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*Admitted in:* MA

**Via Electronic Mail**

January 26, 2021

Douglas Sederholm, Chair  
Martha's Vineyard Commission  
33 New York Avenue  
Oak Bluffs, MA 02557

**RE: DRI #697 Hob Knob Inn Expansion, 124/128 Upper Main Street, Edgartown**

Dear Chair Sederholm:

I am writing on behalf of my clients the Greely family, who own property at 9 Tilton Way abutting the proposed expansion of the Hob Knob.

The Greelys remain steadfastly opposed to the expansion of the Hob Knob. As we have said before, the proposed expansion is a substantial expansion of a commercial use in a residential zoning district and for that reason should not be allowed. It is not a small inn or B&B as traditionally exists nearby.

I write specifically to respond to two issues that came up at last week's hearing. First, it appeared from the testimony of the Hob Knob's representatives that the sound fence along the Greely property boundary has been removed. We ask that if the Commission grants approval of the project, it includes a condition that requires the plans be revised to include the sound fence. This is a minimal amount of mitigation that should be provided to residential abutters to a new commercial use.

Also, there was discussion about increasing the vegetated setback between the Greely property and the new parking area at 124 Main Street. On behalf of my clients, I ask again that if the Commission approves the project, it include a condition that requires a 25-foot vegetated buffer on 124 Main Street property along the Greely property line. While this will reduce the amount of parking at 124 Main Street, representatives of the Hob Knob have said repeatedly that the Inn can control the number of customers with cars by requiring advance reservations. Reducing the parking and increasing the vegetated buffer accomplishes two important mitigation measures for my clients. First, the fewer vehicles at the Hob Knob, the less traffic on Tilton Way. Second, the increased vegetation will provide better screening of the commercial parking lot that will be abutting my clients' property.

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I want to emphasize that my clients are insistent on both a noise wall and an increase in screening. Someone will argue that the noise wall is not necessary because of the increase in screening because the vegetation will provide noise mitigation. That is not accurate. I have done dozens of public hearings for various developers, and the noise consultants always testify that vegetation has virtually no impact on noise mitigation. The best way to accomplish noise mitigation is with a solid, engineered barrier designed for that purpose.

Thank you.

Sincerely yours,

*Daniel J. Bailey*

Daniel J. Bailey

DJB/smg

cc: John Greely  
Grant Greely  
Maggie Boris  
Jennifer Rako