

Hob Knob

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

The applicant must be happy with the description that keeps being pushed by the MVC. The number of bedrooms is actually 40 with 4 sitting rooms which are actually bedrooms as well. I think the Edgartown building department and health agent will see through the miss labeling of rooms better than the MVC. You have 2 so called sitting rooms that have their own entrance, a closet and a full bath in them. What does a sitting room need a closet and a full bathroom for? Well it does if in fact it is a bedroom. I call them bedrooms because they are, that brings the count to 40 bedrooms and you still have 4 so called sitting rooms.

This is all about density of use and the 4 additional so called sitting rooms are in fact bedrooms. Way too much use for a small lot. So to be fair this is really a 44 bedroom hotel with a street running through it.

Applicants Offers said there shall be a common room and kitchen for employees. They have not even met their offers. There is no common room, they propose a small windowless combination kitchen/common room. 8 unrelated people in a small room with limited cabinet space or elbow room should not be considered enough to qualify as livable. This kitchen is an after thought by the owner and it shows. Upstairs he has sitting rooms and breakfast rooms for the guests so he knows these are needed for livable conditions.

Applicants offer also states they will install the sound barrier wall along the Greely property to protect from noise and headlights. With or without the pool this is a must for the neighbor to have peaceful enjoyment of their home.

Applicant offer said construction from October 15 to May 15th there should also be a time limit say 8:00am to 6:00PM for the neighbors.

I just read the owners letter and it is miss leading in many ways.

First there is no change in traffic pattern on Main Street for at least the last 30 years and owner admits in his letter traffic on Tilton Way is an on going problem. This project makes it worse and he wants to contribute to it. A real traffic study was never done.

Second owner does not count the number of bedrooms added to 124 correctly. It goes from a 6 bedroom count to a 20 bedroom plus 3 so called sitting rooms which are in fact bedrooms. Employee bedrooms count as this is about total use.

Third owner admits only running 85% occupancy during peak times so no rooms are needed.

Fourth owner stated no food truck delivers. They serve food and the food gets to the property somehow to be prepared hence food delivers happens which is more traffic.

Fourth owner cares about Values well so do the neighbors care about quiet enjoyment of their home. If owner cared about values of the neighborhood he would turn the 6 bedroom home into a 6 bedroom Inn.

Fifth owner said Edgartown is under supplied for rooms well no study to prove that and those are just his words. His words also state only 85% occupancy which to me does not mean more rooms are needed.

Sixth owner admits he wants to grow his business well this is a residential district he should grow his business in a business district. Grow sounds like a small increase well this would more than double what they are doing that is not growing that is substantially enlarging.

I wish the Hob Knob nothing but success and I even stayed at the Inn once myself. It was very nice and pleasant. But this business should not be allowed this massive expansion they are seeking. It is a thriving business as is and will survive as is.

regards

Jim Joyce