income restricted.
- 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.
- There will likely be an onsite housing manager.

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 31" for the apartment buildings, 30'9" for the townhouses, 30'3" for the duplexes, 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

13

Green House Schematic Rendering – Pocket Park Side



Green House Exterior Elevations



Front - Street Side Elevation



Rear - Garden Side Elevation



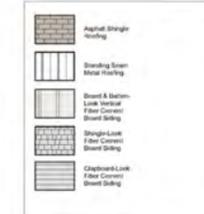
Service Side Elevation



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	HardPanel Lap Siding, Smooth
Shingle Siding	Fiber Cement Board	7' Eqs.	None	Handle Shingle Straight Edge
Board & Batten Siding	Fiber Cement Board	4'x12' / 12' O.C.	None	HandlePanel Vertical Siding & HandleTon 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)
Corner Molding	Fiber Cement Board	7'1/4'	None	4/4 NTS Smooth (144)
Soffit	Fiber Cement Board	4'	None	HandleSoffit 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.



timeless beauty
BEGIN WITH THE FINISH.

HardiePlank®



HardiePanel®



HardieShingle®



HardieTrim®



Plank, Panel, Shingle and Batten Color Offering



Trim Color Offering



True to the tradition of
PERFORMANCE AND BEAUTY.

Images from Hardie Siding Catalog

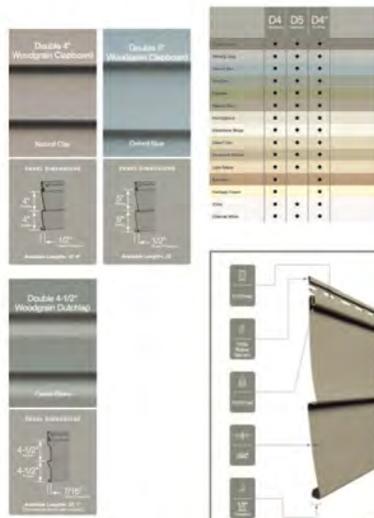


MARTHA'S VINEYARD
HOSPITAL

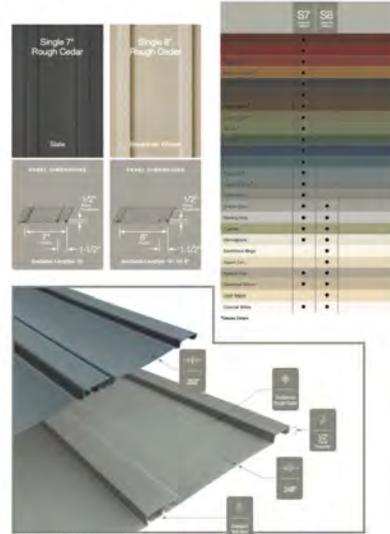
Workforce Housing Exterior Materials

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

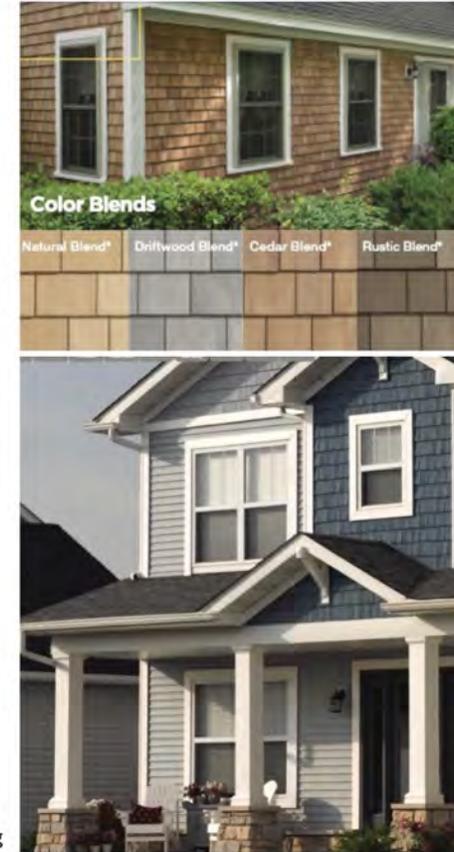
Clapboard



Board & Batten



Shingle



Images from Certainteed Siding Catalog

D3 - DUPLEX STYLE HOUSE

RIDGE HEIGHT: +21'-6" (57' ASL)
FINISHED FLOOR: +0' (33'-6" ASL)

