

Four Sisters Inn DRI 731

Martha's Vineyard Commission
Continued Hearing
Nov. 10, 2022

Four Sisters Inn

- Applicant:** Elizabeth and Harry Marshall; Chuck Sullivan, agent
- Location:** 14 Narragansett Ave. (Map 10, Lot 20), Oak Bluffs (0.17 acres)
- Proposal:** Construction of a five-bedroom inn on a vacant lot.
- Permits:** Building permit, site plan review, Cottage City Historic District
- Checklist:** 3.1b (Commercial development of 3,500+ ft²)

Mandatory review

LUPC: 9/19/22 – no recommendation

Hearing: 10/13/22

New material since 10/13/22

- Response to MVC questions
- Revised parking plan
- Staff evaluation of building size within 200 and 300 feet
- Photos of buildings with 2.5-3 stories on Narragansett and Pequot Avenues

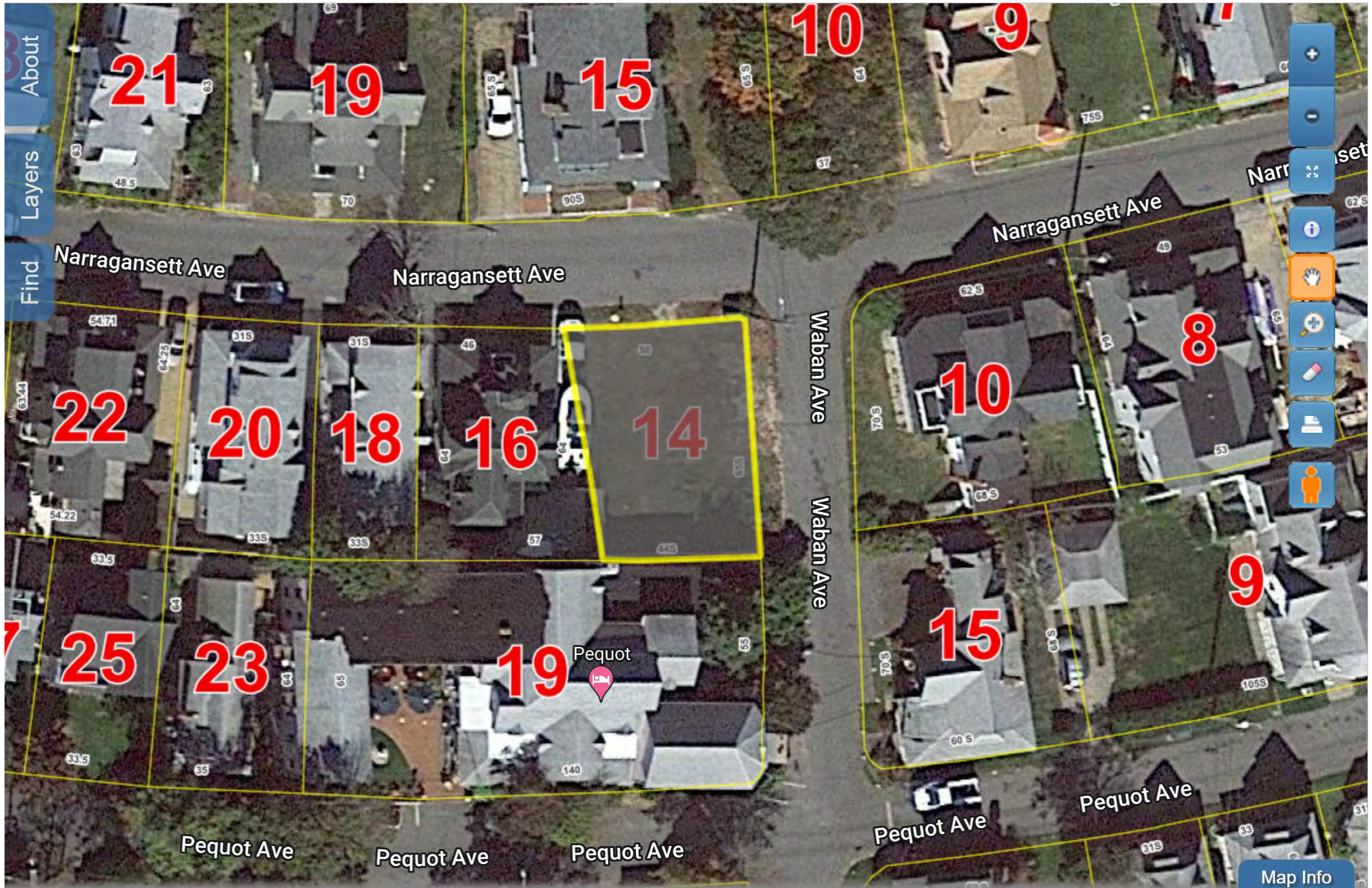




PHOTO #2 – STREET VIEW OF SITE FROM NARRAGANSETT AVE. AND WABAN AVE.

