

MCCARRON, MURPHY & VUKOTA, LLP

ATTORNEYS AT LAW
282 UPPER MAIN STREET
POST OFFICE BOX 1270

EDGARTOWN, MASSACHUSETTS 02539

ROBERT M. MCCARRON
SEAN E. MURPHY
MARILYN H. VUKOTA
ALSO ADMITTED IN NEW YORK
ROBERT D. MORIARTY

TEL: (508) 627-3322

FAX: (508) 627-7848

E-MAIL: SEM@EDGARTOWNLAW.COM

THOMAS J. RAPONE
RICHARD J. MCCARRON (1930-2009)

July 5, 2017

VIA ELECTRONIC MAIL (foley@mvcommission.org)

Paul H. Foley
DRI Analyst/Planner
Martha's Vineyard Commission
PO Box 1447
33 New York Avenue
Oak Bluffs, MA 02557

**RE: Harbor View Hotel
DRI #614
Edgartown, MA**

Dear Paul:

The Harbor View Hotel in Edgartown, MA has revised their plans for construction and is seeking a minor modification of the 2008 Decision of the Martha's Vineyard Commission (DRI #614).

The originally approved plan included removal of the Mayhew building and a substantial increase in function space on the first floor of the Main Hotel as well as a large addition on the third floor of the Main Hotel. In May, 2012 a new group of seasonal residents made substantial personal financial investments in the Harbor View Hotel and became the controlling investors in the property. These local residents made this investment in order to assure its continued viability as a hotel for the town of Edgartown and the island. The owners have determined that the original 2008 plan is not financially sustainable and have reduced the plan in scope and scale while still allowing for a few rooms to be added to the property. The present hotel consists of 120 rooms. The proposal is to change it to 126 rooms¹. A net increase of 6 rooms. The plan approved in 2008 called for 117 rooms so there would be a net increase of 9 rooms from the approved plan. To accommodate families that require more than one room many of the rooms at Mayhew are being converted from one bedroom units to two bedroom units. This should not increase the use at the property but rather allow for more space for

¹ "Rooms" is the term used in the 2008 MVC Decision to define rentable rooms or "keys" on the property.

families. As two of the cottages are not being constructed the property will be able to accommodate four additional parking spaces over the approved parking plan.

Following is a summary of the proposed changes from the 2008 approval to the proposed plan:

- The proposed additions to the Main Hotel will not be constructed. The Main Hotel rooms will not be converted to two (2) bedroom suites and the first floor function space will not be increased.
- Rather than being removed and replaced with five (5) smaller cottages the Mayhew building will remain and be converted from single bedroom units to two bedroom units. Two (2) of the proposed cottages will not be constructed.
- The net change in rooms is 6 more than are presently on the property and 9 more than the approved plan.
- A new swimming pool will not be installed but the heating system for the present pool will be converted from propane to solar.
- Four additional parking spaces to be created.

Enclosed please find a site plan and summary chart of the changes.

As per the 2008 Decision the applicant will comply with all the Conditions other than 10.5 as it is no longer economically feasible, as previously disclosed to the Commission. Additionally, Condition 3.1 will now be 7 accessible units rather than the approved 6 rooms and Condition 4.2 will now be 93 spaces rather than the approved 89 spaces.

As part of this modification process the Harbor View shall file a request to modify the Special Permit granted by the Edgartown Zoning Board of Appeals to allow the abutters and the public to comment on the proposed plan.

The Harbor View is hopeful that changes are not significant enough to require public hearing at the Martha's Vineyard Commission as one will be held by the Edgartown Zoning Board of Appeals and the net change of square footage from the approved to the proposed is only 1,836 s/f.

Please let me know when you will be able to schedule the foregoing for a Land Use Planning Committee meeting.

McCarron, Murphy & Vukota, LLP
July 6, 2017

Thank you for your assistance with this matter.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Sean E. Murphy", with a stylized flourish extending to the right.

Sean E. Murphy

**HARBOR VIEW HOTEL
PROPOSED MODIFICATION SUMMARY**

SUMMARY OF EXISTING v. PROPOSED

BUILDING	EXISTING ROOMS	PROPOSED ROOMS	NET CHANGE ROOMS
Mayhew	49	25	- 24
Bradley	6	11	+5
Morse	2	12	+10
Snow	2	4	+2
Pease	0	9	+9
Penniman	0	4	+4
Main Hotel	37	37	No change
Huxford	9	9	No change
Luce	4	4	No change
Osborne	2	2	No change
Rowley	2	2	No change
Collins	7	7	No change
Fisher	0	0	No change
Martin	<u>0</u>	<u>0</u>	<u>No change</u>
TOTAL	120	126	+6
Parking	89	93	+4

SUMMARY OF APPROVED v. PROPOSED

APPROVED ROOMS	PROPOSED ROOMS	NET CHANGE ROOMS
10	25	+15
12	11	-1
12	12	No change
4	4	No change
10	9	-1
4	4	No change
24	37	+13
11	9	-2
4	4	No change
2	2	No change
2	2	No change
8	7	-1
10	0	-10
<u>4</u>	<u>0</u>	<u>-4</u>
117	126	+9
89	93	+4

Due to Mayhew conversion from 1 bedroom units to 2 bedroom units the number of bedrooms on the property will rise from 135 to 178.