



February 10, 2021

Martha's Vineyard Commission  
Attn: Adam Turner, Executive Director  
Attn: Alex Elvin, DRI Coordinator  
Martha's Vineyard Commission  
P.O. Box 1447  
Oak Bluffs, MA 02557

**SUBJECT: DRI #614-M7 – Harbor View Hotel Modifications – SPA Services Narrative**

Dear Messrs. Turner and Elvin, and Commissioners,

Below please find responses in *italics* pursuant to the staff and Commissioners inquiries in your memorandum dated January 29, 2021. Attached please find updated exhibits in response to requests made by the Commission during its meeting on January 21, 2021.

SPA/BRADLEY COTTAGE

1. How many clients per day are built into the hotel's financial/space planning for the spa?  
*20.0 Guests per day peak season*  
*10.0 Guests per day shoulder season*  
*2.00 Guest per day off season*
2. What type of energy source is proposed for the spa building?  
*Electric utilities*  
*Energy Efficient HVAC*  
*Propane Heat*
3. Due to increased and heavier precipitation, how does the hotel plan to address drainage (roof run-off) for the spa building?  
*Gutter and downspout system with water runoff directed to drywell on the property and recharged in to the groundwater.*
4. Does the applicant have approval from the Town Wastewater Commission for the additional flow from the increase of rooms/bathrooms in Bradley Cottage? If so, please provide a copy.  
*The wastewater flow in the proposed spa building is a significant reduction from the 2008 approved expanded Bradley Cottage,.*

EMPLOYEES AND HOUSING

5. What is the total current number of hotel employees? How much will that increase as a result of the expansion project?  
*~Total current year-round FTE (Full Time Equivalent) employees on site is 35-40*  
*~Total estimated peak season employee count varies with maximum approximately 175*  
*~The estimated number of additional FTE employees to be hired as a result of the proposed spa building is (5).*
  
6. Please indicate the location of the off-site parking for employees noted during the Jan. 21 public hearing.  
*Edgartown Park and Ride Parking Lot.*
  
7. Has the hotel already contributed the \$107,072 in condition 2.1?  
*At the time of the original approval the contribution was to be paid at the time of receiving the final Certificate of Occupancy for all phases of the project, so it has not been paid.*
  
8. Please describe how condition 2.2 relating to accommodation for employees (22 bedrooms and 3 apartment units) has been fulfilled. What percent of the full market rate has been required to be paid by tenants? Please provide leases or other documentation.  
*The hotel holds annual long term leases that meet the above requirements and additionally holds additional seasonal leases that accommodate up to 120 employees. Leases are a private document between landlord and tenants and cannot be released.*
  
9. Is the workforce housing in condition 2.2 provided within the hotel-owed complex, or does the hotel rent other properties on the Island?  
*As above and there is no term housing on the hotel site.*
  
10. Had the hotel ever provided houses as opposed to rooms and apartments?  
*Yes, as above.*

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

## EXTENSION REQUEST

11. Please outline your long-term vision, goals, and plans for the Harbor View. We are not asking for confidential financial data, but a narrative.

The new owner and general manager take pride in being the caretakers of the Harbor View Hotel which has the grand dame resort hotel on Martha's Vineyard since 1891 and the owner has invested heavily in realizing his vision for the Harbor View Hotel to:

- *Improve the quality of the Harbor View Hotel facilities and service to restore the hotel as the premier destination hotel on Martha's Vineyard and one of the top historic hotels in the northeastern United States*
- *Enhance the hotel's amenities to attract more visitors during the shoulder and off-seasons which will help downtown businesses*
- *Maintain and enhance the historic character of the hotel*
- *Become a leading partner and contributor to the neighborhood, community, and island with philanthropic support*

12. The modification seeks an extension date until 2024. What MVC-approved improvements remain to be completed? Which specific improvements would the extension apply to?

- *Construction of Spa Building*
- *Construction of Pease Cottage*
- *Demolition and construction of new expanded Morse Cottage*
- *Demolition and construction of Snow Cottage*
- *Related site infrastructure and parking to support the modifications described above.*

13. Please list the buildings that were to be removed or replaced in phases 1 and 2 of the project as approved, and the status of each (finished, under construction, planned for construction [include date], cancelled, etc.).