Response to MVC questions

- Housing and employment
- Basement apartment
- Parking proposal for town
- Building size

11/9/2022
 DRI 731 - Four Sisters Inn
 Net area of buildings within 200 and 300 feet of 14 Narragansett Ave
 Net area = finished living space. Does not include basements, porches, decks, unfinished storage areas, etc.

| WITHIN 200 FEET | | WITHIN 300 FEET | |
|-----------------|--------------------------------|-----------------|--------------------------------|
| Net area | Address | Net area | Address |
| 11239 | 19 Pequot Ave | 11239 | 19 Pequot Ave |
| 4488 | 1 Narragansett Ave | 5113 | 75 Sea View Ave |
| 3461 | 20 Pequot Ave | 5110 | 83 Sea View Ave |
| 3030 | 14 Narragansett Ave (proposed) | 4722 | 87 Ocean Ave |
| 2758 | 14 Samoset Ave | 4641 | 101 Ocean Ave |
| 2659 | 16 Samoset Ave | 4526 | 93 Ocean Ave |
| 2622 | 8 Narragansett Ave | 4496 | 19 Tuckernuck Ave |
| 2525 | 26 Pequot Ave | 4488 | 1 Narragansett Ave |
| 2452 | 19 Narragansett Ave | 4431 | 2 Narragansett Ave |
| 2351 | 4 Samoset Ave | 3522 | 7 Pennacook Ave |
| 2260 | 24 Narragansett Ave | 3461 | 20 Pequot Ave |
| 2244 | 13 Pennacook Ave | 3390 | 79 Sea View Ave |
| 2175 | 9 Pequot Ave | 3279 | 24 Pennacook Ave |
| 2150 | 10 Samoset Ave | 3265 | 89 Ocean Ave |
| 2139 | 11 Pennacook Ave | 3030 | 14 Narragansett Ave (proposed) |
| 2088 | 27 Pequot Ave | 2965 | 18 Pennacook Ave |
| 2066 | 14 Pequot Ave | 2887 | 28 Narragansett Ave |
| 2055 | 21 Pennacook Ave | 2758 | 14 Samoset Ave |
| 2036 | 15 Narragansett Ave | 2659 | 16 Samoset Ave |
| 2013 | 27 Pennacook Ave | 2622 | 8 Narragansett Ave |
| 1972 | 6 Narragansett Ave | 2600 | 99 Ocean Ave |
| 1868 | 25 Pennacook Ave | 2525 | 26 Pequot Ave |
| 1844 | 9 Narragansett Ave | 2525 | 26 Pequot Ave |
| 1832 | 7 Narragansett Ave | 2452 | 19 Narragansett Ave |
| 1826 | 6 Samoset Ave | 2351 | 4 Samoset Ave |
| 1795 | 7 Pequot Ave | 2291 | 26 Narragansett Ave |
| 1729 | 21 Narragansett Ave | 2260 | 24 Narragansett Ave |
| 1711 | 16 Pequot Ave | 2246 | 31 Pequot Ave |
| 1710 | 10 Narragansett Ave | 2244 | 13 Pennacook Ave |
| 1682 | 19 Pennacook Ave | 2175 | 9 Pequot Ave |
| 1668 | 18 Samoset Ave | 2151 | 97 Ocean Ave |
| 1610 | 18 Narragansett Ave | 2130 | 10 Samoset Ave |
| 1606 | 12 Samoset Ave | 2139 | 11 Pennacook Ave |
| 1600 | 29 Pequot Ave | 2088 | 27 Pequot Ave |
| 1586 | 16 Narragansett Ave | 2066 | 14 Pequot Ave |
| 1536 | 22 Narragansett Ave | 2055 | 21 Pennacook Ave |
| 1516 | 10 Pequot Ave | 2036 | 15 Narragansett Ave |
| 1458 | 25 Pequot Ave | 2013 | 27 Pennacook Ave |
| 1346 | 12 Pequot Ave | 1972 | 6 Narragansett Ave |
| 1301 | 8 Pequot Ave | 1868 | 25 Pennacook Ave |
| 1268 | 23 Narragansett Ave | 1844 | 9 Narragansett Ave |
| 1222 | 20 Narragansett Ave | 1832 | 7 Narragansett Ave |
| 1052 | 23 Pequot Ave | 1826 | 6 Samoset Ave |
| 702 | 15 Pequot Ave | 1795 | 7 Pequot Ave |
| | | 1729 | 21 Narragansett Ave |
| | | 1727 | 8 Pennacook Ave |
| | | 1721 | 31 Pennacook Ave |
| | | 1711 | 16 Pequot Ave |
| | | 1710 | 10 Narragansett Ave |
| | | 1682 | 19 Pennacook Ave |
| | | 1668 | 18 Samoset Ave |
| | | 1610 | 18 Narragansett Ave |
| | | 1606 | 12 Samoset Ave |
| | | 1600 | 29 Pequot Ave |
| | | 1586 | 16 Narragansett Ave |
| | | 1584 | 14 Pennacook Ave |
| | | 1536 | 22 Narragansett Ave |
| | | 1516 | 10 Pequot Ave |
| | | 1492 | 10 Pennacook Ave |
| | | 1458 | 25 Pequot Ave |
| | | 1346 | 12 Pequot Ave |
| | | 1301 | 8 Pequot Ave |
| | | 1268 | 23 Narragansett Ave |
| | | 1222 | 20 Narragansett Ave |
| | | 1091 | 33 Pequot Ave |
| | | 1052 | 23 Pequot Ave |
| | | 702 | 15 Pequot Ave |

