

RE: [External] BULK: Navigator Homes Peer Review

Katherine O'Shea <koshea@fando.com>

Mon 8/29/2022 6:30 PM

To: Matthew Skelly <MSkelly@fando.com>; Mike Mauro <mauro@mvcommission.org>; Alex Elvin <elvin@mvcommission.org>;

Cc: Adam Turner <turner@mvcommission.org>;

 1 attachment

Peer Review_Response_KRO.pdf;

Hi Mike,

Following up to close the loop on this peer review with our final letter. We found the responses to comments to be sufficient and have no other concerns. Sight lines at the driveway look clear and their updated analysis looks good.

Let me know if you have any other questions ahead of the hearing on Thursday.

-Katherine

Katherine O'Shea, EIT (she/her)

Transportation Engineer

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From: Matthew Skelly <MSkelly@fando.com>

Sent: Wednesday, August 10, 2022 3:32 PM

To: Mike Mauro <mauro@mvcommission.org>; Alex Elvin <elvin@mvcommission.org>; Katherine O'Shea <koshea@fando.com>

Cc: Adam Turner <turner@mvcommission.org>

Subject: RE: [External] BULK: Navigator Homes Peer Review

OK cool, we'll take a look and we'll be there on Sept 1. I didn't want to step on your toes while you were answering, but obviously you can always feel free to put us on the spot to provide additional information on whatever you get asked.

- Matt

Matthew Skelly, PE, PTOE (he/him)

Project Manager

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From: Mike Mauro <mauro@mvcommission.org>

Sent: Wednesday, August 10, 2022 2:54 PM

To: Matthew Skelly <MSkelly@fando.com>; Alex Elvin <elvin@mvcommission.org>; Katherine O'Shea <koshea@fando.com>

Cc: Adam Turner <turner@mvcommission.org>

Subject: RE: [External] BULK: Navigator Homes Peer Review

Hi Matt,

That's a very good question. I was a little thrown off when I was called on last Thursday night considering we were asked to hire an outside peer review but it is what it is. I would say yes, that someone from FnO should attend the next scheduled meeting on September 1st. We did get responses to the peer review from the applicant just this afternoon. The document is attached. I haven't even gone through it yet, I'm just getting back in off the road. I'll keep you posted on scheduling for the next public hearing

Michael A. Mauro

Transportation Program Manager

Martha's Vineyard Commission

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Oak Bluffs, MA 02557

Telephone: (508) 693-3453 x 116

Email: mauro@mvcommission.org

From: Matthew Skelly <MSkelly@fando.com>

Sent: Tuesday, August 9, 2022 8:48 PM

To: Alex Elvin <elvin@mvcommission.org>; Katherine O'Shea <koshea@fando.com>; Mike Mauro <mauro@mvcommission.org>

Cc: Adam Turner <turner@mvcommission.org>

Subject: RE: [External] BULK: Navigator Homes Peer Review

Hi all,

Double checking – do you anticipate we'll be needed to attend the continued date on our peer review?

Thanks,
Matt

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From: Alex Elvin <elvin@mvcommission.org>

Sent: Thursday, August 4, 2022 4:55 PM

To: Katherine O'Shea <koshea@fando.com>; Mike Mauro <mauro@mvcommission.org>; Matthew Skelly <MSkelly@fando.com>

Cc: Adam Turner <turner@mvcommission.org>

Subject: Re: [External] BULK: Navigator Homes Peer Review

Great, thanks.

Alex Elvin

Development of Regional Impact (DRI) Coordinator

Martha's Vineyard Commission

The Olde Stone Building
33 New York Avenue
Oak Bluffs, MA 02557
(774) 563-5363

From: Katherine O'Shea <koshea@fando.com>
Sent: Thursday, August 4, 2022 1:57 PM
To: Alex Elvin; Mike Mauro; Matthew Skelly
Cc: Adam Turner
Subject: RE: [External] BULK: Navigator Homes Peer Review

Hi Alex,

Matt will be on the call tonight in case any questions arise. Thanks for passing along that meeting information.

-Katherine

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From: Alex Elvin <elvin@mvcommission.org>
Sent: Thursday, August 4, 2022 11:57 AM
To: Katherine O'Shea <koshea@fando.com>; Mike Mauro <mauro@mvcommission.org>; Matthew Skelly <MSkelly@fando.com>
Cc: Adam Turner <turner@mvcommission.org>
Subject: Re: [External] BULK: Navigator Homes Peer Review

Hi Katherine,

Thanks for the letter. We will summarize this at the meeting tonight, but if you are available, it would be helpful to have one person from your team on the call in case there are questions. The meeting starts at 7, and this is second on the agenda, so probably closer to 7:30. (Zoom link is below.)

