

RE: Public Comment on 131 North Water Street / Harbor View Hotel, **Comment Addendum: Regarding Snow "cottage"**

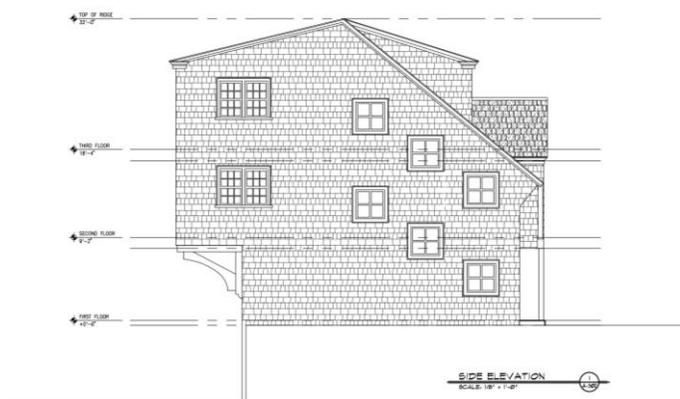
Dear Commissioners:

As direct abutters to 131 North Water Street, we would like to share our additional perspective on the totality of proposed changes included in the DRI re-approval / modification for the Harbor View Hotel.

As we have mentioned in our previous letter we are concerned about the size and scale of the Spa plan and believe it is too large for the amenity it is looking to provide to guests.

However, we would also like to raise a significant additional concern around the Snow "Cottage" plan that only recently became available for public view. This currently small exterior cottage is requested for replacement and demolition. In its place is no longer a modest cottage tucked behind homes on North Water street and Fuller. Today, looking from North Water Street homes we see a modest 2 story structure that includes one floor above a walk-out basement. The elevations provided now show a 4 story structure that includes the same walk-out basement.(42' height on plan possibly?) This is a significant change in scale that will lift the height of the hotel expansion and now make it a much more visible structure in the landscape. Interestingly, the elevation featuring 4 stories has been omitted.

Elevation of Proposed Snow Cottage with 4 Stories (taken from MVC website 5/20)



Also, when reviewing floorplans the descriptions provided to the commission aren't quite capturing the whole picture. Future state creates 2 story condo units with 3BR/2BA configurations. This is a much higher capacity configuration than it's description.

Information comparing current structure to future structure is not included in the proposal and this seems intentional to avoid comparing these major scale changes. We believe there is a significant change in massing of this building and it no longer represents a cottage. This should be another reason to not approve without a full review of the masterplan.

We encourage the Commission to exercise its authority to protect the character of this unique historic Martha's Vineyard neighborhood and move to not approve the new expanded spa size and the change in size/height of the Snow "Cottage".

Additionally, we continue to encourage the Commission to assert its ongoing role in protecting this special place on Martha Vineyard. Thank you for taking this matter under consideration.

Sincerely,

Gene & Sara Barbato, Janice & Francis Conroy

122 North Water Street, Edgartown MA 02539