

MVC,

The Harbor View Hotel is seeking to put offices in the basement of the Huxford Cottage. When the project was approved by the MVC in 2008 (DRI 614) the Capt. Huxford Cottage basement was approved for a small fitness center and storage. As the project has not yet started the developers are looking to move offices in to the Huxford basement.

The Applicant is also asking the Commission to approve a new phasing schedule. The original phasing was October, 2008 – June, 2009 and then September, 2009 – June, 2010. The proposed phasing schedule is:

Scout is recapitalizing the project and, with a stronger economic environment for the country and Martha's Vineyard, it intends to continue its construction activities as originally permitted. To accommodate the new economic environment, Scout is revising the cottage phasing plan and will proceed conservatively by building out the project on a building by building basis. This plan has the additional benefit of proposing more limited construction during the off-season which will ensure that all work can be started and completed during the off-season so as to not interfere with the enjoyment of a quiet summer by guests and neighbors.

1. **Phase 1 (September, 2012 to May, 2013)** will consist of minor painting, furniture replacement, and some small scale mechanical, electrical, plumbing and carpentry in the Main Hotel Building and in the five (5) existing renovated cottages: Huxford, Rowley, Osborne, Luce and Collins.

Scout will also embark on a vigorous renewed sales and marketing effort during the Spring and Summer of 2012 to sell the existing 18 hotel suite units as previously permitted by the ZBA and MVC. Assuming solid sales, Scout will apply for a building permit to construct the Morse cottage in the fall of 2012.

2. **Phase 2 (September, 2013 to May, 2014)** will consist of construction of the Bradley and Snow cottages plus the Morse cottage if not built the previous winter based on sales results.
3. **Phase 3 (September, 2014 to May, 2015)** will consist of construction of the Martin, Pease, and Penniman cottages.
4. **Phase 4 (September, 2015 to May, 2016)** will consist of the demolition of the old Mayhew building and the construction of Fisher and a new Mayhew cottage in the footprint of the old Mayhew..

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