

Re: Mansion House

Geoghan Coogan <cooganlaw@gmail.com>

Tue 4/12/2022 6:50 PM

To: Alex Elvin <elvin@mvcommission.org>;

Cc: Adam Turner <turner@mvcommission.org>; Josh Goldstein <josh@mvmansionhouse.com>;

Alex,

One property owner cannot create a road association. On a private road, there is a Mass general law which dictates what it takes to establish a road association. Absent that direction, on a private road, the only way is by property owners volunteer to create it. So we can do nothing but offer the suggestion. In addition, as stated previously, Cromwell is a public road. You have the material which shows the Town has Cromwell on their DPW list for paving work. They don't do that on private ways.

Happy to explain the same to LUPC. The suggestion in the MVC approval is just that, a suggestion.

On Tue, Apr 12, 2022 at 6:44 PM Alex Elvin <elvin@mvcommission.org> wrote:

Geoghan,

The condition was not that the applicant "circulate a sample road association agreement," as you stated in the letter, but that the applicant "make every effort to work with abutters to establish a road association to maintain and improve Cromwell Lane (including the portion also known as Norton Lane), working with other parties as necessary." I will share the material you provided with the LUPC chair, and if he is OK with it, we will schedule the LUPC meeting for May 2. I will try to get back to you tomorrow.

Alex

Alex Elvin
Development of Regional Impact (DRI) Coordinator
Martha's Vineyard Commission
The Olde Stone Building
[33 New York Avenue](#)

[Oak Bluffs, MA 02557](#)

(774) 563-5363

From: Geoghan Coogan <cooganlaw@gmail.com>

Sent: Monday, April 11, 2022 2:02 PM

To: Alex Elvin

Cc: Josh Goldstein; Adam Turner

Subject: Re: Mansion House

Letters have gone out.

note, I am not sending new letters to Sandy Ray, his LLC, Stop & Shop or the Town. I have emailed a copy of all to Jay Grande at the Town. Sandy Ray has already written back, and as attorney for S&S I have provided them the info.

On Mon, Apr 11, 2022 at 11:47 AM Geoghan Coogan <cooganlaw@gmail.com> wrote:

Alex,

The letters are going out now. I can send you copies of the envelopes. If you can please schedule the LUPC, so it's on the books, that would be great.

On Fri, Apr 8, 2022 at 7:35 PM Alex Elvin <elvin@mvcommission.org> wrote:

Great, thanks. Once that is done, please update the affidavit as needed and we will schedule LUPC. If we can get this in the next week or so, we could possible schedule LUPC for May 2.

Alex

Alex Elvin

Development of Regional Impact (DRI) Coordinator

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From: Geoghan Coogan <cooganlaw@gmail.com>

Sent: Friday, April 8, 2022 12:39 PM

To: Alex Elvin

Cc: Josh Goldstein; Adam Turner

Subject: Re: Mansion House

I am more than happy to put the parking lot plan, and a copy of the road association, into the mail to each of those entities. Those that don't touch the road physically, cannot be a part of a road association. Further, as submitted to the MVC, Cromwell Lane is a public road, maintained by the Town of Tisbury.

I'll put all of those into the mail, please schedule the LUPC. You all have many more DRI's that are regional impacts, this should not be something you are bogged down with.

On Fri, Apr 8, 2022 at 12:35 PM Alex Elvin <elvin@mvcommission.org> wrote:

I'm not following this. We count the following abutters, based on assessor data:

ABUTTERS TO THE ROAD (9).

29 Main St. - 29 Main St LLC

18 Water St. - WJG Realty Com

15 Cromwell – Stop and Shop

25 Main St. - 25 Main St. Realty

Cromwell (no number) - MV Harbor Landing Condo

24 Beach St. - MV Chamber of Commerce

32 Beach St. - Destafani Valario Luis (Sweet Bites)

[32 Water St. – Tisbury](#) Police Dept.

35 Main St. – Ben Hall

ABUTTERS TO THE PARKING LOT (6).

25 Main St. - 25 Main St. Realty (Lani Beach Club)

29 Main St. - 29 Main St. LLC

23 Main St. - Sandy Ray

19 Main St. - Emily Bramhall

18 Beach St. LLC (Margaret Towles)

Cromwell (no number) - MV Harbor Landing Condo

I'm not trying to drag this out, but if the materials do not satisfy the conditions, then the LUPC will likely make you come back again, which is not a good use of time given our schedule.

Alex

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Martha's Vineyard Commission
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From: Geoghan Coogan <cooganlaw@gmail.com>

Sent: Friday, April 8, 2022 12:24 PM

To: Josh Goldstein

Cc: Alex Elvin; Adam Turner
Subject: Re: Mansion House

The abutters to the road, Reid Silva, Stop & Shop, Sandy Ray. Mansion House is the other abutter.

"abutters" for notice purposes, extending to various Main Street property owners, are not abutters that would be a part of a road association, nor would they have any input on a private parking lot for a business.

On Fri, Apr 8, 2022 at 12:03 PM Josh Goldstein <josh@mvmansionhouse.com> wrote:

Hi Alex,

The handout is given to guests when they check in. Since not everyone has a car, we don't send them out prior to arrival. I think the way the parking spots are angled, will make it pretty clear which way is the entrance. Once everything is built/ planted and if needed, I can certainly look for a place for enter and exit signs.

Remember, this is for hotel guests only! So we won't have a ton of people using it.

Josh

From: Alex Elvin [mailto:elvin@mvcommission.org]
Sent: Friday, April 8, 2022 11:54 AM
To: Josh Goldstein; Geoghan Coogan; Adam Turner
Subject: Re: Mansion House

Hi Josh,

Will there be signs at the entrance and exit? Also, will the handouts be given to guests prior to their arrival?

Geoghan, can you clarify which abutters, or how many, were contacted in regard to the road association, and which/how many in regard to the plans?

Thanks,

Alex

Alex Elvin

Development of Regional Impact (DRI) Coordinator

Martha's Vineyard Commission

The Olde Stone Building

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[Oak Bluffs, MA 02557](#)

(774) 563-5363

From: Josh Goldstein <josh@mvmansionhouse.com>

Sent: Wednesday, April 6, 2022 3:12 PM

To: Geoghan Coogan; Alex Elvin; Adam Turner

Subject: FW: Mansion House

Hi

Attached is a plan showing how we intend ask our guests to use the lot.

Upon completion of the lot, we will take a photo from our roof and create a new parking handout. This handout will show guests with arrows, the direction that traffic flows and how to get to the lot from Main St.

This will be similar to the handout we currently give. A scan of our current handout was included in our initial submission.

Thank you

Josh

From: Geoghan Coogan [mailto:cooganlaw@gmail.com]

Sent: Wednesday, April 6, 2022 2:41 PM

To: Alex Elvin; Adam Turner; Josh Goldstein

Subject: Mansion House

Please see attached, Attorney Affidavit along with supporting documents. We will send the plan over separately with the entrance/exit signs shown.

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Geoghan E. Coogan, Esq.

Edmond G. Coogan Law Office, P.C.

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