D2 - DUPLEX STYLE HOUSE

RIDGE HEIGHT: +21'-6" (57' ASL)
FINISHED FLOOR: +0' (33'-6" ASL)

D1 - DUPLEX STYLE HOUSE

RIDGE HEIGHT: +22'-6" (57' ASL)
FINISHED FLOOR: +1' (34'-6" ASL)

1 - GREENHOUSE

HIGH RIDGE HT to
SITE ENTRANCE: +39'-0" (72'-6" ASL)
FINISHED FLOOR: +9'-6" (45' ASL)

5 - GREENHOUSE

HIGH RIDGE HT to
SITE ENTRANCE: +37'-8" (71'-2" ASL)
FINISHED FLOOR: +14'-6" (48' ASL)

Top of Road
+6'-6" (41' ASL)

SITE ENTRANCE - ELEVATION AT CROSSWALK
+0 (33'-6" ASL)

EDGARTOWN-VINEYARD HAVEN ROAD

TOWER LANE

Existing vegetation
buffer to remain

Existing vegetation
buffer to remain

**Navigator Homes Martha's Vineyard
Martha's Vineyard Hospital**

An artistic representation of the future entrance

© LWDA 2022

LWDA
DESIGN

Energy

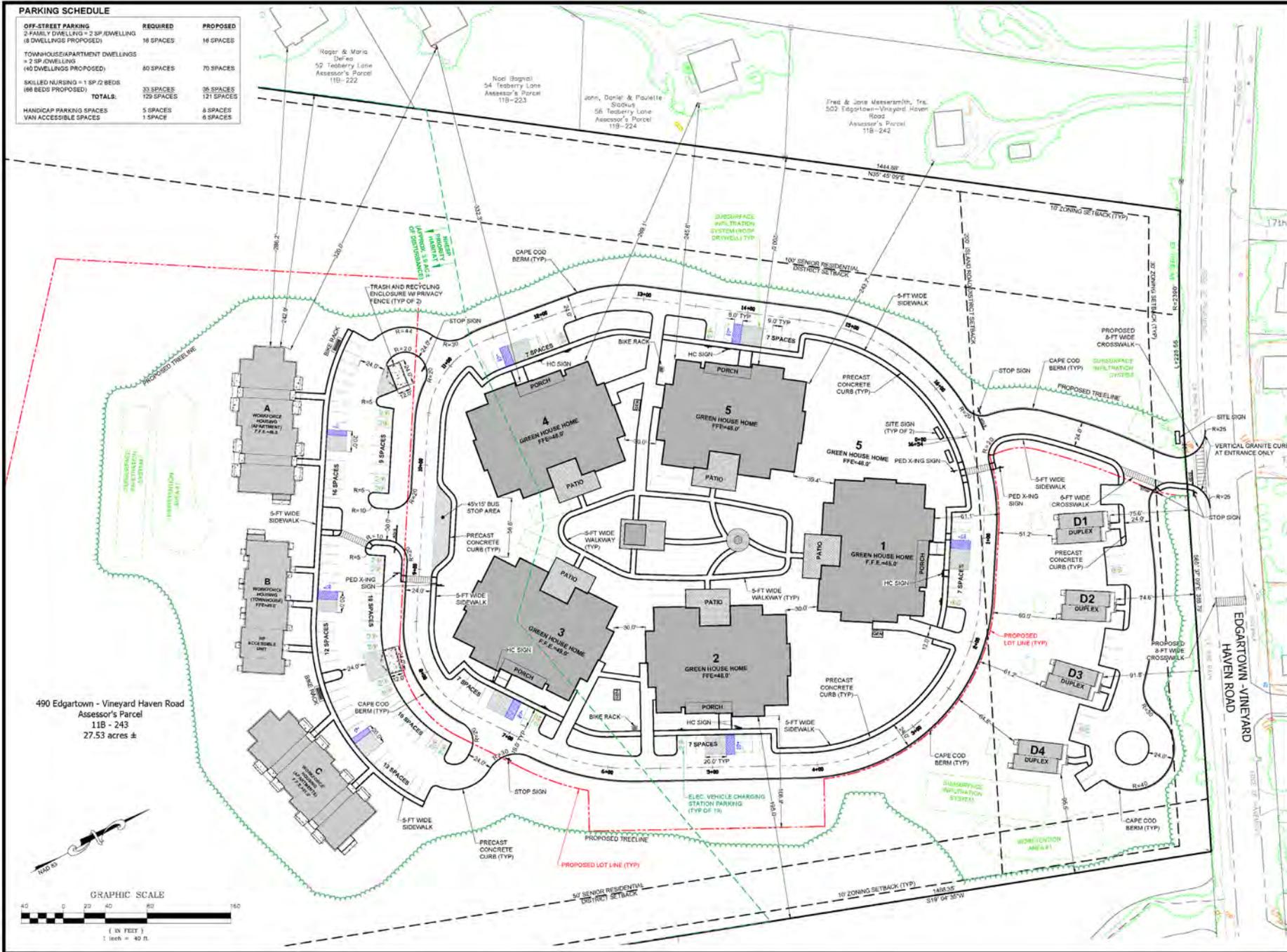
- The applicant plans to incorporate rooftop solar on the workforce apartment buildings. (A ground-mounted array is no longer permissible due to the expanded NHESP area.)
- The proposed energy sources for the buildings are electric heat pumps for heating and cooling, hot water, and cooking appliances.
- The applicant has not yet determined whether propane would be used for cooking and laundry in the Green House buildings, although electric power is preferred.
- Site plans show a total of 19 electric vehicle charging stations, distributed around the property.
- As proposed, the Green House buildings would have a diesel generator for backup.