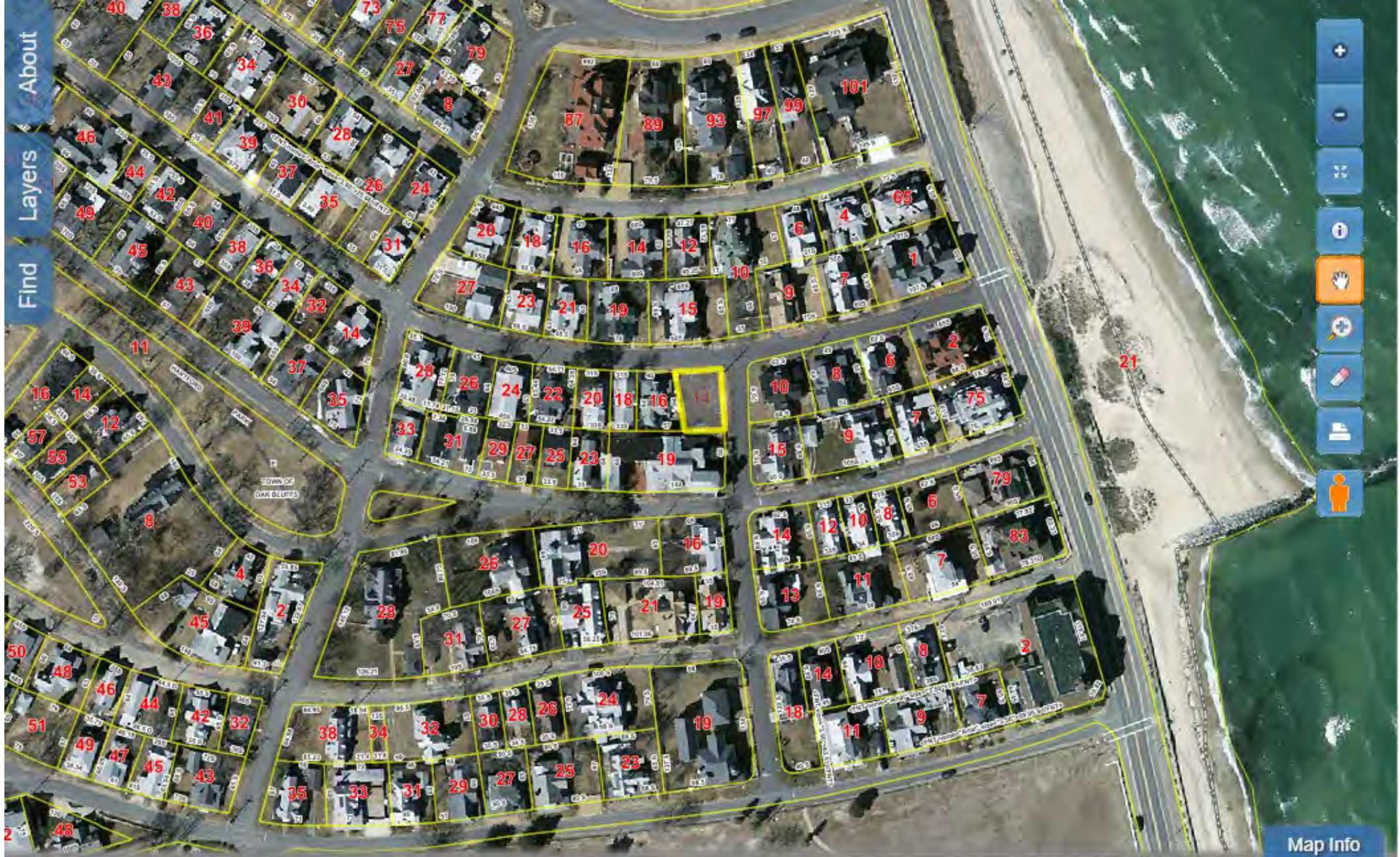
11/9/2022

DRI 731 - Four Sisters Inn

Net area of buildings within 200 and 300 feet of 14 Narragansett Ave

Net area = finished living space. Does not include basements, porches, decks, unfinished storage areas, etc.

| WITHIN 200 FEET | | WITHIN 300 FEET | |
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Other buildings on Narragansett and Pequot Avenues with 2.5-3 stories



19 Narragansett



31 Pequot



25 Pequot



19 Pequot



7 Pequot



2 Narragansett (corner of Sea View)



75 Sea View (corner of Pequot)



20 Pequot



26 Pequot



29 Pequot



27 Pequot

Reference slides (10/13/22)

Project history

A previous two-story, five-bedroom structure on the lot was demolished in 2004. The lot has remained vacant since then.

Previous building (according to 2003 assessor records):

- Year built: 1880
- Footprint: 1,214 ft²
- Gross area: 3,133 ft²

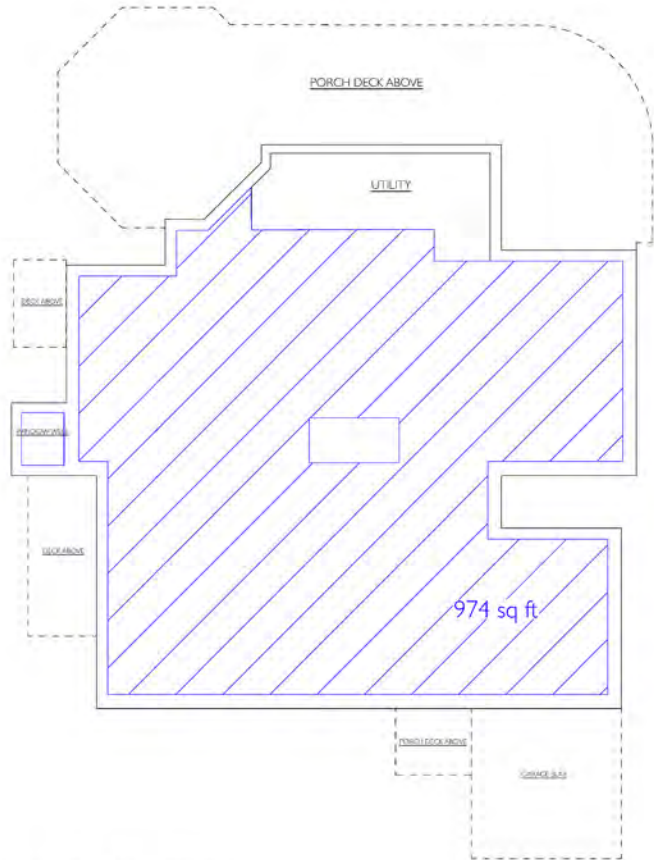
Proposal

- The proposal is to construct a three-story, 4,000 ft² inn with four guest bedrooms and a one-bedroom apartment for the innkeeper.
- The property is within the Cottage City Historic District and the building is designed to resemble other houses in the area.
- The project will include one on-site parking space for service vehicles and staff.
- The inn will be open year-round.

