

William E. Fruhan, Jr.  
136 Upper Main Street  
Edgartown, MA 02539

November

19, 2020

Martha's Vineyard Commission Members

I would like to respond to some assertions made to the commissioners in Mr. Ahearn's letter dated November 13, 2020. In Mr. Ahearn's letter he states that:

"Also, the characterization that {the owner} who is building a house at 10 Tilton Way and is in support of the Hob Knob proposal was somehow influenced to write a positive letter is outrageous".

Here are two relevant facts:

- (1) Mr. Ahearn is the architect for the house at 10 Tilton Way. The house is now in the early stages of construction. Mr. Ahearn is also the architect for the proposed Hob Knob Expansion which is both next to and across the street from 10 Tilton Way. How would you like to get into a hassle, unrelated to the construction of your house, with the person who is currently overseeing the construction of your house? How about if that same person was simultaneously in the process of drafting plans for a large commercial property next door when that client might have interests that conflict with your own?
- (2) The sanitary sewer connection at 10 Tilton Way goes through the Hob Knob sewer line to the Upper Main Street main sewer line. This courtesy from the Hob Knob Inn probably saved the 10 Tilton Way owner a lot of money. Would you want to get into a conflict with the entity whose good will you depend on when you flush your toilet?

The commissioners expressed some curiosity as to why the owner of 10 Tilton Way did not join other neighbors in objecting to the Hob Knob Expansion. I wondered about the same thing myself. Notwithstanding Mr. Ahearn's expressed ire, in my comments at the November 12<sup>th</sup> commission meeting I was simply offering the commissioners a plausible explanation for this somewhat surprising result which might initially appear to be against the property owner's interest.

Given the facts noted directly above, I suggest that the intemperate comments by Mr. Ahearn in last four paragraphs of his letter of November 13<sup>th</sup> be ignored. The use of colorful language (like "outrageous" and "true facts do not get distorted") does little to illuminate the issues in question.

I should also mention that the "...long protracted lawsuit with the Fruhans..." over the construction at 10 Tilton Way noted in Mr. Ahearn's letter was actually a

lawsuit brought jointly by abutters on both sides of the 10 Tilton Way property. The omission of the fact that there were multiple plaintiffs in the lawsuit was presumably just a minor lapse in Mr. Ahearn's full disclosure about the litigation.

The next sentence in Mr. Ahearn's letter states that. ... "she won [the lawsuit]". This statement is true, but again incomplete. The case was ultimately settled out-of-court.

The above-ground height of the garage/detached bedroom was significantly reduced. The detached bedroom portion of structure will now be constructed below ground level. Mr. Ahearn's comment was again incomplete and lacking in full disclosure.

Getting the facts right and fully disclosing all the relevant facts actually matters. Full and accurate disclosure can be of great importance in both influencing and understanding outcomes.

Sincerely,

William Fruhan