

Martha's Vineyard Commission
Adam Turner, Executive Director
33 New York Avenue
Oak Bluffs, MA. 02557

From:
The Dockside Inn
John Tiernan, Caleb Caldwell, owners
9 Circuit Avenue Extension
Oak Bluffs, MA. 02557

August 14, 2017

Re: Request for re-description/modification

Dear Martha's Vineyard Commission,

We are writing to request re-description/modification of the DRI Decision from 1988 concerning the Dockside Inn at 9 Circuit Avenue Extension in Oak Bluffs.

In 1988 the Dockside Inn property was described as having "18 guestrooms; four small employee rooms with a shared bathroom and kitchen; and one apartment for the manager." The four employee rooms have become guestrooms, as the property now has 22 guest rooms, as well as the described manager's apartment. The manager's apartment continues to be rented to whomever the acting manager at the property is, and Caleb also now owns a rental house in Oak Bluffs which we use to house our other employees who require housing. When fully staffed we have a total of five full-time housekeeping staff and three front desk staff, which includes the manager. We currently provide housing for four of our eight employees who require it. The Dockside Inn is open from April 15 through October 31 each year. Worth mentioning is that we annually collect from our guests and remit to the town of Oak Bluffs a 6% room occupancy tax, and, at our current level of occupancy and gross sales, that amounts to \$2,045 for each of the four rooms we have beyond the 18 indicated in the DRI, or \$8,180 annually. This in addition to the 5.7% room occupancy tax we collect and remit to the state of MA for those four rooms in the total amount of \$7,772. There are also ancillary economic benefit to the merchants in the town as well owing to the 8 additional guests that we accommodate in the four rooms. Lastly, under our ownership, the Dockside Inn's gross revenue has increased by 60% in the 6 years that we have owned it.

The property was also described as having "nine off-street parking spaces of which four existed and five were to be newly created". We currently have six on-site parking spaces, on the north side of the building off of North Bluff Avenue. When we acquired the property in January 2012 there were three additional angled parking spaces on the south side of the building off of Pasque Avenue. These three angled spaces were just a pea-graveled area with the pea gravel spilling out into Pasque Avenue since there was no curbing and, while designated as Dockside Inn private parking, were actually used as well by the general public owing to the fact that when you were parked in one of the spaces the back third of your car was actually over the property line and stuck out into the Pasque Avenue roadway. This fact was used as a rationale by surrounding merchants in particular as a reason to

utilize those parking spaces. Rather than maintain this rather dangerous traffic impediment we opted to landscape over the parking area and the Town subsequently added granite curbing to define the roadway.

In an effort to mitigate the demand on our available parking we do actively discourage our guests from bringing a car to Martha's Vineyard when they ask about doing so. We are quick to inform them of the significant cost and the often-limited availability of space on the SSA vessels, and the ready availability of taxis (and now Uber and Lyft), bicycle rentals, the VTA (how about a discounted season-long pass we could purchase and offer to our guests?), or, if they must, on-island car rental. As well, we are annually able to secure five parking passes from the Oak Bluffs Police Dept. which, when displayed on a vehicles dash board, allow them to park in public parking spaces on the North Bluff overnight. We almost never need to distribute all five of our OBPD parking passes on any given day/night so it would seem as if our six on-site spaces coupled with our "alternative transportation" speech to our guests is meeting our demand for parking. We have not ever reserved or assigned our six on-site parking spaces to guests who are determined to bring their car over (so that we can then tell other guests that we have no guaranteed parking available) but we understand this is done at other hotel properties and it's an idea that may have some merit for us in the future.

In January of 2012 the property also had a 100-sf glass and aluminum "sun room" attached on the east side ground level that served as a breakfast room of sorts. We replaced this structure with a 385-sf breakfast room that we call the "Solarium" and which serves the same purpose as the previous space. Lastly, we have added a 36-sf trash enclosure off of Pasque Avenue for purposes of concealing our four Bruno's 90-gallon trash toters.

As to the letter you recently received from someone named Scott Dario relative to the permitting of renovations that took place shortly after we purchased the property in January 2012, we have contacted the contractor who performed the permitted renovations for us at that time to see where the glitch is. He will be contacting the Oak Bluffs Building Inspector on Monday morning August 14 for a conference. Please know that our hotel is inspected annually by the Oak Bluffs Building Inspector, Fire Inspector, and Board of Health pursuant to our annual business license renewal and has always passed all inspections.

All in all, while slightly changed from its original description of 30 years ago, and of which we were not previously aware as it was not mentioned to us by the party we bought the property from, the Dockside Inn is a successful and well-run hotel and is an asset in all respects to the community.

Kind regards,

John Tiernan, Caleb Caldwell
Dockside Inn