

Hob Knob

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

Looks like this is in your hands now but should not be a hard decision.

1. Still is a residential district, in fact since 1974.
2. The residents get nothing from this deal.
3. The lot at 124 Main St that has 5 bedrooms should not be able to increase to 20+. If they want to have a 5 bedroom Inn go for it. We are talking about scale.
4. Density is still way to much for a small side street.
5. Traffic planner admitted he did not do a full traffic report. (1 day test)
6. Employee housing is sub standard and MVC guidelines should not accept this as housing.
7. Current owners admit currently not following special permit guidelines for years. When they are currently not in compliance how can they even be asking for anything.
8. No actual study to show more rental rooms are needed. Those in favor just say they are needed with no proof. More rooms take away from existing Inns and Edgartown all ready has hundreds of new rental rooms across the town. Look at AirBNB which is modern day B&B. There was a new Inn of 14 rooms built in the business district recently. Over 90 newly renovated rooms of Edgartown Inns as well.
9. Protect the island character and stop the death by 1,000 cuts which is what is going on here.
10. Fact is this does not benefit anyone living in the area and turns a residential gateway to town commercial.
- !1. Did I mention this is a long planned residential district. The Edgartown planning board should put this on the ballot to change the zoning if that is what the town wants not the MVC.

Bob Murphy