

To: The Members of the Martha's Vineyard Commission
From James and Carol Wolff
119 Upper Main Street
Re: Hob Knob Expansion
Date: 1/25/2021

We are writing to express our continued opposition to the proposed expansion of the Hob Knob Inn. The most recent revised plans do not sufficiently mitigate the significant detriments to the community of the proposed expansion, in terms of parking, noise, intensity of use and changes to the neighborhood.

It may be helpful at this point to review the MVC's prior reasoning when it considered a strikingly similar case in 2005. In DRI 335M-3 re: M. V. Hotel- Excalibur Partners, the Commission rejected the applicant's proposal to double the size of an existing inn located in a residentially zoned neighborhood in Oak Bluffs. Note the similarities of the facts of that case to those of the Hob Knob petition. In the Excalibur Partners decision, the Commission found that the project would have caused a permanent fundamental adverse impact on the neighborhood and denied the proposal. In its published decision, the Commission emphasized that it "places great importance on the community's desire to limit the impacts of commercial sprawl" and that its role is to limit "inappropriate development that forever changes the character of established places and neighborhoods ". The Commission goes on to find that the proposed expansion of the existing inn "into a much larger hotel in this residential neighborhood would materially increase the density of use and built density and would change the neighborhood, due to the increase in the number of cars, guests and activity, as well as building mass, far more than a residential use at the same location. Consequently, the Commission has not been persuaded that the proposed usage at this location is appropriate. "

It is very important to note that the Excalibur's request was to increase the number of rooms at the existing inn "merely" from 7 to 17. In contrast, the Hob Knob proposes to increase its business to over 35 rooms- twice the size as has been previously rejected by the Commission as being too large for a residential neighborhood.

Given that the facts of the Hob Knobs current proposal are virtually identical to the Excalibur Partners case, the rationale stipulated by the Commission for its decision to deny Excalibur's petition is exactly on point, and precedent should be followed. We respectfully request that the Commission review the Excaliber case and now act consistently with its own well-considered prior reasoning. Please protect our quiet neighborhoods and deny this application.

Thank you.

James and Carol Wolff