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January 19, 2021

via e-mail to morrison@mvcommission.org

The Commissioners
Martha's Vineyard Commission
33 New York Avenue
Oak Bluffs, MA 02557

RE: Harborview Hotel DRI 614-M7

Greetings to The Commissioners:

Although the Houlahan family does not have any direct property interest, we would like to briefly comment on the above-captioned matter. To establish standing to comment, we own Edgartown residential lots situated within the Bayside subdivision in Katama, reference Edgartown Tax Map 35, parcel ID 159-11, 159-15, 159-16, 159-18 and 159-19. We have been in Katama for more than 70 years.

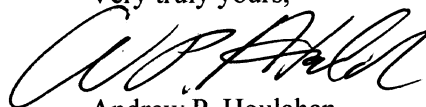
In view of these realities: (a.) actual and potential noise and crowds on the hotel grounds, including but not limited to, the front of the hotel and the pool area at the back; (b.) people walking in North Water Street due to the crowded narrow sidewalk in going to and from the hotel and downtown; and (c.) the hotel's evolving outdoor amenities and offerings, now and potentially (such as outdoor dining, outdoor bar service, harbor cruises, jet ski and boat rentals, horse buggy rides, golf carts, biking, fests like the one during the annual parade, outdoor yoga classes-to name a few), we urge the following:

1. The Harborview Hotel adhere to 1990 and 1992 Edgartown Zoning Board permits; and
2. If the Bradley Cottage is converted from residential use into one that offers spa services, those services be made available only to those who are staying on the hotel property and their invited guests; and
3. All outside hotel offerings on hotel property or on any property the hotel uses be available only to hotel guests, the hotel cottage owners and persons they specifically invite (and accompany).

Beyond this, there is the matter of monitoring and enforcement. We suggest there be a mechanism to give relief to the neighborhood home owners. In the past, the neighbors and the hotel have had many confrontations involving compliance. More is needed. We propose that if there becomes a situation where there is no resolution between the hotel and the neighbors involving a MVC ruling or condition, then the MVC decision could allow 10 or more neighbors by application to the MVC (or a sub-group) to access a MVC forum to induce resolution. That failing, the underlying PERMIT could be reopened by the full Commission, if it so elects. This recognizes a hotel operation is an ongoing and expanding operation needing continuous oversight. There is no group better situated than the neighbors to do this.

Respectfully submitted.

Very truly yours,



Andrew P. Houlahan
For the Family