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## **Martha's Vineyard Commission**

### **DRI # 295-M2 Surfside Condominiums**

#### **MVC Staff Report – 2009-02-02**

## **1. DESCRIPTION**

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- 1.1 Applicant:** Jeff Young
- 1.2 Project Location:** 5 -7 Oak Bluffs Avenue, Oak Bluffs, MA Map 9 Lot 39, 42, & 41.2 (total 0.38 acres). Lot 39 is 0.02 acres (B-1) owned by MVS Corp with a 2,928 gsf building housing 6 hotel rooms and the O-Sun Restaurant built in 1955. Lot 42 is 0.23 acres (B-1) owned by MVS Corp with a 16,389 gsf building housing the bulk of the motel built in 1930 with an addition in 1989. Lot 41.2 is a 0.13 acre parking lot on Pasque Avenue owned by Jacob Young III Trust in the B-2.
- 1.3 Proposal:** To convert 32 hotel suites into 19 residential condominiums.
- 1.4 Zoning:** B-1 and B-2 Commercial.
- 1.5 Local Permits:**
- 1.6 Surrounding Land Uses:**
- 1.7 Project History:** The Surfside Motel was first before the MVC in 1988-89 for a 10 room expansion. The proposal was approved with conditions on October 26, 1989 after three public hearings. The conditions were that they would provide one unit for housing the motel's additional staff; they would comply with handicapped accessibility requirements; and final approval for the proposed developments façade shall rest with the Oak Bluffs Architectural Assistance Committee. The Applicant was referred to the MVC in 2004 (DRI 295-M) for a proposed hotel addition on Lot 41.2 but the project was withdrawn.
- 1.8 Project Summary:** To convert 32 hotel suites into 19 residential condominiums. The owners of the condominiums would have the option of putting the units into the hotel pool but would not have to. There would still be 6 hotel rooms over the O-Sun restaurant (Lot 39) and 3 shops. The Applicant said that last year they estimated the range for the price of the condominiums to be \$225,000 to \$350,000 but that the market would determine that. He does not foresee implementing the proposal at this time due to the state of the economy. There are approximately 28 parking spots on the three parcels.

## **2. ADMINISTRATIVE SUMMARY**

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- 2.1 DRI Referral:** The Applicant, knowing he was a DRI, submitted himself.
- 2.2 DRI Trigger:** 3.102b.
- 2.3 Pre-Application meeting with staff:** Canceled due to weather.
- 2.4 LUPC:** February 2, 2009
- 2.5 Site visits:**
- 2.6 Public Hearing:** To be determined if necessary on Thursday February 5, 2009

## **3. PLANNING CONCERNS**

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### **3.1 Some Key Issues**

- Are there any traffic impacts from the proposed change?
- What are the impacts to the island of losing hotel rooms?