

Sara Piazza

Wed 11/4/2020 3:55 PM

Hello, for the record, I am opposed to the Hob Knob/Tomassian plan for all of the below reasons, especially the fact that while the Hob Knob is a small inn on the corner of Main and Tilton, expanding it across the street turns it into a resort, not an inn – TOO BIG and totally unacceptable for this RESIDENTIAL AND HISTORIC neighborhood. We have zoning FOR A REASON.

1. We are a residentially zoned neighborhood - we are not a business one
2. We are a cohesive neighborhood where we know each other and interact with one another, both long-term year-round residents and long-term seasonal residents. We are not a transient area.
3. We are in the Historic District - an area that is to specifically protect its "entire surroundings" and to "prevent developments that are incongruous with the historic aspects or the architectural characteristics of the surroundings and of the historic district".
4. Tilton Way is a small, narrow two-way street that connects Cooke Street and Main Street. Cars and trucks cannot pass each other coming from opposite directions - it is that narrow. One vehicle has to pull over.
5. A 'Way' is defined as a **side street** off a road. It is **not** defined as a major road or busy thoroughway between two larger streets.
6. Both 128 and 124 Main Street will contain 20 parking spaces — it's too much for this little "way". Neighbors will hear cars night and day; traffic will be backed up when entering or leaving Tilton Way, etc. Both 124 and 128 were originally two private homes that normally would have 4-6 cars not 20!
7. Note that Hob Knob has tried 5 times before to obtain a FULL LIQUOR and restaurant license. They withdraws their last request in June (hoping their replan would get approved). If you look at the 128 Inn plan, about 1/3 of their first-floor area is a kitchen, 2 dining rooms and **new** plans for a wide covered porch outside the dining areas. Think Atria's porch dining and you'll get the picture of what I think they will be after... a full bar and restaurant.
8. Hob Knob has added 3 new guest bedrooms (6 more guests). They already have
9. 124/Tomassian has 16 guest bedrooms (32 guests), AND also 3 "Dens/Sitting Rooms", each with pullout sofa beds (room for another 6 people). In other words, room for 38 guests to sleep.
10. 128/Hob Knob has 7+10 +3 guest rooms (40 guests) AND 1 "Sitting Room"(room for another 2 guests). In other words, a total of 42 guests to sleep.
11. Adding the two properties together, that makes **80 guests and 20 cars. This is a RESORT, not an "Inn"**. For example, the Harbor View main building has 47 guest rooms.
12. The pool area could have as many as 80 guests.

Sara