

Mr. Turner and Mr. Elvin

I am writing at your request to outline the proposed construction schedule for the project located at 14 Kennebec Avenue in Oak Bluffs.

After a two year pandemic delay to the project, we are proposing to work within the commercial zoning construction policy of the Town Of Oak Bluffs. The policy is in effect for the entire commercial district and has been applied in both the B-1 and B-2 zoning districts. The policy allows construction from 9/15 through 6/15. This policy has been longstanding and all commercial property owners should be aware of the policy. Examples of the policy include: the Hartel project on Circuit was not allowed to go past the date and forced to remain closed for an entire year to finish construction the following fall, MV Salads started 9/15 with a full scale renovation and were denied a pre 9/15 start date, The Nashua house renovation, which was a borderline full demolition, was given a modest spring/summer work schedule to finish by July 4 and the Barn Bowl and Bistro was limited to a four day work week to name few.

These were all interior renovations and were not located next to an operating hotel. The demolition of the building and the subsequent excavation for the new building will be happening when guests are sleeping and staying at a property 4 feet away from the site. The original dates for these activities were committed to so that abutting business would not be affected by extreme noise from tearing down and rebuilding a building. The Lampost renovation, which is not mentioned here, started in November and was finishing up by the end of May. This project had the potential to impact operating businesses. The contractor did a terrific job of communicating with abutters about the progress of the job and by May when I opened my hotel it was not a problem.

The fall and winter of 2022/2023 will bring additional challenges with the Kennebec avenue portion of streetscape proposed to be built during those months as well. Those challenges on top of a strained/non-existent labor force and with supply chain issues still present, the timeline created pre-pandemic is no longer viable.

My reply to the above statement is Brian has had the last year and a half to plan for the project and our businesses should not have to suffer. Supply chain issues/labor force are not an excuse at this point for an earlier start date.

If the project is to be completed in time for 6/15 and the restaurant is going to be able to continue to be open for its customers and staff, a September start date is the only viable option. We do not anticipate any road closures and during the demolition phase we will be working entirely on the 14 Kennebec site. Parking for tradesmen will be provided off site with exception of the trucks hauling away the debris. We also anticipate the trucks hauling the debris will be able to park on the 14 Kennebec site as soon as the front porch is removed, day one. We believe the proposed schedule outlined below is far less detrimental on the basis of noise to business and residential interests than a prep kitchen that opens at 10 A.M. with staff and

deliveries until 5 P.M. and a dinner service plus clean up that ends at nearly midnight 6 days a week.

The operation of the Red Cat Restaurant can not be compared to a demolition/excavation of a building while visitors are staying at the inn. Noise from prep workers inside the building does not disturb guests and deliveries are made via the ramp on the opposite side of the building next to Buster's building.

Key project dates: September 17, 2022- Red Cat closes for the season. This date was chosen by the restaurant owners based on historical revenue and the economic value of June and July vs. the late September/October dates. Historically, weather is challenging during those dates to tourists to say the least.

Guests coming to the Vineyard in late September and October are not here to go to the beach. These are older adults here to visit the island by car to take in the sights of the Vineyard. They are not constrained by weekends since they are mostly retired. Many weekend guests are here for weddings in the Fall. The assumption that the inn is empty during the week is wrong. I have attached the availability chart for last year to show how busy both the Madison Inn and also the Dockside Inn were last year. I also have attached a letter from the Lodging Association stating the shoulder season is very busy and is vital for tourism here on the island.