Energy

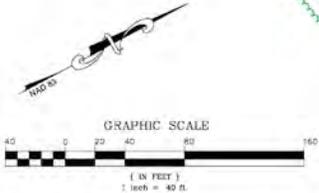
- According to the applicant, the project will comply with the Massachusetts Stretch Code, and is required by the MA Determination of Need Program to be designed and operated following LEED Silver Certifiable standards at minimum, with documentation provided to the Department of Public Health.
- The workforce housing would be constructed and operated according to LEED Building Design and Construction (BD+C) standards.

PARKING SCHEDULE

	REQUIRED	PROPOSED
OFF-STREET PARKING		
2 FAMILY DWELLING = 2 SP/ DWELLING	18 SPACES	14 SPACES
(8 DWELLINGS PROPOSED)		
TOWNHOUSE/APARTMENT DWELLINGS		
= 2 SP/ DWELLING	80 SPACES	70 SPACES
(40 DWELLINGS PROPOSED)		
SKILLED NURSING = 1 SP/ 2 BEDS	33 SPACES	36 SPACES
(88 BEDS PROPOSED)	129 SPACES	121 SPACES
TOTALS:	131 SPACES	121 SPACES
HANDICAP PARKING SPACES	5 SPACES	8 SPACES
VAN ACCESSIBLE SPACES	1 SPACE	6 SPACES



490 Edgartown - Vineyard Haven Road
Assessor's Parcel
11B - 243
27.53 acres ±



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)

LAYOUT & PARKING PLAN

REVISIONS:

No.	DATE	DESC.
1	7/23/22	ISSUE SP Draft Comments
2	4/29/22	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 Porters Lane, West Dennis, MA 01970
Phone: 508-278-5173
Cell: 508-333-7930