*As approved in 2008 and amended in 2018*

*Phase 1:*

- *Main Historic Building Renovation – Completed except for spa and expanded ballroom. Deemed to be completed if 2021 proposed plan for the spa building is accepted*
- *Mayhew (Roxana) Building Renovation – Completed*

*Phases 2*

*Demolition and construction of expanded Bradley Cottage – Current status: Spa Building to be constructed and completed on or about May 2022*

- *Construction of new Pease Cottage to be completed May 2023*

*Phases 3*

- *Demolition and construction of expanded Morse Cottage to be completed May 2024*
- *Demolition and construction of expanded Snow Cottage to be completed May 2024*

OTHER ACTIVITIES

The following questions are for the purpose of trying to determine whether certain matters *should* have come before the MVC as requests for modification.

***THIS REQUEST FOR INFORMATION IS BEYOND THE SCOPE OF THE DRI REQUEST FOR A SPA AND THE APPLICANT OBJECTS TO THE REQUEST, HOWEVER, AS A COURTESY TO THE MV COMMISSION THE APPLICANT'S RESPONSE IS BELOW:***

14. Describe the legal and practical relationship between the property at 119 N Water Street and the Harbor View Hotel. Please address the following:

- a. Do hotel guests or owners ever stay at, or otherwise use, the premises at 119 N Water Street?

*Harbor View Hotel and 119 North Water Street are separate legal entities. Hotel guests at the Harbor View Hotel do not lodge at and do not receive any amenities or access to facilities at 119 North Water Street.*

- b. Does the hotel ever refer people to 119 N Water Street for accommodation (if, for instance, the hotel has no vacancies)? If so, does the hotel receive any remuneration?

*The hotel does not book or refer or reserve 119 North Water Street. Nor has it ever done so.*

Does the hotel have any formal or informal agreements regarding 119 N Water Street?

- c. *The hotel does not have any formal agreements regarding 119 North Water Street. 119 N WATER STREET IS A PRIVATE RESIDENCE. ONE SUMMER A FEW YEARS AGO A LISTING AGENT INCLUDED USE OF THE HARBOR VIEW FACILITIES AS A BENEFIT TO THE RENTAL OF 119 N. WATER STREET. THE TOWN ZONING INSPECTOR INFORMED THE OWNER OF 119 N. WATER STREET AND THE HARBOR VIEW OF THE VIOLATION WHEREUPON THE PRACTICE CEASED.*

- d. Please confirm whether jet ski rentals and harbor cruises (or the like) are operated from the pier/dock at 119 N Water Street. If so, please advise whether hotel guests/owners may book these amenities, and how.

*Jet ski rentals and harbor cruises are not operated from the pier/dock at 119 North Water Street. The house owner owns two jet skis which are docked at 119 North Water Street for private use by his family and friends. These jet skis are not rented at all and are not available for use by guests at the Harbor View Hotel.*

- e. If guests/owners are permitted to book these amenities, please advise when each of these services commenced operation.

*Not Applicable. See above.*

- f. Were any licenses or permits required for the various uses?

*Not Applicable. See Above*

15. Please advise if, at the approximate time that the restaurant bar structure was relocated, the patio surrounding the bar was increased in size. If so, please note the square footage of the total patio area before and after the expansion, and the number of restaurant tables (and seating capacity) both before and after. Please also indicate how many of the currently approved seats are indoors vs. outdoors.

*Not Applicable, See S. Murphy email dated 1/21/21.*

*"Alex,*

*With all due respect, the pool bar and other issues are not before the MVC. The pool bar was previously at the other end of the pool. That bar was removed and the new bar was constructed. There has been no change in use. The pool bar has been thoroughly vetted by the Edgartown Building Inspector, the Edgartown Zoning Board of Appeals and the Dukes County Superior Court (at least twice I believe). None of these officials or judges have suggested any review by the MVC was required. If abutters or others are upset about the level of commercial activity on the property then there are many venues open to them, the Martha's Vineyard Commission is not one of those venues.*

*Thank you for your attention to this matter".*

*Sean E. Murphy, Esq.*

16. Are golf carts permitted on the premises? If so, do those that are being used belong to the hotel or the guests? Does the hotel have any restrictions on the use of golf carts (e.g. time of day, use on public roads, etc.)?