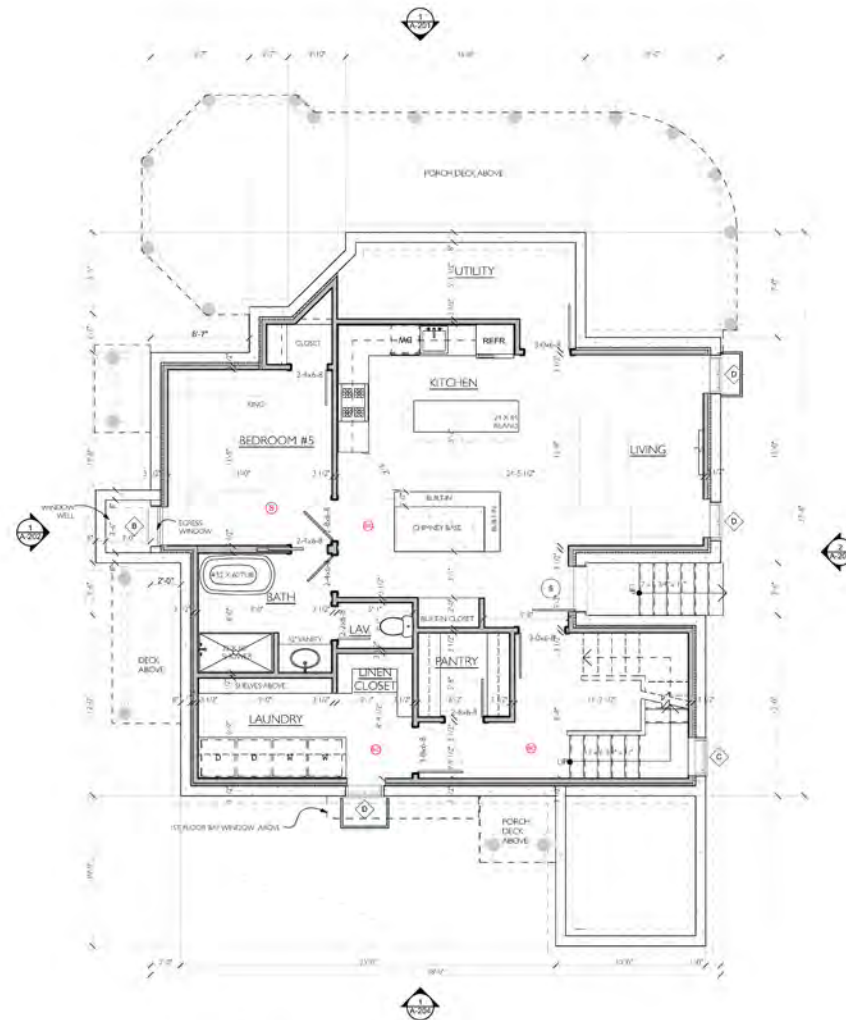




SCALE: 1/4" = 1'-0"



SQUARE FOOTAGE PLAN
SCALE 1/4" = 1'-0"



BASEMENT PLAN
SCALE 1/4" = 1'-0"



