

REVISED Letter to the MV Commissioners **1/28/21**

Re: VIC Partners LLC - and Revised (1/27/21) Plan – **still not posted at 2:18 pm 1/28/21**

From: Jane Chittick, Hob Knob Inn (s) Abutter

N.B., Solely because of a telephone conversation with Lucy Morrison today at 12:45 pm on another subject, I learned that VIC Partners LLC submitted a new plan “last night” (1/27/21) that has apparently added garden space to 124 Main Street and reduced its parking from 17 spaces to 9 spaces. However, as of 2:18 pm today the date of my letter, it still has not posted on the website. If I hadn’t talked to Ms. Morrison, I would never have learned of this NEW plan. I thought any new plans required a continuation of the public hearing, but was told that is not the case now. I would like clarification about this statement.

VIC Partners LLC (dba Hob Knob Inn)’s latest plans expand its commercial uses beyond what is permissible, threatening the historic character of our residential R-5 neighborhood. What was originally a special Permit to allow a few rooms to be rented in this once-private home has led to multiple owners since Mrs. Fuller and expansions:

Theodore (Ted) Swanson (1981), dba Governor Bradford Inn
John Kheary/Keyland Kitchens (1983), dba Governor Bradford Inn
Margaret White (1996), dba Hob Knob Inn
Hob Knob Inn, LLC (2004, dba Hob Knob Inn
VIC Partners, LLC (2015), dba Hob Knob Inn

During these 40 years, the Inn has quietly pushed the limits of its preexisting nonconforming status beyond what the law protects. Accordingly, VIC Partners LLC is now wanting to **quadruple its footprint** in this traditional, historic, residential neighborhood, including “burying” a classic Greek Revival home (Tomassian, 124 Main Street) in **new construction tripling its existing size (2, 300 sf) by adding 4,000 sf of new wings and new out-buildings**. The original historic building is only 1/3 of the replacement building. How can this possibly be considered an “extension” or a “modification”? **It’s a total rebuild**. And, that doesn’t even include the existing Inn at 128 Main Street.

Perhaps **the most egregious** of their insistence on **dramatic commercial expansion** is their **absurd** push re their parking problem in order to accommodate their guest rooms (one of which – the 3 rooms reserved uniquely for the “resident” Manager - is illegal, as reported on 1/25/21 to the Edgartown Building Inspector, who presides over Special Permit Violations). You all have received a copy of the complaint.

Already addressed in earlier hearings, the traffic on tiny one block, narrow Tilton Way will become even more **clogged with 20 parking spaces crammed into this little residential space**– especially since local contractors and residents now also use this cut-through as a means to escape the traffic on Main Street by using this to more quickly get on West Tisbury Road or to Katama.

These 20 spaces will adversely affect other persons and property by not only increasing in traffic and transportation through a large increase in intensity of use and activity, but **most**

importantly undermine of an increasingly threatened character of one of Edgartown's most historic neighborhoods – residences that are 18th and 19th century classic homes in this otherwise residential district, important objectives set forth in Edgartown's Master Plan, which includes preservation of historical and cultural resources.

The 2020 Proposed Modifications will further contravene land development objectives and policies developed by regional agencies because those objectives and policies stress limiting growth elsewhere, such as the residential neighborhood where the Inn is located.

The Commission can only allow the Edgartown ZBA to extend a Special Permit for such expansion **IF** the only the probable benefit from the proposed development will exceed the probable detriment. **It is absolutely clear this is NOT the case here – the detriments far outweigh any benefit** (except to VIC Partners LLC's pockets).

Further consideration, is whether or not the proposed location is “**essential or especially appropriate in view of the available alternatives** on the island of Martha's Vineyard.”

The proposed **20 parking spaces** are a **radical change** to the existing Inn (#128 Upper Main) and to the creation of a “Motel-Inn” at the residential home (#124 Upper Main) in this traditional residential neighborhood. The proposed 40 rooms, **7-room spa** and **20-space parking** something much more akin to a **destination resort** – except for the 124 Main Street property which is even **more akin to the downtown Detroit Holiday Inn Express, that VIC Partners LLC bought in 2013 and flipped 3 ½ years later.**

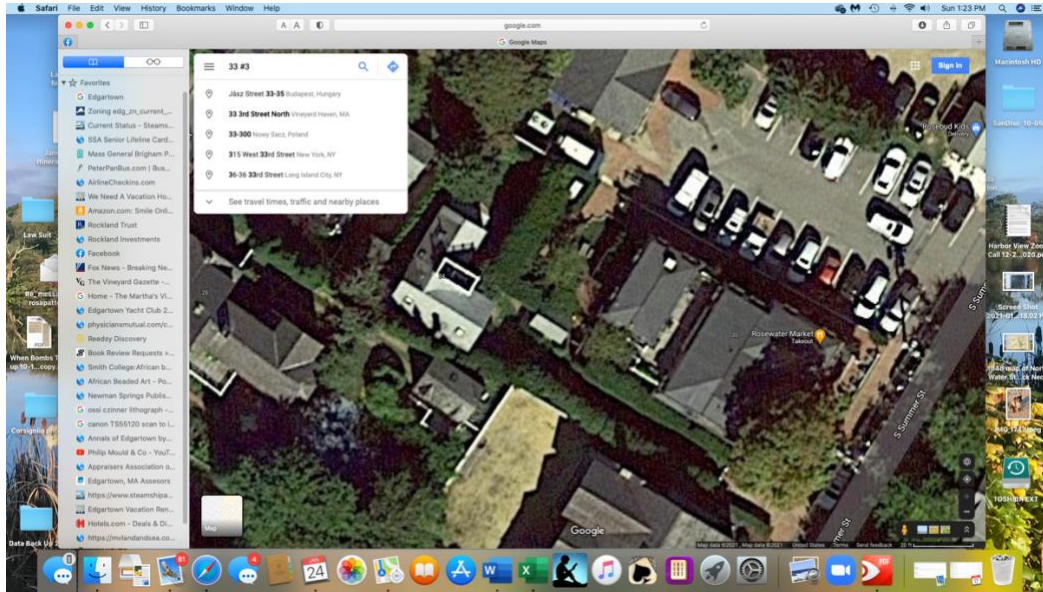
Further absurdity is the **planned, huge 20-space parking** lot (s): **it's not even big enough to accommodate the 35-40 guest rooms! Nor employee parking!** This demonstrates the inability of the architect to any rational architectural plan unless it accommodates the wishes of the greedy inn owners, a group of disinterested real estate investors located all over the country and beyond. VIC Partners LLC general manager, William D. Booth, Jr., had **the audacity to say** at the 1/21/21 hearing that their company and their amorphous investors are “**experts at parking**”; this expansion was needed to “**support our business**”, so that they can “**continue to be successful**”!