September 18-20- The Red cat will remove all property including ventilation, appliances, walk in cooler and day to day items. September 21, 2022- Demolition begins 8 A.M. - 5 P.M. We will be taking the building down by hand. We will be salvaging and saving a variety of materials to repurpose within the project. September 22, 2022- Demolition continues 8 A.M. -5 P.M. September 23, 2022- Demolition continues 8 A.M. – Noon. Site will be secured and work stops early for the weekend hotel guests and day trippers to remain undisturbed. September 24/25, 2022- No work as not to disturb weekend hotel guests and day trippers. Brian Packish Sun 7/31/2022 8:59 PM September 26, 2022- Demolition continues 9 A.M. – 5 P.M. to allow Hotel guests check out after the weekend there is a delayed start time. I anticipate demolition to be completed on this date. September 27, 2022- Demolition to continue barring unforeseen circumstances or weather delay. 8 A.M. – 5 P.M. September 28/29, 2022- Survey work which is basically silent. September 30. 2022- No work unless surveying runs over and surveying is silent. This will allow for the weekend hotel guests and day trippers to remain undisturbed. October 3-6, 2022 Shoring and excavation work 8 A.M. – 5P.M. October 7, 2022- Shoring and excavation work to stop at NOON if any work happening at all to allow for weekend hotel guests and day trippers to remain undisturbed. October 8-10, 2022- No work including the Monday of Indigenous Peoples' Day. This will allow weekend hotel guests and day trippers to remain undisturbed. October 11-13, 2022- Shoring, excavation and foundation work continues. 8 A.M. – 5 P.M. October 14, 2022 through to project completion, 7 days per week through completion.

In the 28 day period from 9/17- 10/14 there are 16 work days, 2 days stopping at Noon and 10 days of no work or survey only work. This timeline demonstrates how the 10/15 start date rapidly brings us to holiday season and why we would not be able to finish by 5/15 or even 6/15. These early components are the most challenging and must be performed with the utmost care to minimize the potential of damaging other buildings. These first phases require slow methodical planning to get to the foundation installed and to the framing phase.

We recognize the challenges our neighbors face and that there is no perfect solution for all parties, but we have created this timeline to attempt to find balance. I believe this schedule will position the project for success and is taking into account the downtown and our neighbors. This window of time is crucial to be ahead of winter conditions, streetscape construction and further time delays. If the start date of October 15 is mandated, I can confidently say, we will run into July with construction and ask your assistance in helping secure relief from the town policy. A construction over run into July is the worst case for everyone in the town, noise and parking are just a couple concerns.

Please advise the best course of action to proceed with the request, thank you. Sincerely, Brian Packish Cell (508)400-0470

Lastly, please know that at no time has Brian reached out to the abutters to talk about his schedule. He has assumed much about how his abutters would react to an earlier construction timeline. In 2021 I e-mailed him on July 20th asking how planning was going for the project. I contacted him because Buster Giordano said there was a rumor that Brian was going to start the project earlier than he had committed to. I was informed that indeed he wanted to begin work on 10/4 in case he ran into delays in the Spring and could still be open by Memorial Day Weekend. I told him I was not supporting the change since my hotel would be quite busy until Columbus Day weekend, our agreed start time. He decided not to proceed last year due to supply chain issues. Again, this year Buster told me he had heard Brian was going to start the demolition and subsequent excavation even earlier. I reached out and was told by Brian that yes, he was starting early and there was nothing I could do about it. There was no open communication, no negotiating timelines, and no thought to his impact on the surrounding properties. Please keep the building demolition and reconstruction timeline from 10/15 to 5/15. If the project runs over set up agreed-upon parameters for a work schedule until the building is complete. A start date earlier than the previously agreed on start date of October 15th is entirely incompatible with my ability to successfully operate my hotel.

Kind Regards,

Mary Ibsen, owner
Madison Inn

Buster Giordano, owner
Giordano's Restaurant and Clam Bar and The Tivoli Building