NOT FOR CONSTRUCTION



DATE: 2022.07.27

PROJECT NAME: FOUR SISTERS INN

ADDRESS: 14 NARRAGANSETT AVENUE, OAK BLUFFS, 02557

DATE: 2022.07.27

PROJECT NAME: BASEMENT FLOOR PLAN

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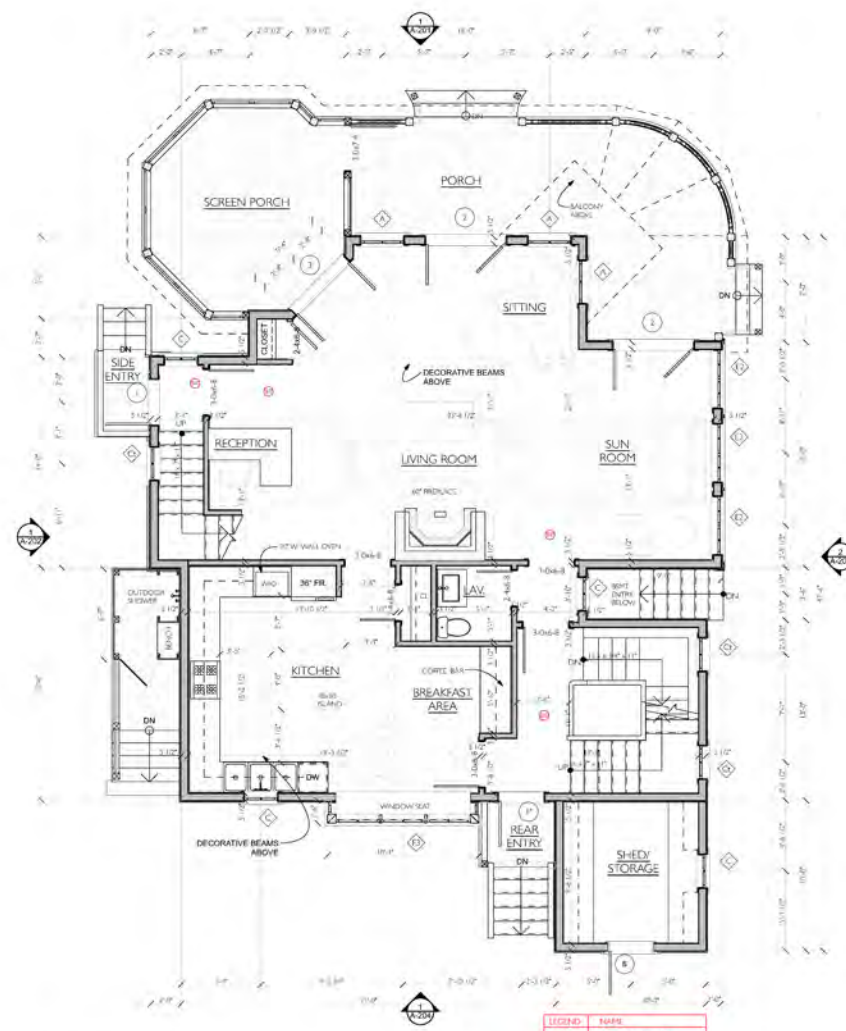
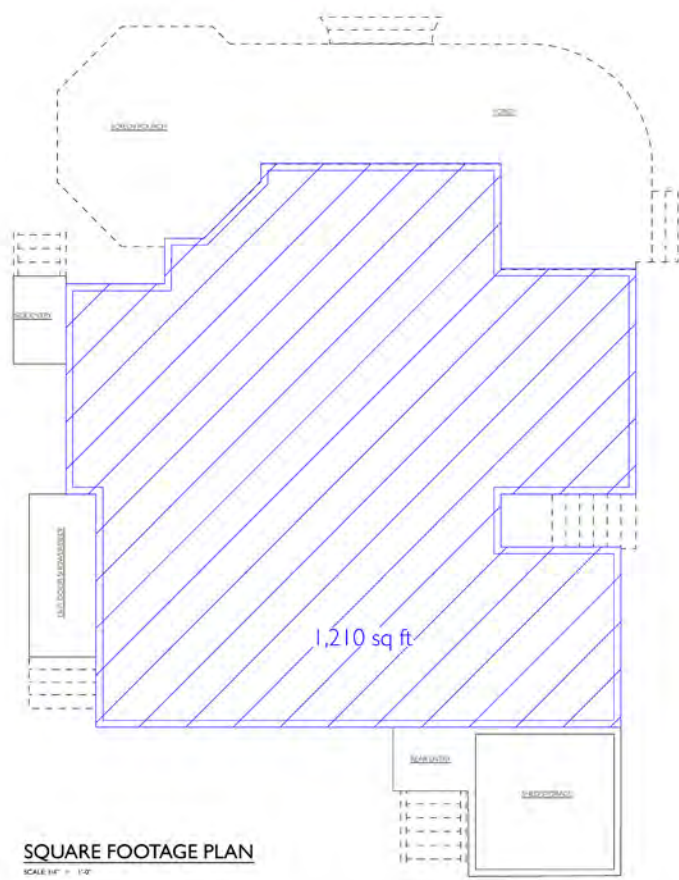
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| LEGEND | SYMBOL |
|--------------------|--------|
| SMOKE DETECTOR | Ⓢ |
| CARBON MONOXIDE | Ⓢ |
| SMOKE CARBON ALARM | Ⓢ |

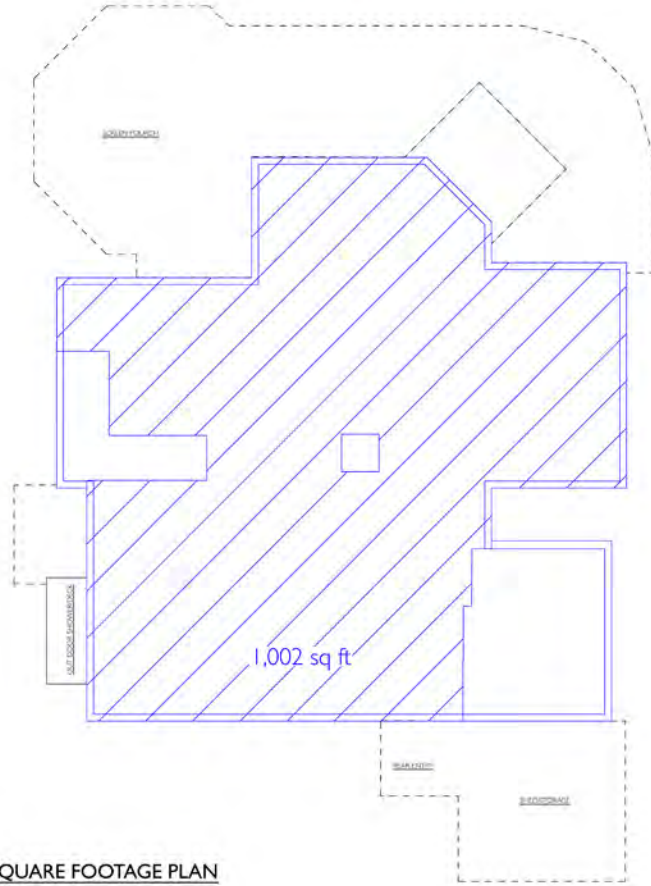


NOT FOR CONSTRUCTION

sullivan + associates
ARCHITECTS
 508.693.0500
 sullivanassociatesarchitects.com

FOUR SISTERS INN
 14 NARRAGANSETT AVENUE, OAK BLUFFS, 02557
FIRST FLOOR PLAN

PROJECT NAME: **FOUR SISTERS INN**
 ADDRESS: **14 NARRAGANSETT AVENUE, OAK BLUFFS, 02557**
 DRAWN BY: **MT**
 DATE: **2022.07.27**
 REVISIONS: **10.73**
 SHEET: **20F05**
 DRAWING: **A-101**

