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VIA ELECTRONIC MAIL (foley@mvcommission.org)

Paul H. Foley
DRI Analyst/Planner
Martha's Vineyard Commission
PO Box 1447
33 New York Avenue
Oak Bluffs, MA 02557

**RE: Harbor View Hotel
DRI #614
Edgartown, MA**

Dear Paul:

The new owner of the Harbor View Hotel in Edgartown, MA has revised the plans for construction and is seeking a minor modification of the 2008 Decision of the Martha's Vineyard Commission (DRI #614).

The originally approved plan included removal of the Mayhew building and a substantial increase in function space on the first floor of the Main Hotel as well as a large addition on the third and fourth floors of the Main Hotel. The new owner has determined that the original 2008 plan is not financially sustainable and has reduced the plan in scope and scale while still allowing for additional rooms and parking to be added to the property to provide the necessary revenue to make the improvements and to keep the hotel financially viable.

Following is a summary of the proposed changes from the 2008 approval to the proposed plan:

- The total square footage increase for the property will be reduced from 57,036 s/f to 49,048 s/f.
- Main Hotel:
 - The proposed function space increase will be reduced from 675 s/f to 400 s/f.

- The majority of the proposed additions to the third and fourth floor of the Main Hotel will not be constructed. Only a hallway connecting portions of the fourth floor will be constructed. The second, third and fourth floors will contain 36 rooms, including the residence on the fourth floor. (The present configuration is 37 rooms plus the residence)
 - A 1,620 s/f addition on the south side of the building will be constructed to house a spa (a spa was approved in 2008 for the Penniman Cottage, which will not be built).
- Rather than being removed and replaced with five (5) smaller cottages the Mayhew building will remain and the exterior porches will be enclosed and the exterior of the building will be completely renovated with new windows, doors, and cedar shingles. Four (4) of the proposed cottages (Mayhew, Fisher, Penniman and Martin) will not be constructed. This will allow for more open space and parking on the property.
- The net change in rooms is 26 more than are presently on the property and 29 more than the approved plan. The parking will increase from the 77 spaces allowed in 2008 to 97 spaces, thereby maintaining the same room to parking ratio as was approved in 2008.
- The spa will be relocated from the Penniman Cottage to the Main Hotel building.
- The construction will occur in two planned phases. Phase 1 will include the renovation of the Main Hotel building and Mayhew Building. Phase 1 will begin October 1, 2018 and it is anticipated to be complete by the end of May, 2019 (this is an anticipated timeframe and all exterior work will cease by Memorial Day Weekend, however, interior work may still be ongoing and if there is substantial work to be completed the work will continue after October 1, 2019). Phase 2 will consist of the removal and construction of the Bradley, Morse and Snow Cottages. Construction of the new Pease Cottage and construction of the new pervious parking area by the Huxford and Pease Cottage will be completed by May, 2021 with substantial exterior work only occurring between October and May of each year.

Enclosed please find a site plan and elevations in digital format.

The Applicant is also seeking the following minor amendments to the 2008 Decision:

- Condition 2.1: Due to the reduction in the increased square footage from 57,036 s/f to 49,048 s/f the affordable housing contribution should be reduced from \$107,072.00 to \$91,096.00.
- Condition 2.2: At the time of the 2008 permitting the Harbor View Hotel and the Kelley House had shared housing as they were under common ownership. Now that they are under separate ownership and management the housing numbers are slightly different. The Harbor View rents 22

bedrooms seasonally (rather than houses) and 3 apartment units year-round (rather than houses).

- Condition 10.1: The pool is not being relocated and rebuilt, but it is has been converted from oil to propane heat.
- Condition 10.2(a): The HVAC will be a high-efficiency system but may be electric rather than propane as that is presently the most efficient system.
- Condition 10.3: The Applicant does not anticipate receiving LEED Certification as the scope of the project regarding the Mayhew building and the Main Hotel are reduced and therefore the ability to achieve LEED Certification is not viable.
- Condition 10.4: The Applicant will meet or exceed Massachusetts Building Code rather than exceed it by 20%. In 2008, the Stretch Code was 20% above Massachusetts Building Code. The new Massachusetts Building Code includes the Stretch Code.
- Condition 10.5: As the Commission was previously informed, the Harbor View is not, and has not been, purchasing this electricity as it is not economically feasible.
- Condition 12.3: The restaurant and pub will be closed during the construction to the main hotel as those areas will be under construction. The restaurant and pub will be open during the Phase 2 cottage projects.

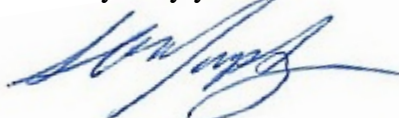
As part of this modification process the Harbor View has filed a request to modify the Special Permit granted by the Edgartown Zoning Board of Appeals. The Edgartown Zoning Board of Appeals will hold a public hearing on the proposed modifications with notification to abutters and the public.

The Harbor View is hopeful that changes are not significant enough to require public hearing at the Martha's Vineyard Commission as one will be held by the Edgartown Zoning Board of Appeals and the net change of square footage from the approved to the proposed is a reduction of 7,988 s/f.

Please let me know when you would like to schedule a staff meeting and/or will be able to schedule the foregoing for a Land Use Planning Committee meeting.

Thank you for your assistance with this matter.

Very truly yours,



Sean E. Murphy