

Dear MV Commission,

We own 6 Tilton Way. Our property is 50 feet from the proposal and we share Tilton Way.

We strongly object to the project due to scale and disruption of our tiny Way (smaller than a Street) in the HISTORIC RESIDENTIAL R-5 area.

Most importantly:

Parking - Tilton Way is a "Way" and is less than 20 feet wide in some places. There is strictly no parking allowed on the Way. This proposal makes a mockery of the law and public safety.

The combined properties currently have 16 parking spaces. The proposal would remove 12 at the Inn and add 17 new spaces bringing the total parking spaces of the project to 21, including the 3 newly configured spaces at Hob Knob. At the same time, the number of rental rooms will increase from 17 to 35. This will also already cause a doubling of staff and a further increased demand for more parking. In addition, the service vehicles and amenities suppliers (bike tours, etc.) are currently an additional major problem such that the current approx. 1:1 ratio of parking spaces to rooms is already causing a huge amount of illegal parking on Tilton Way making it dangerous to walk or ride bicycles on our Way. Now the proposal to increase the number of parked cars and additional service vehicles by well over 200% and decreasing the fully off-street parking by (12 to 10) almost 20% makes the ratio of rooms (residents) to off-street parking as 3.5:1. Plus with the massage rooms there will be a dramatic increase in the flow of traffic and casual parking. 21 parking spaces is totally inadequate to support the proposed changes, and a third of them are on-street parking.

The site plan at page 7 shows 6 of the 14 new parking spaces with the hind-ends of the cars actually protruding out into Tilton Way. Please focus on page 7 (or 17) of the architect's drawings. The 3 spaces directly across the street at the Hob Knob are similarly configured. Please remember as well, the ZBA recently approved a very large project at 10 Tilton Way (adjacent to the Hob Knob Inn) with an approx. 10 times increase in FAR (Floor Area ratio). The main parking will be 2 or 3 more parking spaces in front of the house again with the hind end of the cars or trucks sticking out into our Way. Already, the historical Commission approved 4 parking spaces across the Way from us (in front of fake garage doors) where cars also now park with their butt ends sticking out into our Way, in addition to the parking space on our Way at the corner for the house on Cooke Street. If the proposed plan is approved Tilton Way will look like one of the lanes in the parking lot at the Edgartown Stop & Shop. It is hard to imagine something less discrete than this in terms of damage to both the street view and the historic character of Tilton Way.

More importantly to us, the neighbors, this will make Tilton Way horribly unattractive, unsafe and unusable May through October.

Please stop this ugly money-grubbing urban sprawl from destroying historic Edgartown.

Lucy, I am unable to join the call/ZOOM meeting. Can this be read into the minutes please?
Thanks again for all your help.

With best regards,

Art Buckland
Owner 6 Tilton way