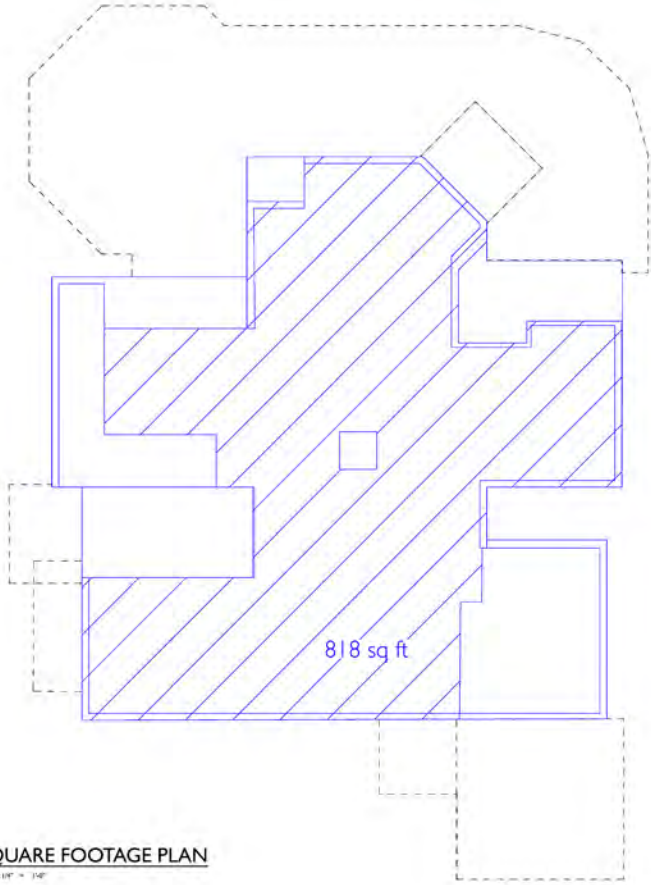


SQUARE FOOTAGE PLAN
SCALE: 1/4" = 1'-0"

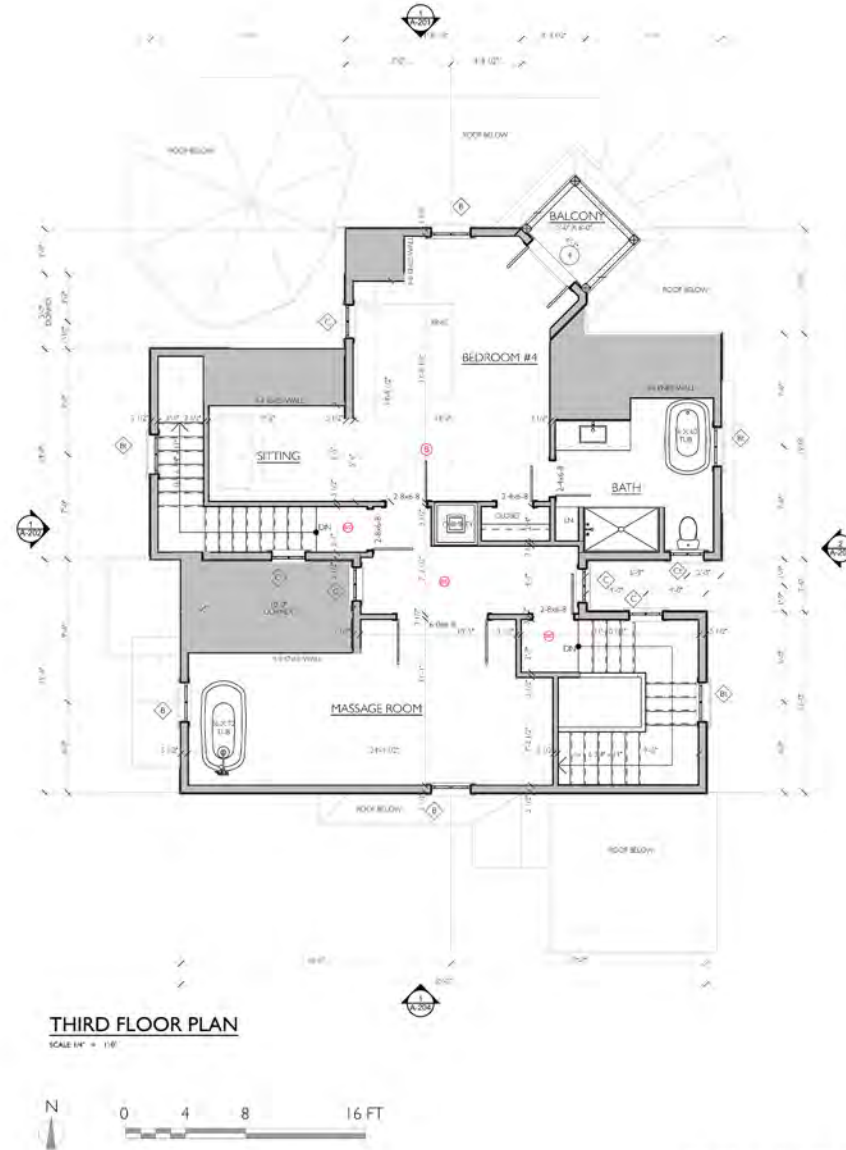


NOT FOR CONSTRUCTION





SQUARE FOOTAGE PLAN
SCALE 1/4" = 1'-0"