Best ,

Alex

Topic: Remote Commission Meeting
Time: Aug 4, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/86970604847?pwd=RVJIUmkzUDV3K1BxOVUxdllxR1lMQT09>

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Passcode: 111110

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+1 346 248 7799 US (Houston)

+1 386 347 5053 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 869 7060 4847

Passcode: 111110

Find your local number: <https://us02web.zoom.us/u/kdp6ZnZmZC>

Alex Elvin

Development of Regional Impact (DRI) Coordinator

Martha's Vineyard Commission

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From: Katherine O'Shea <koshea@fando.com>

Sent: Wednesday, August 3, 2022 2:00 PM

To: Alex Elvin; Mike Mauro; Matthew Skelly

Cc: Adam Turner

Subject: RE: [External] BULK: Navigator Homes Peer Review

Hi Alex,

Thanks for that updated site plan – looks fine from our perspective and we don't have any red flags on parking or circulation.

If you come across those updated photos let me know. Otherwise, our completed review letter is attached – please let me know if you have any questions on any of our comments.

Do you need one of us to attend the hearing tomorrow?

-Katherine

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From: Alex Elvin <elvin@mvcommission.org>

Sent: Wednesday, August 3, 2022 12:52 PM

To: Mike Mauro <mauro@mvcommission.org>; Katherine O'Shea <koshea@fando.com>; Matthew Skelly <MSkelly@fando.com>

Cc: Adam Turner <turner@mvcommission.org>

Subject: Re: [External] BULK: Navigator Homes Peer Review

Hi Katherine,

I also have not seen the additional site line photos, but will let you know if they turn up. I will also ask the applicant whether they considered the alternate access to the duplexes that you mentioned below.

Also, we received the attached project revision today, which reorients the larger workforce units at the back of the site, including the parking areas. This was done in response to a Natural Heritage and Endangered Species Program request to reduce habitat fragmentation. The revised plans also show a total of 121 parking spaces, rather than 125.

If you need more time for the report, it shouldn't be a problem, since the commission will likely continue the hearing to a later date.

Let me know if you have any questions.

Thanks,

Alex

Alex Elvin

Development of Regional Impact (DRI) Coordinator

Martha's Vineyard Commission

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33 New York Avenue
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(774) 563-5363

From: Mike Mauro
Sent: Wednesday, August 3, 2022 11:34 AM
To: Katherine O'Shea; Matthew Skelly
Cc: Adam Turner; Alex Elvin
Subject: RE: [External] BULK: Navigator Homes Peer Review

I haven't seen anything from the applicant. All of their submissions have gone straight to our DRI Coordinator Alex Elvin who is also included in this correspondence. Alex if the applicant has submitted additional information that I do not have can you please send it along to Katherine? Our public hearing is tomorrow night and I know Alex has also been asking about if we will be ready to go or not? Please coordinate with Alex on the preparation for tomorrow nights meeting.

Mike

From: Katherine O'Shea <koshea@fando.com>
Sent: Wednesday, August 3, 2022 10:10 AM
To: Mike Mauro <mauro@mvcommission.org>; Matthew Skelly <MSkelly@fando.com>
Cc: Adam Turner <turner@mvcommission.org>; Alex Elvin <elvin@mvcommission.org>; Curtis Schroeder <schroeder@mvcommission.org>
Subject: RE: [External] BULK: Navigator Homes Peer Review

Hi Mike,

In that written response, they say that the project proponent is obtaining other photos in addition to the street view photos they included. I was thinking that those additional photos would be taken from the approximate location of the proposed stop bar at the site driveway.

If they haven't provided those additional photos, I will include a note in our review indicating that item is still outstanding.

-Katherine

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Transportation Engineer

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From: Mike Mauro <mauro@mvcommission.org>
Sent: Wednesday, August 3, 2022 9:57 AM
To: Katherine O'Shea <koshea@fando.com>; Matthew Skelly <MSkelly@fando.com>
Cc: Adam Turner <turner@mvcommission.org>; Alex Elvin <elvin@mvcommission.org>; Curtis Schroeder <schroeder@mvcommission.org>
Subject: RE: [External] BULK: Navigator Homes Peer Review

Hi Katherine,

They are on Page 3 of the 4-29 document that we sent off last week. I've attached it again.

Mike

From: Katherine O'Shea <koshea@fando.com>
Sent: Tuesday, August 2, 2022 7:38 PM
To: Mike Mauro <mauro@mvcommission.org>; Matthew Skelly <MSkelly@fando.com>
Cc: Adam Turner <turner@mvcommission.org>; Alex Elvin <elvin@mvcommission.org>; Curtis Schroeder <schroeder@mvcommission.org>
Subject: RE: [External] BULK: Navigator Homes Peer Review

Hi Mike,

In the response to MVC comments, the applicant said that they would provide sight line photos from the site driveway. Did they ever get those over to you? If so, we'd like to take a look at them.