LAND SURVEYING BY:
SCHOFIELD, BARBNI & HOEHN INC
12 SURVEYOR'S LANE, BOX 339
VINEYARD HAVEN, MA 05568
508-993-2748

DATE: SEPTEMBER 22, 2021

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

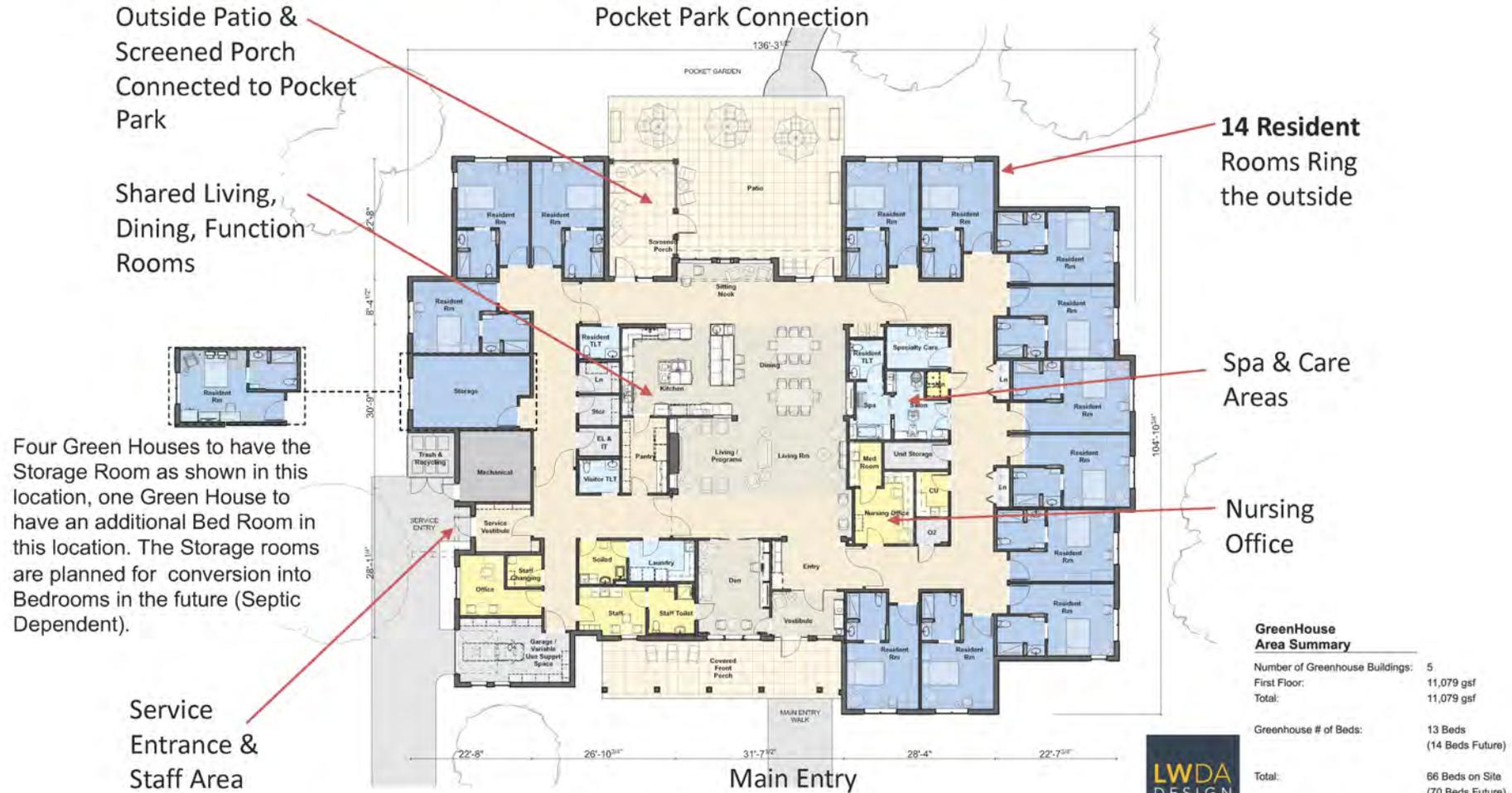
SHEET 4 OF 10

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 supply.
- 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.
- The applicant has stated that the facility will be designed and constructed in compliance with DPH requirements for skilled nursing facilities.

