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Martha's Vineyard Commission

DRI #550-M3 Mansion House Parking

MVC Staff Report – 2021-6-3

1.1 Traffic and Transportation: The hotel encourages visitors not to bring their cars, and to use alternate modes of transportation on the Island, including the VTA and bike rentals. An existing bicycle storage building (or similar replacement as needed) on the property will continue to be used for guests.

Access: Access to the lot would be one-way, with entry via Main Street to the north onto Cromwell Lane. This portion of Cromwell Lane is one-way and has pavement markings for both bicycle and pedestrian access. The bicycle pavement marking where Cromwell Lane and Norton Lane intersect is concerning and seems to be pointing bicyclists up a one-way street into oncoming traffic. Pedestrian access is permitted due to the existing sidewalk.



The Mansion House parking lot is accessed off Cromwell Lane. However, this portion of Cromwell Lane is not one-way. Roughly 31-feet of Cromwell Lane is paved, while the remainder of the roadway is either dirt or rock/stones. The existing condition of Cromwell Lane is poor. It is not known how often two-way travel occurs along Cromwell Lane but could pose issues for emergency responders in the event of an emergency. There is a lack of signage in the surrounding area regarding circulation, and wayfinding, which causes confusion amongst all modes.



Vehicles can then exit onto Beach Street to the south. The Sweet Bites Restaurant has an outdoor seating area that sits right up against the road. Though vehicle speeds are not of concern, one can see how a patron walking out into the street would be. Sight distances are adequate. There is a slight obstruction when looking up Beach Street but not enough to cause a safety issue. Due to the location of the crosswalk, the sign must remain in place.



Though the overall condition of the road is very poor, vehicles can safely access (enter/exit) the existing and proposed Mansion House parking lots. The circulation throughout the existing and proposed parking lots is adequate. There is no parking requirement in the B-1 District. It is recommended that the applicant work with the Town to improve and implement adequate signage in the project study area.