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	September 2021										October 2021																							
	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	
	WED	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT	SUN	MON	TUE	WED	THU	FRI	SAT	SUN	
Room 1	CIOCHESE, Eileen	Sheddy,	Trip 5, Road Scholars +			Alex, Su	Podurgiel, Justine	Coleman,	Trip 6, Road Scholar +			Macleod, Susan	Albanese, Gine & J		Trip 7, Road Scholar +		steamsh,	Dutton,	Salerno,	Trip 8, Road Scholars +														Lemas, Dawn
Room 2	Roas, Ki	Smiley, Gillian	Trip 5, Road Scholars +			Bredshaw, Craig	Morant, Lukas	Trip 6, Road Scholar +			Deary, E	DARCOI	Livesey,	Trip 7, Road Scholar +		McKenna, Paul	DeGosino, Anthony	Trip 8, Road Scholars +			McGuini,													Arruda,
Room 3		Kama, A	Ladd, Brett	Trip 5, Road Scholars +			Hansen, Blanche	Fleming, Jerri	Trip 6, Road Scholar +			Cantr+	Albanese, Gine & J		Trip 7, Road Scholar +		Jenkins,	Lauren, riko	Trip 8, Road Scholars +			Glonet, J												
Room 4	D'Amore, Jeanne		Crive+	Trip 5, Road Scholars +				Moore, J	Pesce, Ryan	Trip 6, Road Scholar +			Storey, I	Cantr+	Rosner, Allen +	Trip 7, Road Scholar +		Long, Patti		Hand, R	Trip 8, Road Scholars +												Lia, Stev	
Room 5	Greenwood, Kelly	Liak, Dorothy +	Trip 5, Road Scholars +			Frankl, Matthew	Dion, Meegen	Trip 6, Road Scholar +			Killian, Ashley	Morrow, Diane	Trip 7, Road Scholar +		Devis, +	McKiernan, Lindzey	Trip 8, Road Scholars +																Watson,	
Room 20		Hickey, Cindy +	Vincent,	Taylor, L	Lurie, Loretta	Gallant,	Edefer+	Murphy,	Zappa, Deborah			Ippoliti, Mario	Jenny, Michael			O'CONNELL, MARGUERITE				Medel, J	Tumicki, Steven	Crespin,	Caldwel,	NELS										
Room 21	Simon, I	Hickey+	Robitaille, Matthew	Crive+	McAnulty, Diane	Wasson, Ellen	Howard, Michelle	Howard,	Meckley, Yvonne	Alonso, Roberto		Meyer+	Trip 7, +		Peck, Tina	Devis, +	Miller, A	Trip 8, Road Scholars +																
Room 22	Koetz, Wendy+	Lee-Feira, Amy	Trip 5, Road Scholars +				Knight, I	Loose, Peter	Trip 6, Road Scholar +			Pellegrin	Gent, Gabriel	Trip 7, Road Scholar +		Chandler, Mary	Whelan,	Trip 8, Road Scholars +															Rollings	
Room 23	Koetz, Wendy+	DiBanzo, Anthony	Trip 5, Road Scholars +			Leonard,	Angelsky, Paul +	Angeli+	Trip 6, Road Schol+			Roaden, Elizabeth	Meyer+	Trip 7, Road Scholar +		Rege, Brooke	Trip 8, Road Scholars +														Clawson	Melissie, Scott	Sador	
Room 24	Crowell, Robert +		Sheddy,	Trip 5, Road Scholars +			Dolan, Helen	Travis, Chris	Trip 6, Road Scholar +			Diandri	Rosner, Allen +		Trip 7, Road Scholar +		Learn, Jamie	Trip 8, Road Scholars +																
