

Memo

To: Geoghan Coogan

From: Alex Elvin

Date: April 13, 2021

Re: Mansion House Parking DRI

[Responses from April 15, 2021](#)

Dear Geoghan,

Please see below for a list of questions raised at the staff-applicant meeting today. I'm available to discuss anything in more detail.

Thanks,

Alex

1. Describe any efforts by the hotel to encourage alternate modes of transportation for guests.

Question 1). As noted on our web page detailing transportation (see link below), we always strongly encourage visitors NOT to bring their vehicles to the Vineyard. All our Associates have scripts detailing our proximity to the SSA dock, the attractions within walking distance of the Inn, the expense and difficulties in acquiring SSA vehicle reservations, and the ease, frequency and availability of the VTA buses, along with bike rentals and other means of transportation. <http://www.mvmansionhouse.com/about-mansion-house/>

2. How many bike spaces will be provided on the site?

Question 2). Mansion House has, with the approval of the MVC, an enclosed, weather proof, locked, bicycle storage building to accommodate guests bikes on site. That structure, or a similar replacement as needed, will continue to be available to our guests.

3. Who will be allowed to use the parking area?

Question 3). Parking is allowed only for registered guests of Mansion House and for tradespeople (plumbers, electricians, HVAC, etc.), doing work in Mansion House. All vehicles are required to display a current parking permit issued by the Front Desk and the lot is monitored several times daily.

4. Have any trees been removed from the property, and are any proposed to be removed?

Question 4). No trees have been removed from the site and none are proposed to be removed.

5. Describe any landscaping/screening, exterior lighting, and signage associated with the proposal, including the location and types of exterior lighting. (Concerns raised at the staff-applicant

meeting included shading of the parking lot, and the placement of vegetation to screen it from public ways. The MVC Site Design and Landscape Policy provides additional guidance, including the planting of one new tree for every eight parking spots to create adequate shading.)

Question 5). As we've done for the past 36 years, Mansion House takes our responsibilities in maintaining and beautifying our buildings and property very seriously. All current and future lighting are, and will be, on light-sensors, LED, and will face down to minimize light pollution. Existing trees and shrubbery will be relocated from the existing parking area and additional trees and shrubbery planted to meet, and exceed, screening and shade requirements.

6. What impacts will the parking lot have on the leaching field, and how have those been addressed?

Question 6). The parking lot will have no impact on the leaching field below it. The field was specifically engineered and designed for the use of a parking lot above it, and constructed with robust and appropriate materials for that purpose.

7. Please show the location of the handicap-accessible spots.

Question 7). The topography and the slope of land from the Mansion House entrance down toward the harbor does not permit ADA accessible parking spots. This issue was addressed and resolved back in 2003-4 by the Town's allowing handicapped Mansion House guests' vehicles, displaying the proper license plate or other documentation, to park, even overnight, on the signed Main St. handicapped spot, directly opposite our handicapped ramp. In the vanishingly few times we've hosted more than one handicapped guest (we have two fully ADA compliant guest rooms), the Town allows the other guest to park in the space adjacent to the handicapped space.