**THIS REQUEST FOR INFORMATION IS BEYOND THE SCOPE OF THE DRI REQUEST FOR A SPA AND THE APPLICANT OBJECTS TO THE REQUEST, HOWEVER, AS A COURTESY TO THE MV COMMISSION THE APPLICANT'S RESPONSE IS BELOW:**

*The current ownership has made a concerted effort to make the hotel more environmentally friendly and to reduce noise. As a result, the hotel owns one electric vehicle (golf cart) with a state issued slow speed vehicle license that is used to transport hotel guests to and from downtown upon request and to transport employees to and from the Park and Ride parking Lot in Edgartown. It is electric and very quiet compared to gasoline powered vehicles. The golf cart is only operated by licensed hotel employees and the golf cart is not rented to guests.*

17. Please advise whether the hotel offers horse and carriage rides. If so, when did that service commence operation? If offered, is the amenity offered only to guests and owners?  
The hotel has partnered with, a small business in Vineyard Haven, to offer horse and carriage rides only during the offseason, when the neighborhood is quiet and the roads nearly empty. Event packages during that period may allow the option to hire this horse and buggy service for a scheduled event. *Horse and carriages are operated within parameters of a Slow Speed Vehicle License.*

Remainder of MVC Memorandum

DRI 614 Harbor View Hotel Expansion  
MVC Conditions 2008 (as amended in 2018; amendments in red)  
For administrative use only

**1 Building Materials**

1.1 As offered by the Applicant, prior to the removal of the Morse, Bradley and Snow cottages the Harbor View shall:

- a) Donate the furnishings, bedding, linens, etc. that are not being re-used to families identified by Martha's Vineyard Community Services and the Dukes County Regional Housing Authority.
  
- b) Remove all usable building materials from the structures and provide them at no cost to any island residents that desire to take them from the site.

**2 Affordable Housing and Employee Housing**

2.1 As offered by the Applicant, the applicant shall make a contribution of \$107,072 to the Edgartown Affordable Housing Committee upon receipt of the Certificate of Occupancy for the finished project.

2.2 As offered by the Applicant, the applicant shall provide affordable housing for a portion of its employees annually by renting 22 bedrooms seasonally and 3 apartment units year- round at market rates and only requiring the employees to reimburse a percentage of the cost.

2.3 As offered by the Applicant, the applicant shall continue to provide furnishings, bedding and other items to affordable housing.

**3 A.D.A.**

3.1 As offered by the Applicant, the property shall comply with all ADA regulations including having 6 accessible units (5% of the available units, per ADA regulations) and 4 accessible parking spaces.

#### **4 Traffic, Parking**

4.1 As offered by the Applicant, the applicant shall:

- a) maintain the entrances and exits to the property as they were prior to the proposed renovations,
- b) limit its function capacity to 306 people,
- c) provide alternate transportation and parking for any non-hotel guest function (ie: people not staying at the hotel) of over 140 people that occurs between June 15 and October 15,
- d) provide traffic mitigation by providing 55 employees with bus passes annually, continuing to provide van transportation for its guests to and from the boats and airport, continuing to require that its employees that do drive (other than those employees parking at the Fuller Street lot, which are senior employees) to park at the Edgartown Park and Ride lot and take the shuttle to town, and continuing to provide bicycles for its guests to use at their leisure.

4.2 As offered by the Applicant, the applicant shall provide parking for 63 vehicles (4 of which are handicapped spaces) on the property and 14 guest parking spaces and 12 employee spaces at the Fuller Street parcel thereby keeping the overall guest parking at 77 spaces. The new parking lot at the rear of the property shall not be paved with asphalt, but shall have a pervious surface.

#### **5 Recycling**

5.1 As offered by the Applicant, the applicant shall continue its recycling plan consisting of the recycling of glass, office paper, newspapers, cardboard, metals, computers, waste paints and solvents, brass keys, refrigerant gas, grease from the fryers, old batteries, televisions, waste oil from lawnmowers, conversion of old towels into rags, old sheets into drop cloths and copper piping. The applicant shall continue to donate linens and bedspreads to staff, the Boys & Girls Club and others in need.

#### **6 Landscaping**

6.1 As offered by the Applicant, a final landscape plan shall be submitted to and is subject to the approval of the LUPC prior to the initiation of the landscaping. This landscaping shall include extensive screening between the subject property and the abutting properties to continue to provide its neighbors privacy.

#### **7 Lighting**

7.1 As offered by the Applicant, all of the exterior lighting on the property shall be down lighting.

#### **8 Stormwater**

8.1 As offered by the Applicant, the water runoff on the property shall be directed to dry wells and recharged in to the groundwater.