Room 25	Turner, Jason +	Church, David +	Trip 5, Road Scholars +				Tangney,	O'Neill, Karen +	Trip 6, Road Scholar +			Callahan, Leah +	McCullo	Brenon,	Trip 7, Road Scholar +		Melvin, Nancy	Devis, +	Trip 8, Road Scholars +														Pisano,	
Room 26	Turner, Jason +	Church, David +	Trip 5, Road Scholars +				Convers,	O'Neill, Karen +	Trip 6, Road Scholar +			Callahan, Leah +	Albanese, Gine & Jol		Trip 7, Road Scholar +		Lugerner, Stanley	Allen, +	Trip 8, Road Scholars +															
Room 27		Roeddie, Doug	Trip 5, Road Scholars +				Suhrie, Rosanne	Ray, Kiel	Trip 6, Road Scholar +			Henry, kn	Donahue, Julie	Trip 7, Road Scholar +		Hollister, Joe	Trip 8, Road Scholars +																	
Room 28		Aldous, Aimee	Trip 5, Road Scholars +			pine, robert	Reid, Samuel	Trip 6, Road Scholar +			Gargiulo, Eugene	Trip 7, Road Scholar +			Skinner, Kara	Trip 8, Road Scholars +																		
Room 29		Ezell, Castine	Williams,	Jewer, P	Cox, Lisa	Goerke, Sara	Doliska, Cindy	Vasko, A	Butler, David	Wanford, Serena				Converse, Kerry	Lennon, Tom	Hidenfeiter, Michael																	NELS	
Suite 30	Gia, Rob	Reynold	Anastasiou, Peter	DiSandro, Tara			Rojas, Linda	Wischel, Lisa		Morroquin, Mario	Malter, I	Allen, Donald			Tachida,	Cordeiro, Diane	Allen, +	adams,																
Room 31	Tambi+	Tambi+	Church, David +	Trip 5, Road Scholars +			Holleran, Maureen +	Trip 6, Road Scholar +			deivson,	Murphy,	Trip 7, Road Scholar +		Peterso,	Dunphy, Heather	Trip 8, Road Scholars +																Boswell,	
Suite 32	Sirico, Jamie		Garrett, Rebecca	Offen, Todd			Miller, S	Lello, Albert		Ward, Emory	Hess, +	Jones, Linda	Conner, Matthew and Jessica		Brown, Colleen	Meiker, Neil	Soliman, Nanette																	
Room 33	Galeski, Cynthia	Gomes,	Wallace,	Trip 5, +			Tavela,	Kelan, V	Holleran, Maureen +	Trip 6, +			Taleci+	Taleci, Joseph+	Tayner, Tori	Trip 7, Road Scholar +			Goncali	Knup, B	Trip 8, Road Scholars +												Alves, Si	
Suite 34	Petrans, Stephen	Liak, Dorothy +	Smootilla, Ken	Leonard, Michele			Morris, Maureen	Hurd, Le	Frey, Melinda		Daly, Ki	Delaney, Royston	Hess, +	Tucker, I	Mellier, J	Perkins, Monica																	Surin	
Room 35		Argipoulos, John +	Trip 5, Road Scholars +				HOOPER, MEGHAN	Trip 6, Road Scholar +			Quinn, Sandra	Trip 7, Road Scholar +			Allen, Joyce+	Dilworth, Jennifer	Turner, Nicole																	
Room 6	Melker, I	Argipoulos, John +	Trip 5, Road Scholars +			Ferreira, Louis	Chegeres, Dimitri	Trip 6, Road Scholar +			Sexton,	Galvin, T	Trip 7, Road Scholar +			Fitzgerald, Eddie	Trip 8, Road Scholars +																	

