



## SNOW COTTAGE PROPOSED RENOVATION SUMMARY JULY 15, 2009

The Harbor View Hotel and Resort proposes to amend their approved plans from the Martha's Vineyard Commission [DRI #614] and Edgartown Zoning Board of Appeals to remove the first floor spa (850 s/f) and restrooms/storage (850 s/f) from the Penniman Cottage and reconstruct the Snow Cottage to incorporate a new spa with an English garden. Due to the current economic conditions the originally proposed two phase renovation plan has been altered to a multi phased plan. The first phase of this plan will be the construction of the spa to increase year round business to the hotel and the town of Edgartown.

Following is a summary of the proposal:

Snow Cottage present configuration:	5,359 s/f building consisting of 2/3-bedroom units (2,164 s/f) and office, mechanicals and storage (3,195 s/f)
Snow Cottage permitted configuration [2008]:	6,313 s/f building consisting of 2/3-bedroom units with a lock-off for a total of 4 rooms (3,118 s/f) and office, mechanicals and storage (3,195 s/f)
Snow Cottage proposed configuration:	6,792 s/f building consisting of a spa (1,869 s/f), retail(217 s/f), solarium (890 s/f), bathrooms and showers (1,077 s/f) and office, mechanicals, storage and circulation (2,130 s/f)

### HIGHLIGHTS:

- a. Same footprint as approved building except for a portion of the north side will be extended approximately 9 feet for the solarium entry area, however, the rear decks will be smaller than the present decks and shall be partially enclosed.
- b. Spa is for hotel guests and will generally operate from 7:30am – 9:00pm.
- c. The use of the building as a spa will eliminate the present use of the lower floor of the building as a storage facility that is used frequently by staff for most of the supplies for the property.
- d. Will reduce noise impacts to the abutters as the deck space is reduced and due to its use as a spa it will eliminate the nighttime use of second floor decks that are closest to the abutters along the westerly boundary.
- e. There will be a temporary decrease in rentable rooms (2/ 3-bedroom units) until the next phase is completed at which time the room counts are anticipated to remain equal to the counts in the 2008 approval.
- f. All products used in the spa will be organic.
- g. The amount of pervious space will be increased as a parking lot is being replaced with an English garden.
- b. The five (5) parking spaces utilized by the proposed English garden will be relocated in the reconfigured parking area on the south side of the building