A presently impervious parking lot is being replaced by a pervious parking lot.

The applicant shall install a drain to alleviate runoff on to Fuller Street from the southern entrance from the property to Fuller Street to the specifications of the Edgartown Highway Department.

### **9 Water**

9.1 As offered by the Applicant, dual flush toilets shall be installed in the employee areas and public areas. The present 3.0 gallon flush toilets in the units shall be replaced by 1.6 gallon flush toilets.

### **10 Energy**

10.1 As offered by the Applicant, all project improvements contemplate green systems and materials wherever possible to address the energy inefficiency of the pre-2007 buildings. The applicant shall:

- a) Install a high-efficiency propane or electric HVAC system that shall be as energy efficient as possible and exceed energy performance & CFC reduction criteria.
- b) Implement guest programs for energy savings, light sensors, fan timers, motion controls, etc.
- c) Make all new construction and renovations high performance, well insulated, including icynene insulation.
- d) Install low-energy insulated windows in all new construction
- e) Retrofit the property with propane rather than oil.
- f) Implement a lighting plan for the property that shall reduce the amount of incandescent lighting on the property through a combination of compact fluorescent bulbs and LED lighting.
- g) Make the roofs of all new buildings a light color to reduce glare and heat gain
- h) Install televisions and the few appliances that are in some units that shall be EnergyStar rated.

10.2 The applicant will use its best efforts to construct the improvements with energy efficiency.

10.3 As offered by the Applicant, all of the above shall meet or exceed the Massachusetts Building Code As the specific insulation and windows have not yet been selected, the Applicant shall provide a final lighting plan and energy analysis to the MVC staff at the time of the building permit application showing that the project meets federal Energy Star standards the Massachusetts Building Code

### **11 Community Benefits**

11.1 As offered by the Applicant, the applicant and/or a foundation established by the applicant shall make contributions to the community in the annual amount of \$50,000 in direct grants and \$50,000 of in-kind donations.

11.2 As offered by the Applicant, the applicant shall continue to provide function space in the off-season to Island non-profit groups at cost.

### **12 Phasing and Minimizing of Impact of Project**

12.1 As offered by the Applicant, the construction of the improvements at the property shall occur under the following schedule:

- a) Phase 1 (removal and replacement of Captain Snow Cottage, Captain Bradley Cottage and Captain Morse Cottage, construction of Captain Martin and Captain Pease Cottage, installation of lock-offs in the Captain Huxford Cottage) will occur from October 15, 2008 until June 30, 2008.



b) Phase 2: (removal of Mayhew Building, removal and replacement of pool, construction of Captain Penniman and Captain Fisher Cottages, Main Building construction) will occur from early September 2009 until June 30, 2010.

12.2 All work shall be coordinated so as to provide the least amount of impact to the abutters and neighborhood.

12.3 The restaurant and pub shall remain open during construction the cottages in phase 2.

**13 Hotel / Condominium Structure**

13.1 In order to ensure that the property remains a hotel, the MVC sets the following conditions:

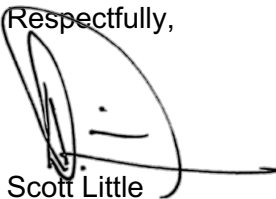
- a) No unit shall be occupied by any owner or guest for more than ninety (90) consecutive days, nor may the owner or guest re-occupy any unit within thirty (30) days of a continuous ninety (90) day stay, nor may the owner or guest stay more than four (4) months in any calendar year.
- b) No owner, occupant, or guest may claim residency at this location, with the exception of the apartment presently occupied by Bob Carroll.
- c) In at least 85% of the units, whenever an owner or guest of the owner of a unit is not occupying the unit it must be available for transient rental or placed in a rental program.
- d) All occupants of a unit, whether an owner, guest, or hotel guest shall not use the unit until they have checked in with the hotel's front desk.

**14 Minor Modifications to Proposed Buildings**

14.1 In order to allow the applicant flexibility in dealing with the Edgartown Historic District Commission and abutting neighbors as to porch enclosures, the applicant may make minor modifications to the layout of the units and porches so long as said modifications do not increase the number of units, rooms or bedrooms or the footprint of the buildings.

Thank you for allowing us the opportunity to comment on the foregoing.

Respectfully,



Scott Little  
General Manager

Cc: Sean Murphy, Esq.  
Bernard Chiu

Attachments: Exhibits ten (10)