

RE: 371 Edgartown-WT Road follow-ups

david reed <davidjreed@davidjreed.com>

Tue 7/12/2022 5:05 PM

To: Alex Elvin <elvin@mvcommission.org>;

Cc: Mike Mauro <mauro@mvcommission.org>; Bill Veno <veno@mvcommission.org>;

See my updated responses to the numbers 5, 9 and 10 below.

Yours truly,

David J. Reed, Esq.

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From: david reed

Sent: Tuesday, July 5, 2022 6:29 PM

To: Alex Elvin <elvin@mvcommission.org>

Cc: Mike Mauro <mauro@mvcommission.org>; Bill Veno <veno@mvcommission.org>

Subject: RE: 371 Edgartown-WT Road follow-ups

Below see my responses to your questions as best I can provide at this time.

1. Maximum number of events per year. (You had mentioned 18 weekends from May to mid-Sept, and no more than one event per weekend.)

Reply: Your recollection is correct, 18 would be the theoretical maximum. I would of course be willing to live by any standard any governing authority sets.

2. Number of guests, caterers, etc. that will be on the property per event. (You had mentioned about 150-200.)

Reply: Again your recollection is correct. I would imagine the main providers of services would be what you would expect at a wedding. A couple visits by the cater and 2-6 cars for staff the evening of a wedding. A visit from the tent provider to set up and another to tear down. A visit from the florist. Perhaps a couple visits by any wedding planner. These visits would pale in comparison to the numbers of cars that pull off in front of my driveway or into my driveway on the average day, perhaps 4-6 per day on average and as many as 10 with 1-2 coming to the door per week on average.

3. Who would be responsible for setting up before an event and cleaning up after?

Reply: Ultimately me as owner, my contract would require cleanup by the party contracting for the event, and I would imagine their contracts with florist, caterer, and entertainment would in turn require them to clean up after themselves.

4. Any proposed usage restrictions, such as no amplified sound above X decibels or during certain hours, overall duration and times of day for events, etc.

Reply: I would not prefer to prevent amplified music. I would want the right to have a band if I was getting married on the property. When my daughters get married, they will almost certainly get married on the

Island, have a reception on our property, and I am sure they will want bands at their receptions. However, I would think a provision that the decibel level at the street should not be louder than a truck passing the property at the speed limit would be absolutely reasonable.

5. Market data and/or testimonials indicating the current range of wedding costs on the Island, and the need for this type of venue.

I have made some progress on this question. Josie of Big Sky tent rentals indicated that the site would be suitable for weddings. She also indicated that the Island has a significant need for wedding venues. Jim the owner of Big Sky is to call me about coming out the property once he is over Covid.

Debbie White of Seaside Celebrations, 39 years in wedding planning and tent rental indicated the Island needs wedding venues and has become less favorable for events over the last few years. She will come out to the property next week to further determine feasibility.

6. Any specific commitment to limit fees for use of the venue, and how that would be determined and monitored.

So we envision fees initially in a range from \$5000 to \$10,000 depending on week. I would be willing to offer a discount of 50% to a family living on the Island full time or a bride or groom that spent at least 50% of their time from birth to 18 years of age on the Island, i.e., locals.

7. Any plans to publicize the venue.

No. I am not very good at marketing. I would talk to caterers and wedding planners.

8. More specific estimate for how many vehicles each event might include, including how many vehicles for guests, how many for caterers, bartenders, etc.

Reply: I am guessing 1 vehicle per 3 guests on average. At a 100 person event that would be 33 vehicles and to round to an easy number figure 17 vehicles for caterers, bartenders, etc., or 50 total vehicles for a 100 person event.

9. Proposal for dealing with traffic, including in regard to sight lines along Edgartown-WT Road, feasibility of hiring a police detail, who would pay for the detail, specific hours for parking and leaving, etc.

I spoke with the West Tisbury police department. They are available to provide off duty police services for events. The cost is \$240/officer for the first 4 hours and \$480 for anything up to 8 hours. I would propose to manage events with two officers on duty although that is not a department requirement. They are available all days and times. Sometimes staffing is provided by officers from other towns. The program is well established. I understand that Island departments favor and encourage off duty traffic management work as it is easier to provide the service up front as opposed to dealing with a problem after the fact.

