

## Edgartown Planning Board

### MV Hospital- Navigator Homes Project

#### Main Points & Concerns

1. The project site cannot support the necessary sewer hookup, so an onsite septic is being proposed as a solution, but the proximity to the pond raises concerns.
  - a. Morgan Woods was required to tie into town sewer for the same reason.
  - b. The reason this project was considered in the first place was its access to the town sewer.
2. Traffic will increase significantly and the current study provided by the applicant is insufficient due to not taking island specific measures for the increase in population seasonally. Furthermore, the study did not account for bicycle traffic, which is very common for the area.
  - a. I have made my board aware that the MVC will be conducting its own peer traffic review.
  - b. A bus stop or shuttle service is a common request from my board in attempts to reduce vehicular traffic.
3. The new style will attract off island seniors to move and retire to the island instead of serving the existing senior island community.
  - a. All existing members of Windemere will be offered a home in the new residences, but moving forward selection cannot be made exclusive to island residents.
  - b. There are also concerns on the financial accessibility of these homes to the average island senior.
4. The workforce housing is expansive and makes the project larger than it needs to be as a replacement for Windemere.
  - a. The reduction of the workforce housing would address a lot of these issues, but it seems there is little appetite from the applicant to do so.
5. A land swap between the Land Bank for Assessor Parcels 21-136 & 21-135.1 has been proposed as a possible solution.
  - a. These parcels are located across from the wastewater facility and already have the infrastructure in place necessary to support the project.
  - b. The applicant has given our members permission to act on this see if it is feasible, but is skeptical on the amount of time a land swap would take.

# Re: Stop and Shop Construction Management Plan & Hospital Memo

Alex Cervone <[acervone@edgartown-ma.us](mailto:acervone@edgartown-ma.us)>

Thu 8/4/2022 8:53 AM

To: Alex Elvin <[elvin@mvcommission.org](mailto:elvin@mvcommission.org)>;

Good morning Alex,

The main purpose of the land swap would be to solve the septic issue. The applicant would not need to upgrade the connection to the town sewer if the project was located over near the Wastewater facility, eliminating the need for a private septic system that could endanger the lily pond. Furthermore, due to the Conservation restrictions in the back portion of the existing lot on Edgartown VH Road, the loss in area is not a detriment to the project being executed as presented, specifically regarding the Senior Assisted Living portion. There could still be issues regarding neighborhoods in the surrounding area, but I think that will be nearly impossible to avoid no matter where the project is located. Lastly, the swap could address traffic concerns, as the area around the Wastewater facility is used much less as a thoroughfare to get into the downtown area.

Let me know if you have any other questions.

Best,

Alex

On Wed, Aug 3, 2022 at 5:22 PM Alex Elvin <[elvin@mvcommission.org](mailto:elvin@mvcommission.org)> wrote:

Hi Alex,

Could you explain point #5 in the planning board letter? I'm not sure what the land swap is referring to, or what issues it would solve.

Thanks,

Alex

Alex Elvin  
Development of Regional Impact (DRI) Coordinator  
Martha's Vineyard Commission  
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(774) 563-5363

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**From:** Alex Cervone <[acervone@edgartown-ma.us](mailto:acervone@edgartown-ma.us)>

**Sent:** Wednesday, August 3, 2022 1:11 PM

**To:** Alex Elvin

**Subject:** Re: Stop and Shop Construction Management Plan & Hospital Memo

Awesome, thanks.

On Wed, Aug 3, 2022 at 12:43 PM Alex Elvin <[elvin@mvcommission.org](mailto:elvin@mvcommission.org)> wrote:

Thanks, Alex. Here are the construction management documents, and the LUPC approval letter from May.

Alex

Alex Elvin  
Development of Regional Impact (DRI) Coordinator  
Martha's Vineyard Commission  
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**From:** Alex Cervone <[acervone@edgartown-ma.us](mailto:acervone@edgartown-ma.us)>

**Sent:** Wednesday, August 3, 2022 11:21 AM

**To:** Alex Elvin

**Subject:** Stop and Shop Construction Management Plan & Hospital Memo

Hello Alex,

Attached is the Hospital Project memo. Sorry for the delay, I could have sworn I sent this over but I don't see anything in my sent emails.

Also, would you be able to forward me the Construction Management Plan for the Stop and Shop Expansion? There has been some issue with the traffic, dust and delineating the bus stop and I want to see if any of that was addressed.

Thanks,

Alex

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