

Hob Knob Expansion-Objection

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

Dear Commission members,

As an abutting neighbor, how can the Commission approve this application based essentially on the assurances of Hob Knob's representatives without a well-reasoned independent review?

Attorney Murphy said he is willing to sign a paper guaranteeing that the Inn will not apply for a liquor license. We see previous applications from the Hob Knob for a liquor license as recent as June 12, 2020. Previously, as Mr. Murphy tried to insinuate hadn't happened, the Inn had in fact applied four other previous times for liquor licenses going back to 1992. Even if the current owner from California has no intention of applying for that license today, a simple guarantee is not going to prevent them from applying in the future nor the next owner in the future with a new name. Is the Hob Knob willing to sign a deed restriction to this effect? Keep in mind the Inn is already willing to violate the current permit by not having their manager live on the premises.

The Inn's current answer to the parking shortage problem is the use of a valet. How does that work? Would the valet be there on a 24 hour basis, or does the Inn know when the majority of the anticipated guests will arrive to park? Given that spacing looks very tight, where will a guest stop their cars while they wait for the valet? Will there be a queue of cars waiting on this narrow way for the valet, with no street parking? Has the Inn's owner or manager ever even had any past experience with supervising the valet parking operations?

The Inn's response to our worries of alcohol and loud noises at the proposed pool is that the Inn's clientele are older couples and not prone to poolside parties. There are all demographics that use the Inn including regular bicycle tour groups comprised of younger guests. Moreover, has the owner or manager have any past experience with supervising a commercial swimming pool area? How is the pool going to be heated? Where will the noisy filtration system and equipment be stationed?

As with many issues with this over-reaching application in our residentially zoned neighborhood, if the MV Commission approves it, there is no turning back to limit or reduce the harm done. The entire scale of this project remains very inappropriate for the dense historic neighborhood. To be clear, neither valets nor an on-site manager nor the older age of the guests will in any way negate the damage here.

Sincerely,
Grant Greely
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Edgartown, MA