

William E. Fruhan, Jr.
136 Upper Main Street
Edgartown, MA 02539

January 19,

2021

Dear Martha's Vineyard Commission Members,

I have owned a .56 acre property at 136-140 Upper Main Street for the past 15 years. My property directly abuts the Hob Knob Inn. I am contemplating submitting a request for a Special Permit to convert my property into a high-end bed and breakfast similar to (and right next-door to) the Hob Knob Inn.

The MVC is currently considering a Special Permit request to convert the .36 acre property at 124 Upper Main Street into a bed and breakfast with 15 guest rooms, 17 parking spaces and 4 basement bedrooms for 8 resident employees. With similar massing and density, my .56 acre property could presumably support 23 guest rooms, 26 parking spaces and 6 basement bedrooms for 12 resident employees.

If my project were to be submitted and ultimately approved (following approval of the Hob Knob Expansion proposal), Edgartown would enjoy a "resort row" of 62 guest rooms and 54 parking spaces in an uninterrupted line all along Upper Main Street in this R-5 historic residential district. It would be transformative for the neighborhood. It would also add tax revenue for the town, add full-time employment and much needed employee housing.

When considering the Hob Knob Expansion proposal, I hope the MVC Commission members will keep in mind that this train might have a caboose. Don't forget to save space on the train for me and others who might want to follow a similar path to that laid down by the project's proponents and town fathers, the Chairman of the Edgartown Zoning Board of Appeals, the Moderator of the annual Edgartown town meeting, and the architectural guru of the Edgartown historic district.

Thank you.

Sincerely,

William Fruhan