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

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.
- The eastern part of the development would also have a retaining wall along the access road.

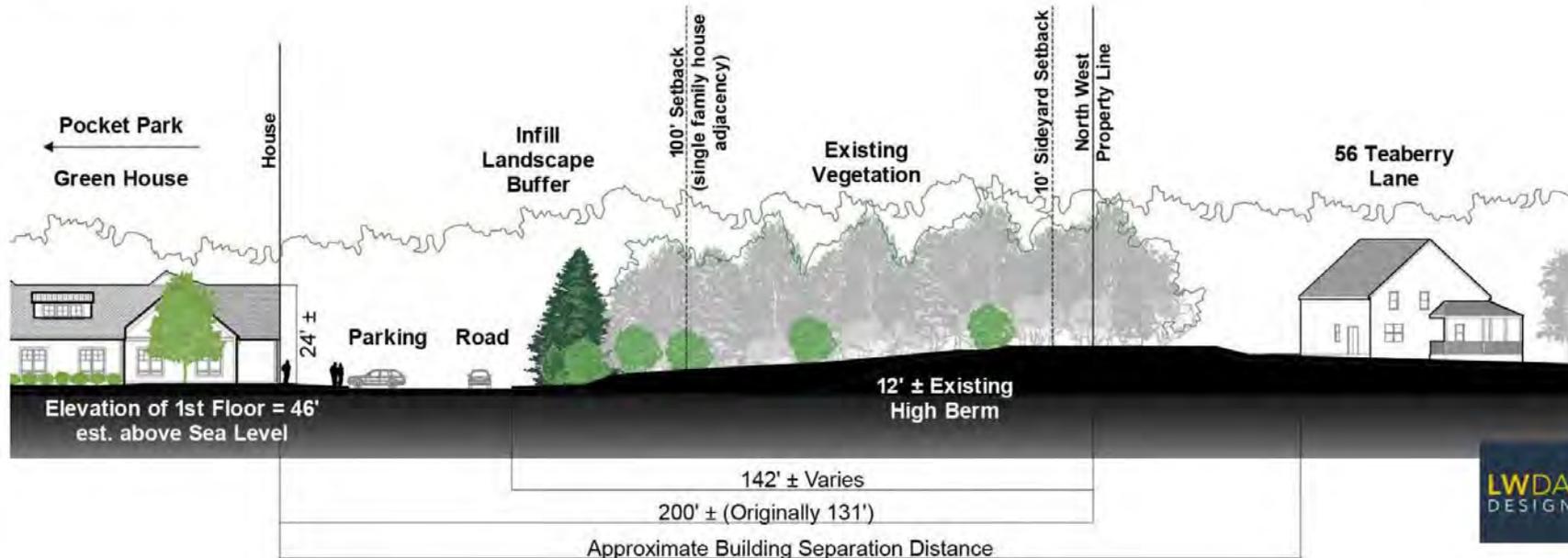
Site Section A: Teaberry Lane Adjacency



Key Plan

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

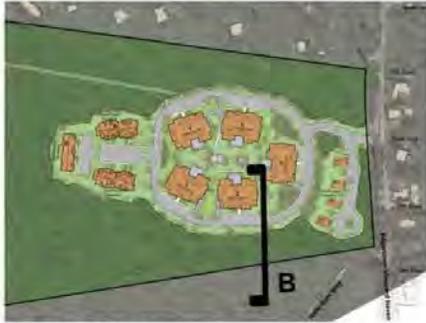
1. The Green Houses are positioned lower than the adjacent Teaberry Lane houses with a natural berm between them reducing visibility and noise.
2. The Green Houses far exceed the minimum setback
3. Additional plantings will be added to further block sound and sight lines.



