

Re:

Adam Turner

Tue 7/27/2021 3:37 PM

To: Douglas Finn <douglas.finn@gmail.com>;

Cc: Fred J. Hancock <fredupfront@comcast.net>; Lucy Morrison <morrison@mvcommission.org>; Alex Elvin <elvin@mvcommission.org>; Joan Malkin <joanmalkin@gmail.com>;

We have been meeting and discussing this idea with various parties including the airport, funders, housing advocates and others for the better part of a year. There have been rumblings of this idea for many years prior to our effort.

It is true that the FAA would not permit a dormitory in the airport vicinity but would permit a hotel. That decision, surprisingly or maybe not, took a long time to secure. Philippe and I met with the airport administrator in 2019 and discussed a probable site so the airport knows our desire. We also envision the airport because they have a sewer system that can be expanded to serve such a development.

This year we have discussed the needs with many business owners, non profits and funders to gain some idea of funding. We will meet again in the fall.

Your letter was complete and well done. We will include you in this planning group. It is also true that we as a commission should discuss the possibilities with the airport board as we update our agreement.

Appreciate the help.

Adam

Sent from my iPhone

On Jul 27, 2021, at 2:17 PM, Douglas Finn <douglas.finn@gmail.com> wrote:

Fred, et al.

Can we get independent confirmation from the FAA on this?

And if even if true, I stand by my original statement: We don't need more business spaces, we need more housing. We have scads of workers that stay at the "Edgar" over the winter, and the Edgar rents rooms for longer terms specifically for that reason.

If all the FAA will allow is a hotel, then let's build a hotel. It's a smaller step, but it's still a step in the right direction.

Thanks,

- Doug

On Mon, Jul 26, 2021 at 10:37 AM Fred J. Hancock <Fredupfront@comcast.net> wrote:

Doug,

Hope all is well with you. During our public hearing we did ask the airport managers about this and they told us that while it was allowed by Edgartown Zoning the FAA did not allow it. They would allow a hotel use and we did ask if hotel could be stretched into dormitory and they did not think so.

We will add this e-mail to the record for this public hearing. Just in planning terms, I think a dormitory would be a better fit over where the WWII barracks were which I believe is in the West Tisbury part, because of better transportation from there.

Fred J. Hancock

Oak Bluffs, MA

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From: Douglas Finn <douglas.finn@gmail.com>
Sent: Thursday, July 22, 2021 9:14 AM
To: Fred J. Hancock <fredupfront@comcast.net>
Cc: Adam Turner <turner@mvcommission.org>; Lucy Morrison <morrison@mvcommission.org>; Alex Elvin <elvin@mvcommission.org>; Joan Malkin <joanmalkin@gmail.com>
Subject:

Fred -

On Tuesday of this week, the Edgartown Planning Board received a presentation from Christine Flynn, specifically in regard to the MV Housing Needs Assessment. The bottom line is no surprise to anyone who's been paying attention: the housing situation on MV is absolutely, critically dire.

The Planning Board also received a presentation from Liz Durkee, speaking briefly on the need to seriously plan for climate change impacts, potential actions could include increasing density of housing in areas least affected by potential climate changes, increasing efficiency of building, and reducing energy use and carbon footprints of new structures - from materials used to efficiency of operation to implementation of Solar PV wherever possible.

Planners throughout the cape are looking for means by which to allow (in a reasonable way) dormitory-style housing for seasonal workers. On-island, this topic has been part of our conversation for years (decades?), however, there's been no movement on the matter.

The B-III District in Edgartown - the Airport Business Park - currently allows dormitory housing as a conditionally permitted use. This has been the case for at least fifteen years.

The Edgartown Planning Board has not formally taken a vote, and I am not authorized to speak on this matter on their behalf.

Therefore, I am writing to you personally, encouraging the MV Commission **to allow the expansion of the park as requested, but limit the allowable uses in the expanded area to Dormitory-style Housing,** specifically reserved for summer / seasonal workers.

The how / where / when / how much / who / conditions for construction / conditions for operation / potential benefits / potential detriments can be discussed and debated ad nauseum. However, the bullet-point big picture, is quite simple, and the benefits quite clear:

- The island desperately needs housing for summer / seasonal workers.
- The lack of housing options for summer works is a detriment to island businesses.

- Adding new businesses to the island will further the housing crisis.
- While a limited economic benefit is seen as a new business opens (creation of a few new jobs, some additional tax revenue), there is no general benefit to the island businesses on-island.
- The Airport Business Park (as I understand it) has a wastewater treatment facility with spare capacity.
- Dormitory housing is a fast-to-construct, low \$ / sq.ft, easy to maintain use that is allowed in this area.
- Dormitory housing provides separate living spaces at high-density, packing them into a single building-envelope structure, resulting in tremendous potential for savings in terms of 'green building'.
- Dorm buildings generally have significant roof area, which would facilitate solar PV panel installation, helping to achieve a net-zero or net-negative rating.
- A parking shelter ("carriage house") could be constructed that would also provide excellent solar PV exposure, and further increase net energy generation.
- Dormitory housing can be winterized against frost or freezing through the winter, FURTHER reducing the energy and carbon footprint.
- However, parts of the facility can and should remain open through the winter to provide housing as needed for winter workers, and/or homeless folks.
- Costs of construction could be offset by 'reservation fees' from local businesses - in exchange for funding the project, they reserve housing space for their summer employees for years to come.

- - -

The MV Commission's charter requires you to preserve and conserve "the unique natural, historical, ecological, scientific, and cultural values of Martha's Vineyard", and to protect these values "from development and uses which would impair them", while also "promoting the enhancement of sound local economies."

A lack of housing is a detriment - economically, environmentally, and etc.

A properly constructed and managed dormitory housing facility - high-density, energy-efficient, centrally located on the island, easy access to public transit, reserved for summer island workers - would enhance the economy of the entire island, while helping to achieve the long-term energy, climate and conservation goals of the MV Commission.

Dormitory housing at this location is not only possible and practicable, it could potentially be hugely beneficial. It requires only the political will to see it through.

Thanks for considering.

- Doug Finn
West Tisbury, Mass.