

To: Martha's Vineyard Commission

From: Maggie Greely Boris

I continue to be strongly opposed to the Hob Knob expansion project.

Imagine living in our home, at 9 Tilton Way. We have lived on our property for nearly 45 years. Would you enjoy a new resort with a pool for 80 guests and a parking lot with 9 spots adjacent to your home? You've heard all the concerns from the neighborhood... traffic, noise, safety, and other negative impacts on the quality of life for the neighbors. It's too much to build a resort on a side street in a **residential** zone. Most important, I am concerned about the permanent impact that this resort will have on the neighborhood.

This proposal will change the landscape of a residential neighborhood in Edgartown forever and it opens the door to future variances and permit approvals for more services for a commercial business in a residential zone (case in point, the approval of the pool bar at the Harborview Hotel). Just as the ownership of the Hob Knob and Harbor View hotel recently changed, if this property were to change ownership, the new owners would likely want to seek ways to further maximize the revenue of the property by increasing the intensity of usage with either additional services (restaurant and/or liquor license, etc.) or by adding bedrooms in the 'study areas' of the proposed suites.

There is a reason that there is such an outpouring of opposition to this project. I believe the locals in the neighborhood have spoken, and our shared history in Edgartown is being threatened. This project is about maximizing every inch of 124 Upper Main to make money. It's clear that profits and future potential is what this expansion is all about, and definitely not what's best for Edgartown.

Look at the expansion of the Hob Knob and 124 Upper Main Street in the eyes of an abutter. Please vote no and stop this expansion project. Please treat us how you would like to be treated. Bigger is not always better!

Sincerely,

Maggie Greely Boris