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

*The section represents an approximation of site conditions.

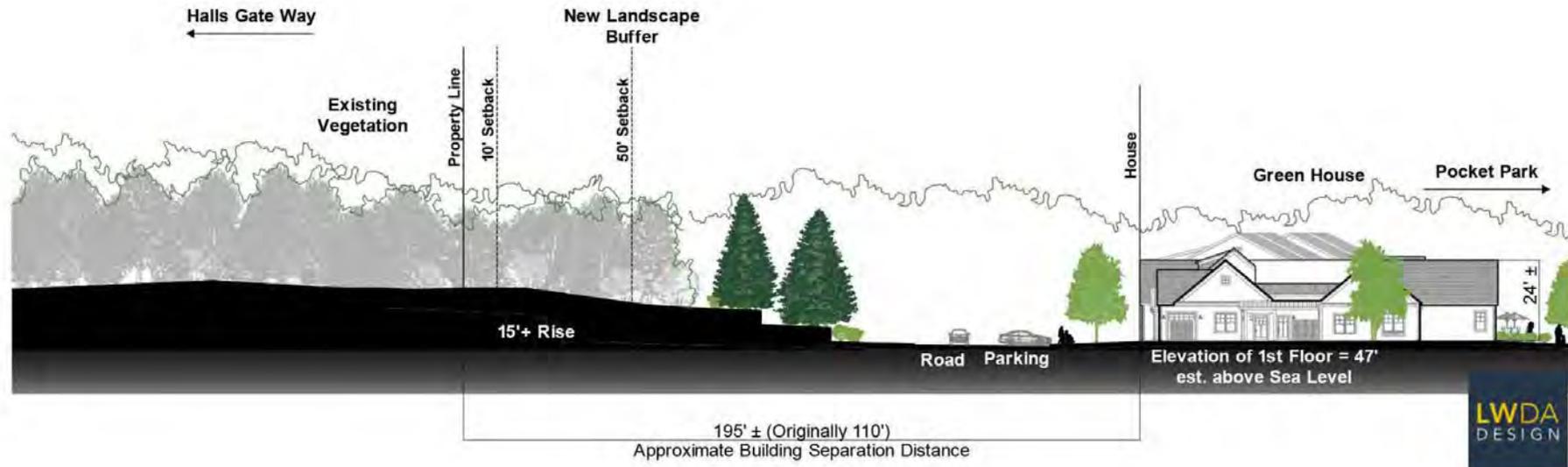
Site Section B: Halls Gate Way Adjacency



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.



