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## Martha's Vineyard Commission

**DRI # 608 - Havenside**

**MVC Staff Report - 2007-11-28**

### 1. DESCRIPTION

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- 1.1 Applicant:** Havenside Corporation; Susan Phelps, Manager
- 1.2 Project Location:** 145 Main Street, Tisbury Map 6-C Lot 29 (1.3 acres)
- 1.3 Proposal:** To renovate Building C's basement to create a studio apartment and office/meeting room and relocate the common laundry facilities and storage spaces. The building footprint would be increased by 77 square feet.
- 1.4 Zoning:** R-25; When Havenside was constructed it was permitted by the ZBA as a non-conforming structure. A deck on building C was subsequently issued a Special Permit for being in the setback but will be removed with this renovation thus increasing the setback.
- 1.5 Local Permits:** Building Permit; Special Permit from the Planning Board (Section 04.04.02); Board of Health review and approval.
- 1.6 Surrounding Land Uses:** Residential
- 1.7 Project History:** Havenside is a four-building, 28-unit non-profit elderly housing complex constructed in 1968. In 1973 the owners, Margaret and Robert Love, donated the complex to the Episcopal Diocese of Massachusetts. In 1991 the Diocese created a separate entity for administration of Havenside governed by a Board of Directors. Applications are open to people 62 or older and who have lived on the island at least two years or have a close relative who has. Over the years more than two hundred elderly islanders have lived there.
- 1.8 Project Summary:** To renovate Building C's basement to create a studio apartment and office/meeting room and relocate the common laundry facilities and storage spaces. The building footprint would be increased by 77 square feet. There would also be a new exterior concrete stair for egress from the Building A basement.

### 2. ADMINISTRATIVE SUMMARY

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- 2.1 DRI Referral:** Tisbury Building and Zoning Department
- 2.2 DRI Trigger:** 3.401a
- 2.3 Pre-Application meeting with staff:** October 18, 2007
- 2.4 LUPC:** November 5, 2007
- 2.5 Site visits:** December 6, 2007 at 8:30 am.
- 2.6 Public Hearing:** December 6, 2007 at 8:30 pm.

### 3. PLANNING CONCERNS

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#### 3.1 Some Key Issues

- Regional
- There are no negative regional planning concerns with this project.

### **3.2 Environment**

- **Vegetation:** The property is mostly lawn with some foundation plantings and trees along the border of the property.
- **Habitat:** The property is not in an NHESP estimated or priority habitat.
- **Landscaping:** Two small patios will be created on what is currently lawn.
- **Open Space:** No change.
- **Lighting:** The only additional lighting will be new porch lights for the new studio and the apartment above it. Existing lighting is downward shielded.
- **Noise:** No change.
- **Energy/Sustainability:**
- **Waste Management:**
- **Water:** Town Water
- **Wastewater / Stormwater:**
  - The property is not in a nitrogen-sensitive watershed.
  - The existing septic system should handle the addition of one bathroom and kitchen.
  - Drywells will drain rainwater from the roof into the ground.
  - The septic system for Building C is approved for 8 bedrooms. This addition will result in there being 7 bedrooms in Building C.

### **3.3 Transportation**

- **Access:** There are parking and entry ways to the complex on Main Street and Crocker Drive.
- **Parking:** The complex has 16 off-street parking spaces (8 off of Main Street and 8 off of Crocker Drive). Both Crocker Drive and Main Street have on-street parking.
- **Traffic Summary:**
  - LUPC waived the need for a traffic study.

### **3.4 Affordable Housing**

- The new studio apartment is estimated to rent for \$600-\$650 a month.

### **3.5 Economic Impact**

- This is a smart growth development providing needed housing for island residents.

### **3.6 Scenic Values**

- **Streetscape:** Will not be affected.
- **Building Massing:** Minor change.
- **Architectural Detailing:** The renovation is consistent with the existing building.
- **A.D.A. Accessibility:** An A.D.A. Accessible access is being installed in Building A.

### **3.7 Local Impact/Abutters**

- Should be minimal. A neighbor has written endorsing the proposal.

## **4. CORRESPONDENCE**

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### **4.1 Town Officials:**

### **4.2 Island Organizations:**

- ### **4.3 Public:** Judith and Bradford Clough, near neighbors, have written in support applauding the modest change for a beneficial service.