Also, one comment that's a bit outside the scope of our review - Have you considered asking the applicant to provide access to the four duplexes via the road that provides access to the greenhouses?

It seems like you could reduce the amount of pavement on site by eliminating that front access road with the cul-de-sac and building driveways from the back of the duplexes to that interior driveway.

Just a thought we had when looking at the parking layout.

-Katherine

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Transportation Engineer

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From: Mike Mauro <mauro@mvcommission.org>
Sent: Wednesday, July 27, 2022 1:45 PM
To: Katherine O'Shea <koshea@fando.com>; Matthew Skelly <MSkelly@fando.com>
Cc: Adam Turner <turner@mvcommission.org>; Alex Elvin <elvin@mvcommission.org>; Curtis Schroeder <schroeder@mvcommission.org>
Subject: RE: [External] BULK: Navigator Homes Peer Review

Last thing just in case. Here is the parking layout from 4/29/22 as well

From: Katherine O'Shea <koshea@fando.com>
Sent: Wednesday, July 27, 2022 11:27 AM
To: Mike Mauro <mauro@mvcommission.org>; Matthew Skelly <MSkelly@fando.com>
Cc: Adam Turner <turner@mvcommission.org>; Alex Elvin <elvin@mvcommission.org>; Curtis Schroeder <schroeder@mvcommission.org>
Subject: RE: [External] BULK: Navigator Homes Peer Review

Hi Mike,

Thanks for passing this along, we'll get moving this week. I noticed that the report you sent over does not include the items in the Appendix. We typically include those items in our review as well, so if you have that Appendix and could pass it along that would be great.

We will review the staff memo and response to initial comments. Are there any other particular concerns from the community or The Commission that we should focus on in our review?

Let me know, thanks!
-Katherine

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Transportation Engineer

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From: Mike Mauro <mauro@mvcommission.org>

Sent: Tuesday, July 26, 2022 1:26 PM

To: Matthew Skelly <MSkelly@fando.com>

Cc: Adam Turner <turner@mvcommission.org>; Alex Elvin <elvin@mvcommission.org>; Katherine O'Shea <koshea@fando.com>; Curtis Schroeder <schroeder@mvcommission.org>

Subject: RE: [External] BULK: Navigator Homes Peer Review

Hi Matt and Katherine,

I was out on the road the past couple of days and am finally catching up so I apologize for the delay. Attached is the signed Peer Review KRO. I believe that the public hearing is scheduled for August 4th but it will most certainly be continued. We definitely don't need a completed review but anything in preliminary format will suffice for now. I'm including our fiscal officer Curt Schroeder in this correspondence as well.

Michael A. Mauro

Transportation Program Manager

Martha's Vineyard Commission

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Email: mauro@mvcommission.org

From: Matthew Skelly <MSkelly@fando.com>

Sent: Thursday, July 21, 2022 5:00 PM

To: Mike Mauro <mauro@mvcommission.org>

Cc: Adam Turner <turner@mvcommission.org>; Alex Elvin <elvin@mvcommission.org>; Katherine O'Shea <koshea@fando.com>

Subject: RE: [External] BULK: Navigator Homes Peer Review

Hi Mike,

Please find a proposal for the Peer Review work attached. What are we thinking about for schedule here? I'm out next week but Katherine O'Shea (copied) can get things moving if necessary. Looking forward to working together!

- Matt

Matthew Skelly, PE, PTOE (he/him)
Project Manager

Fuss & O'Neill, Inc. | mskelly@fando.com

From: Mike Mauro <mauro@mvcommission.org>
Sent: Monday, July 18, 2022 12:47 PM
To: Matthew Skelly <MSkelly@fando.com>
Cc: Adam Turner <turner@mvcommission.org>; Alex Elvin <elvin@mvcommission.org>
Subject: [External] BULK: Navigator Homes Peer Review
Importance: Low

Hi Matt,

Sorry I missed your call. I knew the second I walked away to carry in our counting equipment that would happen. So the MVC would like to retain Fuss & O'Neill to conduct a peer review of the Traffic Impact Analysis for Navigator Homes, which is a skilled nursing facility that will also include workforce housing at 490 Edgartown-Vineyard Haven Road in Edgartown, MA. The TIA was submitted in October of 2020. The MVC Commissioners had several more questions that were answered/not answered in their supplemental submission in April of 2022. Both the TIA and Supplemental information are attached. We understand that services will not begin until Fuss & O'Neill submit their acceptance and will generate a letter of approval to the MVC. I just want to say thanks again Matt and we are really looking forward to working with you guys. If there is anything else you need from us to help get the ball rolling please let us know. Enjoy your day!!

Michael A. Mauro

Transportation Program Manager

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