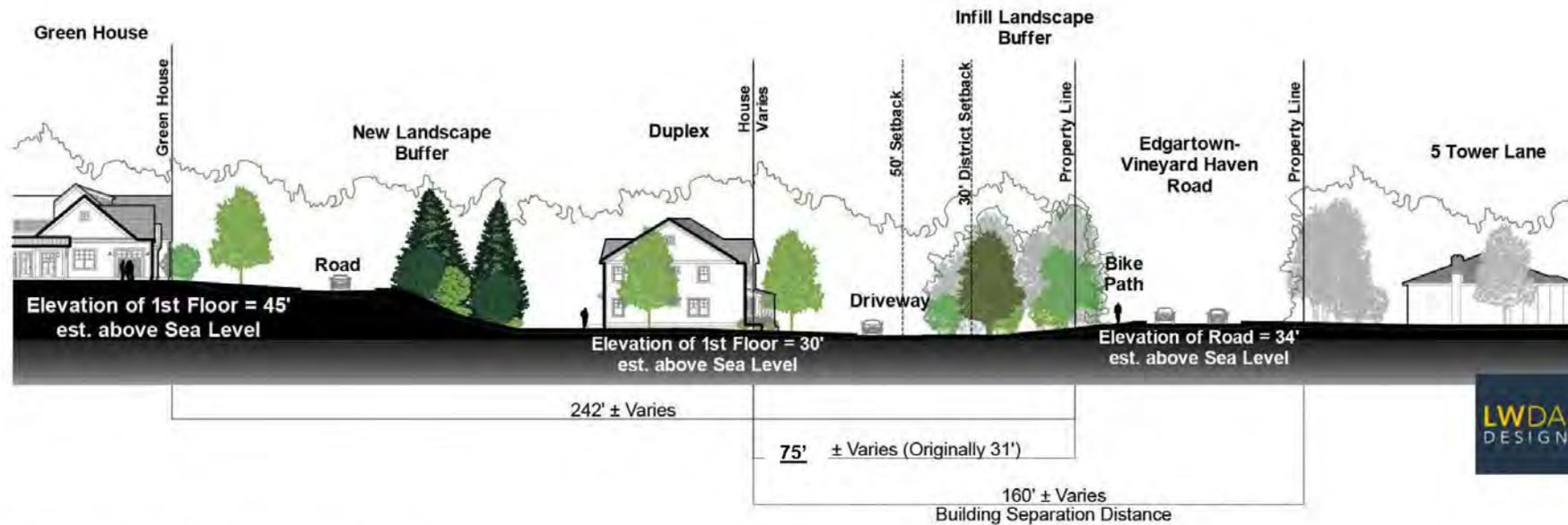
Site Section C: Edgartown Road Adjacency



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 a preliminary landscape plan and photographs of sample landscaping themes for the project.
- A 20' vegetated buffer is proposed between the loop road and the parking lots for the larger workforce units.
- A lighting plan has not been provided.

NATIVE RESTORATION AND SCREENING



MEADOW



GARDEN



POCKET PARK



Construction management

- The applicant anticipates construction beginning sometime in the fall of 2022. Construction would likely occur in phases, starting with the skilled nursing facility, but a construction schedule is pending final design and approvals.

Planning Board concerns (8/3/22)

1. *The project site cannot support the necessary sewer hookup, so an onsite septic is being proposed as a solution, but the proximity to the pond raises concerns.*
2. *Traffic will increase significantly and the current study provided by the applicant is insufficient due to not taking island specific measures for the increase in population seasonally. Furthermore, the study did not account for bicycle traffic, which is very common for the area.*
3. *The new style will attract off island seniors to move and retire to the island instead of serving the existing senior island community.*
4. *The workforce housing is expansive and makes the project larger than it needs to be as a replacement for Windemere.*
5. *A land swap between the Land Bank for Assessor Parcels 21-136 & 21-135.1 has been proposed as a possible solution.*

Pending LUPC and staff requests (to be addressed prior to close of hearing)

HOUSING

- Proposed agreement with workforce housing occupants, including eligibility and any income/asset requirements.
- Will the project give priority to housing the lowest paid employees of the Navigator facility so that it can be used to capacity? Currently MVH says Windemere uses only 28 beds due to staffing shortage.
- Will MVH make any effort to ensure that the existing workforce housing units offsite remain available for island workers, or will the units go into the marketplace and available for seasonal rental?

WASTEWATER

- Written proposal to mitigate the wastewater nitrogen in excess of the MVC load limit for Sengekontacket Pond.

Pending LUPC and staff requests (to be addressed prior to close of hearing)

ENVIRONMENT

- Copy of the NHESP determination letter.
- Any documentation from USDA that the project changes do not require amendments to the environmental report.
- Why are more natural materials not proposed for the buildings? What impact will the proposed building materials have in terms of microplastic pollution?

Pending LUPC and staff requests (to be addressed prior to close of hearing)

LANDSCAPE/SITE DESIGN

- Can more natural topography be used instead of retaining walls?
- What permeable alternatives are available for the paved surfaces?
- Exterior lighting plan with spec sheets.

MISCELLANEOUS

- Description of any income restrictions/thresholds for the workforce units.
- What efforts will be made to limit impacts to the existing bike path on Edgartown-VH Road?