



MILL HILL PROJECT SUMMARY SHEET

ADDRESS: 32 Herring Creek Road, Edgartown, MA 02539

PROPERTY OWNER: PM Edgartown, LLC
c/o Sean E. Murphy, Esq.
McCarron, Murphy & Vukota, LLP
282 Upper Main Street
PO Box 1270
Edgartown, MA 02539

PROJECT TEAM: Architect: Patrick Ahearn, FAIA
Attorney: Sean E. Murphy, Esq.
Engineer: Vineyard Land Surveying

PROPERTY DESCRIPTION: Former Edgartown Marine facility consisting of 4.48 acres with 266' of frontage on Herring Creek Road, Edgartown, MA. Presently has five (5) structures on the property: two (2) boat storage sheds, a repair building, a retail/repair building and a storage building. The Premises are shown as Edgartown Assessor's Map 29, Lot 51.1. The Premises are located in the R-20 Residential District of the Edgartown Zoning By-Laws. The commercial use of the Premises is allowed under the Edgartown Zoning By-Laws as a pre-existing, non-conforming use and also as part of a Special Permit issued in 1987 as well as a Decision from the Martha's Vineyard Commission in 1987 (DRI 259).

PROJECT NARRATIVE: The property is used for boat storage, maintenance and offices. The lease for 1 Morse Street on Edgartown Harbor (travel lift) runs with this property. It is the only full service boat yard located in Edgartown. All of the buildings on the property are in various stages of disrepair, do not have any fire suppression systems, are a potential fire hazard and are not architecturally appealing. The proposal is to remove the five (5) existing buildings on the property and replace them with three (3) new storage barns that will encompass all of the existing uses on the property. Architect Patrick Ahearn has designed the barns to create a new look and feel to the property. The storage sheds will have the look of classic New England barns, rather than the existing rusted metal and decayed wood exteriors presently in place. Each barn will be state of the art with fire suppression systems in place. Approximately 450 boats are presently stored on the property and that number will not be exceeded once the project is complete. The difference is that the majority of the boats will now be stored inside the fire rated, sprinkled new barns. There will not be an increase in intensity of use.

In order to accommodate employees that do not have housing Patrick Ahearn has also master planned three small homes that would be leased to employees. There would be 1/3 bedroom 1,444 s/f house and 2/2 bedroom 1,244 s/f houses. At the present time the employees of Prime Marina all have housing. The houses would be built on an as needed basis.