10. Comment from the police department regarding the feasibility of assigning a detail to direct traffic, including in July-August.

See 9 above.

11. Any proposal for van service and/or offsite parking to reduce trips to and from the site.

Reply: This would be inconvenient and might doom any effort to rent the place as a wedding venue now that I have considered it.

12. Who bears the legal responsibility for preventing overconsumption of alcohol, and ensuring designated drivers?

Reply: Generally the consumer of the alcohol. Occasionally a bartender might be held liable for serving a clearly intoxicated person. My contract would have the wedding customer indemnify me and my LLC from liability.

13. Photos or mockups showing what would be visible from the road at ground level.

Reply: I have no photos. It really would not be possible to prepare a mock up without the very significant expense of renting a tent and setting it up on site. If you look at the lay of the land you can see that the

tent/wedding site would generally not be visible from the road. I would also like to say that even if it was its not a bad look. For most the image of a wedding set up evokes the most positive of thoughts.

14. Clarify how much of the field is currently hayed, and which portion(s).

Reply: All of the field is hayed. The field does not include about ½ to ¾ acre that is occupied by the house, garage, and grass around those.

15. Statement from the Athearns about how the project might affect the haying operation.

Reply: I am thinking that it would disrupt their haying operation to some extent. Perhaps ½ - ¾ of an acre would be set aside for the wedding venue. For right now I am not inclined to discuss this idea with them. I have a year to year contract with them. Either of us can terminate at any time. I'd rather not stir the pot if this is not going anywhere. If I progress with approval then I would discuss it in detail with them and we would change our arrangement on any mutually agreeable basis. So that you know they pay me the most nominal of fees to hay the field. It is not a source of any meaningful revenue.

Wishing you health, wealth, and happiness, yours very truly,

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From: Alex Elvin <elvin@mvcommission.org>

Sent: Tuesday, June 28, 2022 4:26 PM

To: david reed <davidjreed@davidjreed.com>

Cc: Mike Mauro <mauro@mvcommission.org>; Bill Veno <veno@mvcommission.org>

Subject: 371 Edgartown-WT Road follow-ups

Hi David,

Sorry for the delay in getting back to you about the proposal for 371 Edgartown-WT Road. In general, staff requested a more specific proposal before we schedule a meeting with the MVC Land Use Planning Committee (LUPC). The proposal should address the following points, as well as any other information that you feel is relevant to the MVC review:

1. Maximum number of events per year. (You had mentioned 18 weekends from May to mid-Sept, and no more than one event per weekend.)
2. Number of guests, caterers, etc. that will be on the property per event. (You had mentioned about 150-200.)
3. Who would be responsible for setting up before an event and cleaning up after?
4. Any proposed usage restrictions, such as no amplified sound above X decibels or during certain hours, overall duration and times of day for events, etc.
5. Market data and/or testimonials indicating the current range of wedding costs on the Island, and the need for this type of venue.
6. Any specific commitment to limit fees for use of the venue, and how that would be determined and monitored.

7. Any plans to publicize the venue.
8. More specific estimate for how many vehicles each event might include, including how many vehicles for guests, how many for caterers, bartenders, etc.
9. Proposal for dealing with traffic, including in regard to sight lines along Edgartown-WT Road, feasibility of hiring a police detail, who would pay for the detail, specific hours for parking and leaving, etc.
10. Comment from the police department regarding the feasibility of assigning a detail to direct traffic, including in July-August.
11. Any proposal for van service and/or offsite parking to reduce trips to and from the site.
12. Who bears the legal responsibility for preventing overconsumption of alcohol, and ensuring designated drivers?
13. Photos or mockups showing what would be visible from the road at ground level.
14. Clarify how much of the field is currently hayed, and which portion(s).
15. Statement from the Athearns about how the project might affect the haying operation.

Let me know if you have any questions. I'm also copying Mike Mauro (MVC Transportation Planner) and Bill Veno (MVC Senior Planner), in case they have any comments.

Thanks,

Alex

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