THIRD FLOOR PLAN
SCALE 1/4" = 1'-0"

NOT FOR CONSTRUCTION



Planning concerns

Wastewater

Stormwater

Traffic

Character

Economy/housing

Energy

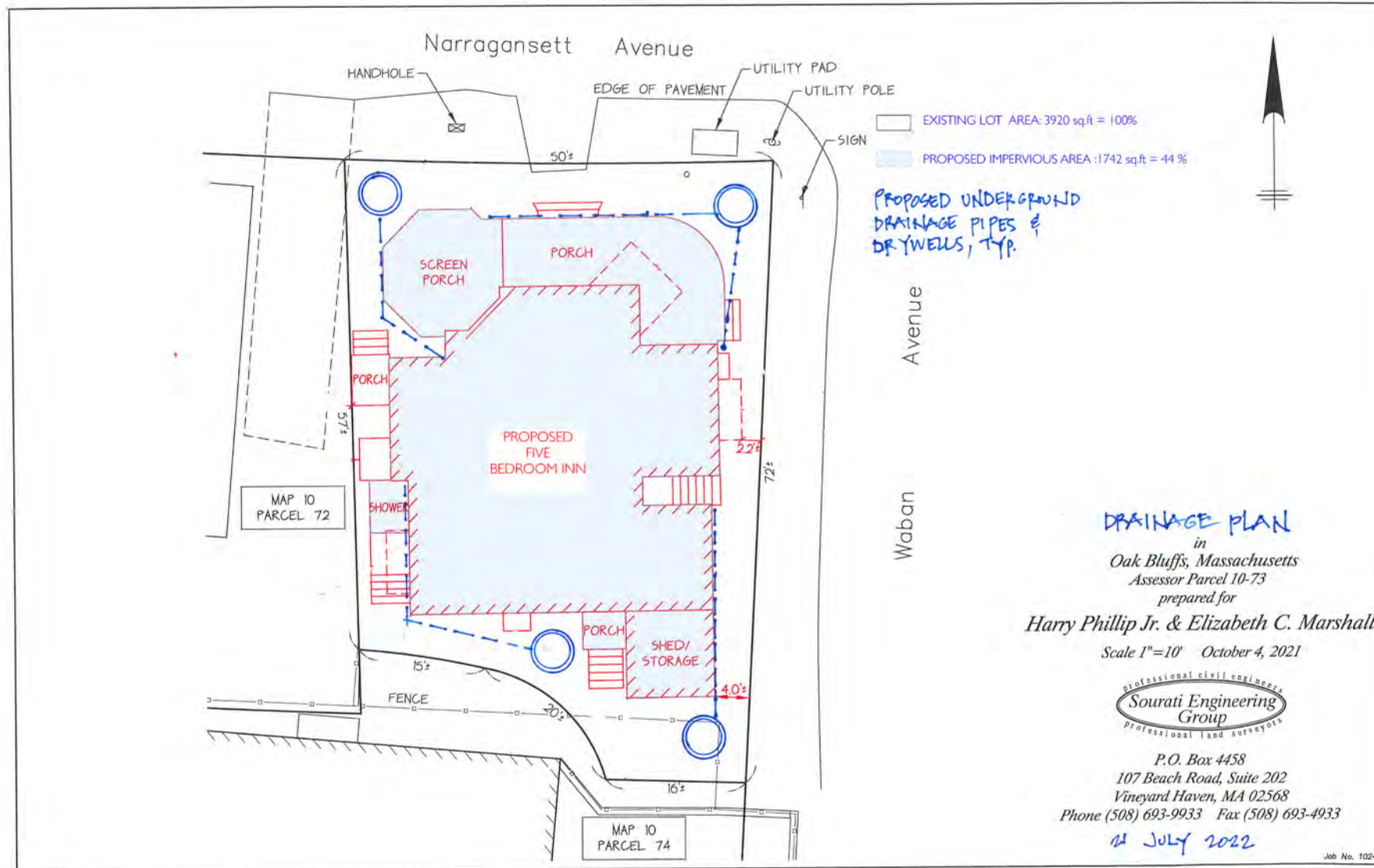
Landscape and lighting

Impact on abutters

Planning concerns

Wastewater: The property will be connected to the town sewer, and the Oak Bluffs Wastewater Commission has approved the connection for up to five bedrooms.

Stormwater: A preliminary drainage plan shows drywells at each corner of the lot. The applicant has stated that the plan will be designed to handle a 25-year storm.



DRAINAGE PLAN
 SCALE: 1"=10'

NOT FOR CONSTRUCTION



Traffic and transportation

- Traffic associated with the project would include up to eight guests per day, service vehicles, two staff members who live onsite, and up to three additional staff members who would live nearby at 10 Pequot Ave.
- There would be one parking space for service and staff, but no dedicated parking spaces for guests, who would need to park elsewhere in town.
- The Oak Bluffs Zoning bylaw requires one off-street parking space for each of the first five inn/hotel/guesthouse bedrooms in the B1 district, although this may be waived by special permit.
- The property is within walking distance of the Steamship Authority terminal and passenger ferries, and guests will be encouraged not to bring a vehicle.
- The inn will provide courtesy pick-up service in Vineyard Haven when the Oak Bluffs ferries are not running, and will work with the town to designate a drop-off area adjacent to the property on either Narragansett or Waban Ave.
- Guests will also be given bus passes and bike vouchers, and a bike rack will be provided onsite.

Character

- The project is designed in the Victorian eclectic style and would resemble other buildings in the neighborhood.
- The project is subject to detailed architectural review by the Cottage City Historic District Commission.
- Elevations and proposed materials have been provided, along with diagrams showing specific design features to be included.
- The building would stand about 33 feet from grade.
- Photos of the previous structure have been provided.