Yes, all that he said was true: for them. However, we the residents are *not even mentioned*, so little he/they regard our neighborhood, our history, our families and our friendships.

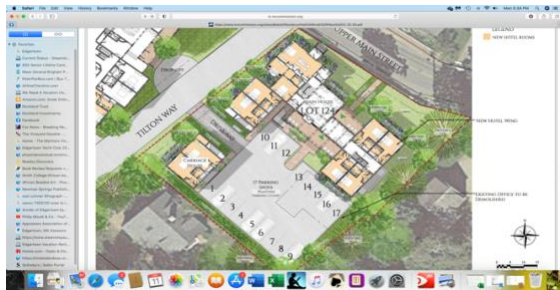
The 35-40 guest rooms (we maintain 40 is the real number) and **20 parking spaces** is inappropriate, as is VIC LLC's business plan. They should **go find a Business zone** where it's LEGAL to do all these crazy resort amenities and foolishness. That's why our 1974 Zoning was established. **To keep VIC Partners LLC and other Developers in a business neighborhood, and us in a residential one. PERIOD!**

Their proposed parking lots number 20 cars – is the same size as our public Town Parking lot, behind our Town Hall. And that lot is 1) **in a business zone** and 2) **for the benefit of all people** – not just 20 wealthy transient guests. As for the Inn's other 20 guests, who will *not* find parking at their \$900/night Inn, they will have to park on our streets, somewhere, anywhere, and it's more than likely Hob Knob Inn's overflow will make their way to our Town's parking lot ... *so even less room* for the rest of us townspeople.

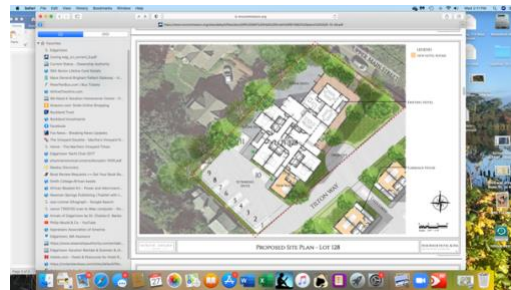
Also, since the **Town Parking Lot** has **HANDICAPPED** parking, that reduces the number of available spaces to anyone else to **18 public non-handicapped spaces**. Does VIC Partners LLC inn and ‘motel’ have reserved Handicapped spaces?



South Summer Street Town Parking Lot (**20 spaces, including Handicapped**)



‘Motel 124’ Main Street (**9 spaces**) +



128 Main Street (**11 spaces**) = **20 spaces**

1. The 2020-21 Proposed Hob Knob Inn’s expansion and two (2) parking lots will adversely impact the traffic and transportation in our neighborhood.

2. The 20 parking places will have a significant impact on traffic flow and parking options.

Tilton WAY is not a “street” nor a “road”. A “Way” is defined as:

Way: a **side street** off a road. **Street:** a *public* way with buildings on both sides.

The Inn is only accessible via a narrow, one-block ‘Way’, which, during the high season, is already crowded by pedestrians, bikers, and drivers. Parking is not permitted on Tilton Way.

A new 7-room Spa will require spa technicians, hair and nail technicians, and cleaning employees. This raises similar **transportation, traffic, and parking concerns**.

3. The humungous expansion will undermine the neighborhood’s historic character and identity – which is already under threat due to the Inn’s unapproved room expansion (1996 Special Permit).

4. **Our R-5 neighborhood** is located is part of a nationally-recognized historic district, replete with some of the finest Greek Revival and Federalist style homes. **VIC Partners LLC** and **its distain** for the surrounding neighborhood (which is a quiet, residentially-zoned and legal R-5) threaten our residential neighborhood's character and authentic history by trying to **increase commercial activity**, just the latest commercial venture in Edgartown that will intensify the undesirable changes to residential neighborhoods. **VIC Partners LLC's** plan is beyond what is acceptable for any residential neighborhood.

The Hob Knob is allowed to exist in the neighborhood, due to its pre-existing status. The protection of this legacy use, however, is contingent on the Inn **maintaining a similar scale of activities** – not a means to usher in new commercial activities. **Twenty (20) parking spaces ... as big as the TOWN'S Main Parking Lot ... is not keeping to the same scale as when the town issued a Special Permit** so that Ted Swanson, back in **1981**, was allowed a *SPECIAL PERMIT* for a *small, transient residence*.