GUEST BOOKS

	September 2021														October 2021													
	15 WED	16 THU	17 FRI	18 SAT	19 SUN	20 MON	21 TUE	22 WED	23 THU	24 FRI	25 SAT	26 SUN	27 MON	28 TUE	29 WED	30 THU	1 FRI	2 SAT	3 SUN	4 MON	5 TUE	6 WED	7 THU	8 FRI	9 SAT	10 SUN	11 MON	12 TUE
STA... Room 1 - 2 T...	Nabors, Joanne +		frizzell, leslie		Precht, Linda					houseke...		Miller, Lauren				Miller, Laur	Abdur-Rahman, Alondra		Mohr, Mary						Brault, Peter			Eckerley, Beth
DDZ... Room 2 - Full	Buchanan,		levy, wendy			Moriarty, Patricia +				Beaton, Shannon		houseke...	Elam, Glenda		Bingaman,		Vollmer, Mark		Rhoades, Liliana					Milano, Carol	Hooper, Bethany		Eddy, Sus	
STA... Room 3 - Queen	ene +	Lovelace, M	Houseke...	Clark, Richard		Argentati, Donna	Chang, Jane		Baker, Elizabeth	Miller, Laur	Miller, Laur	MCREE, TA'	McCaffrey,	McKenna, I	McHugh, Lida		Bennett, St	Miller, Lauren						Jones, Kristen	Ogliby, Frank		Cole, Mur	
DDZ... Room 4 - Full		Pekala, D +	Murphy, Meghan		houseke...	Wright, G +	Moriarty, Patricia +	Wijanen, M	Simons, Ja	Crowley, Sarah		Stone, Jam	Ross, Lindsey			Waterhol +				Bell, Ashby				Stewart, Pamela		Rodriguez,		
STA... Room 5 - Queen		Tomaselli, Marcia +			Sheets, Myron				Olsen, Riva		Murphy, Judy				Murphy, Ju	Siefert, Lisa		Dove, Laur				Middleton, Dayanna	Sutton, Jennifer			Caplinger, Dan		
DDZ... Room 6 - 2 Qu...		Troy, Coll +	Whisnant, I	Rollauer, Robert		SLAVEN, KELLY		houseke...	Jenkins, Grace		Houseke...	Brett-Gates, Yvonne			Waterhouse, Rick +		Shen, Nina	Jackson, M	Metzger-Utt, Maddy				Gracy, Karl		Baklik, Cyn	Godsill, Brian		
LAR... Room 7 - Queen	as &	Tomaselli, Marcia +			Fee, Gene		Lynch, Claire		Peabody, Sheri Lyn		Kallsen, Katya					Hogeland, James		Muir, Amanda +		Hannan, Te		Agbalsjobi, Olufunso	Parmensi, Alyssa		Gierz, Al			
DDZ... Room 8 - 2 Qu...		Troy, Coll +	Butler, Paul		SLAVEN, KE	Poslusny, Beth		houseke...	Andrews, Lauri		stois, alexa	Beaulieu, Julianne	Waterhouse, Rick +	Case, Greg	mcaloon, +	mcaloon, edward +								Parks, Graham		Schneltn		
DDZ... Room 9 - 2 Qu...	ron	Troy, Coll +	Limaj, Mich	Chamblee,	Leigh, David		Moriarty, Patricia +	houseke...	Nies, Jamie		Coleman, Janice		Henson, Waynell			Kee, Leona	Grisanti, Jc	Mason, Linda +		Coan, Lynne						No more...		
DDZ... Room 10 - 2 Q...	Burton, Ma	Troy, Coll +	Lingard, Kevin		Rose, Gary		Hall, Sandra		Nolte, Samantha	Houseke...	Wojdylak, Mary	Shinkle, Mi	Waterhouse, Rick +	Addorisio,		Essary, Paige	Stone, Jam		Nicholson, Gina							No more people! 10/10/21		
DDZ... Room 11 - 2 Q...		Troy, Coll +	O'Mahony, Kerry		Cutts, Eliza	Bundy, Janice	Warren, Pamela		Phillips, Lisa	BOYER, KEVIN			Waterhouse, Rick +	Maguire, Ki		Bannon, Peter			Daigle, Reno +							No more people! 10/10/21		
DDZ... Room 12 - Qu...	McCray, Lar	Troy, Coll +	Stepp, David		Cunnie, Margaret	Wright, G +	Loiselle, Susan	Mudgett, Michelle	Houseke...	Baker, Catherine		Waterhouse, Rick +	Abbey, Eric	houseke...				Daigle, Reno +								YU, ERNEST		
DDZ... Room 14 - Qu...			Schelhammer, Glen		Phan, Brandon	Albright, James		Petto, David	Hatcher, Beryl			Murphy, Elizabeth		Goodman,	Muir, Amanda +		Haffler-Page, Mable						McDermott	Morris, Michele				
DDZ... Room 15 - 2 Q...	Pollard, Ale	Troy, Coll +	Fisher, Betl	Wilson, Jessica +	Dolan, Helen	Zaynetdinc	houseke...	Weissfeld, I	Khan, Moh	Coffin, Eva			Waterhouse, Rick +	KIFLOM, selam +	Smith, Glenda											Hoye, Elizabeth		
LAR... Room 16 - 1 Q...		Troy, Coll +	Houseke...	Wilson, Jessica +	Sharpe, Cheryl			Charzat, Scott				Purnama, Williana	Arazawa, David			KIFLOM, t +	Dejean, Alix		Hamm, Deborah						Mason, Linda +	Darling, A		