DESIGN FEATURES

DATE: SEPTEMBER 15, 2022

PROJECT: FOUR SISTERS INN – NEW CONSTRUCTION
LOCATION: 14 NARRAGANSETT AVENUE, OAK BLUFFS, MA.

The Architectural Guidelines of the Cottage City Historic District state:

"New construction shall be architecturally compatible with the character of the Historic District through the means of scale, mass, proportions, materiality and intent while avoiding artificial imitation."

The following design features were included to meet the above guideline:

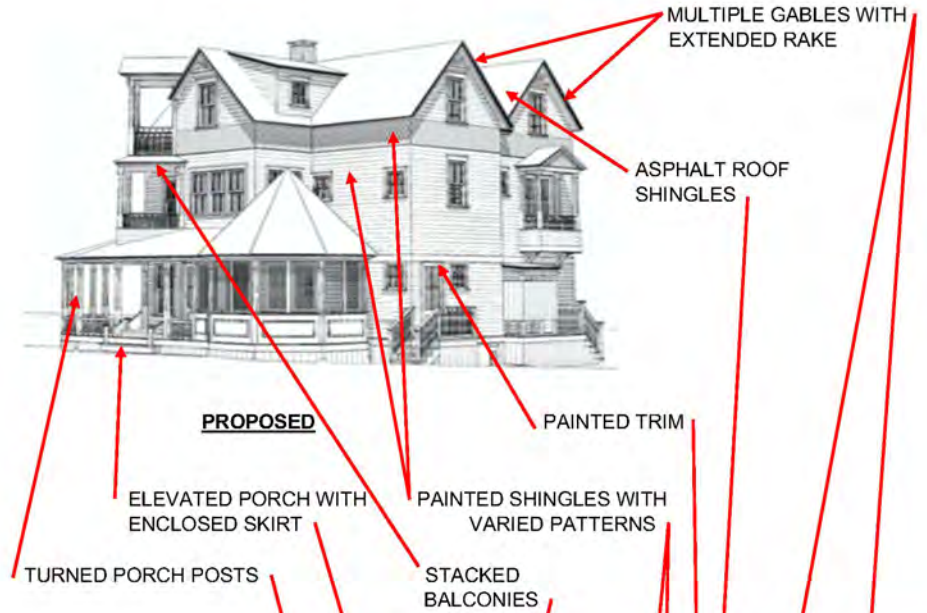


PROPOSED

ROOFED BALCONY



9 NARRAGANSETT AVENUE



PROPOSED



2 NARRAGANSETT AVENUE

ADDITIONAL PHOTOS OF NEIGHBORHOOD BUILDINGS



16 NARRAGANSETT (DIRECT ABUTTER)



19 NARRAGANSETT AVENUE



8 NARRAGANSETT AVENUE



PEQUOT HOTEL (DIRECT ABUTTER)



15 NARRAGANSETT AVENUE



31 PEQUOT AVENUE (IN B-1 ZONE)



PHOTO #3 – STREET VIEW OF SITE FROM NARRAGANSETT



PHOTO #3 – NARRAGANSETT AVE. STREETSCAPE LOOKING EAST FROM SITE.



PHOTO #4 – WABAN AVE. STREETSCAPE LOOKING SOUTH FROM SITE



PHOTO #4 – NARRAGANSETT AVE. STREETSCAPE LOOKING WEST FROM SITE

EXTERIOR BUILDING MATERIALS:

1. **Sidewall** - Pre-stained white cedar shingles. Pattern as shown in plans.
2. **Trim** - Boral, painted.
3. **Double Doors at Front Porch** – Painted wood in configuration shown in plans.
4. **Rear Porch Door / Basement Door** – Painted wood in configuration shown in plans.
5. **West Side Entrance Door**- Painted, fire rated MDF, in configuration shown in plans.
6. **Windows** – Loewen in configurations shown in plans.
7. **Roof** – Architectural asphalt shingles.
8. **Railings, Brackets and Posts**- Cedar, painted.
9. **Balusters**- Cedar, painted.
10. **Skirt Boards**- 1x8 Vertical cedar boards with solid body stain.
11. **Porch Decking**- 1x4 Mahogany, painted.
12. **Lighting**- Fixtures required by code, minimum path lighting, dark sky compliant.

Previous structure (demolished 2004)



Previous structure (demolished 2004)



Previous structure (demolished 2004)



Previous structure (demolished 2004)



Cottage City Historic District Architectural Guidelines

- *New construction shall be architecturally compatible with the character of the Historic District through the means of scale, mass, proportions, materiality and intent while avoiding artificial imitation.*
- Purview: Siding and trim, doors and windows, roofs, porches and balconies, appurtenances and fixtures.

Housing and Economic Development

- The inn would be open year-round and have a capacity of eight overnight guests.
- The applicant anticipates five employees, two of which would live in a one-bedroom apartment onsite, and three of which would be housed under a lease agreement at 10 Pequot Ave., which is about a block from the property.
- The applicant would expect a condition to provide a lease agreement to the MVC.

Planning concerns

Energy: The building will be all electric, with rooftop solar subject the Cottage City District Commission approval.

Landscape and Lighting: The applicant has proposed native plantings in small gardens with minimal use of nitrogen, pesticides, and water. The project will include minimal path lighting with Dark Sky compliant fixtures. Landscape and lighting plans have not yet been provided.

Impact on Abutters: The project would entail an increased intensity of use on the site compared to the current and previous conditions. The inn would be open year-round with up to eight guests at a time, and up to five staff members. As proposed, there would be no events at the inn, and food service would be for guests only.