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RICHARD J. MCCARRON (1930-2009)

November 13, 2020

Alex Elvin
DRI Coordinator
Martha's Vineyard Commission
PO Box 1447
33 New York Avenue
Oak Bluffs, MA 02557

RE: *Hob Knob Inn, Edgartown, MA*
DRI #697

Dear Alex,

Following please find revised written Offers from the applicant relative to DRI #697 (Hob Knob Inn):

- a. The applicant shall restrict the use of the staff housing rooms (4 rooms for up to 8 employees) to only employees of the hotel operator and there will be a maximum of two (2) employees per room. The rooms shall be available year-round. Each employee shall pay rent in the amount of \$250/month. There shall be a common room and kitchen as shown in the plans.
- b. To compensate for the displacement of the current occupants of the property (the owner and a year round tenant) under the MVC policy the applicant has two rooms in the employee housing cited above in excess of the required 6 rooms for new employees and the applicant also offers to obtain year round housing for the anticipated new year round employee. The employee will be expected to pay market rate rent and anything above that shall be paid by the applicant. The applicant would also note that the "displacement" of the owner is not the type of displacement the policy was intended to serve. The owner will sell the property for a sale price in the millions and then likely purchase another property in the million dollar

plus range. The removal of the property at 124 Upper Main Street from the housing stock will not have any effect on workforce housing.

- c. The exterior construction of the hotel shall only occur between October 15 - May 15 and the contractor shall coordinate with the Town of Edgartown and the Edgartown Police Department if necessary.
- d. The hotel operator, at its expense, shall provide any employee working at the premises that does not live on the premises with a VTA bus pass.
- e. The operator of the hotel shall continue to inform guests that they are required to make a reservation for a parking space and inform guests at the time of their reservation that a car is not required due to the public transportation system on the island.
- f. The hotel shall employ a parking valet at 124 Upper Main Street anytime there are car reservations in excess of 16 cars, which would trigger the double parking on 124 Upper Main Street. Tilton Way shall not be used for the staging of cars at anytime and specifically not when removing cars from the double parking area.
- g. The hotel shall have bike racks at both 124 Upper Main Street and 128 Upper Main Street for employees and guests.
- h. The hotel shall install a 6' (or 8' if allowed) high noise barrier fence along the entire southern boundary line at 124 Upper Main Street (abutting the Greely property) to reduce noise and any light pollution from headlights. The applicant shall also install a 6' (or 8' if allowed) high noise barrier fence along that portion of the western boundary line that abuts the pool area (abutting the Ettinger property) to reduce noise.
- i. The pool area shall have the following rules and regulations: The pool shall only be open from 8am-8pm at which time the pool shall be covered; there shall be signage reminding guests to keep noise to a minimum so as to not disturb other guests or neighbors; there shall be no diving; there shall be no pool toys allowed; anyone under the age of 16 must be accompanied by an adult; no alcohol shall be served or delivered to the pool area.
- j. Neither 124 Upper Main Street or 128 Upper Main Street shall serve as a wedding venue. Neither property shall have any catered events.
- k. The spa and food service at 128 Upper Main Street will not be open to the public.

- l. As a bar or restaurant located in either 124 Upper Main Street or 128 Upper Main Street would require approval of the Martha's Vineyard Commission as well as a Special Permit from the Edgartown Zoning Board of Appeals, there will not be a bar or restaurant located at either 124 Upper Main Street or 128 Upper Main Street. Should the applicant desire to have a bar or restaurant at either location in the future the applicant shall apply to the Edgartown Zoning Board of Appeals and the Martha's Vineyard Commission for approval of same.
- m. The building shall comply with the Martha's Vineyard Commission's "Energy and Environmental Building" DRI Policy.
- n. The applicant shall submit a final lighting plan and stormwater plan to the Martha's Vineyard Commission Land Use Planning Committee prior to receipt of a Certificate of Occupancy from the Town of Edgartown.
- o. The property shall be connected to the Edgartown water and wastewater systems.
- p. The applicant shall submit a final landscape plan and plant list to the Martha's Vineyard Commission Land Use Planning Committee prior to receipt of a Certificate of Occupancy from the Town of Edgartown.
- q. The applicant shall obtain the approval of the Edgartown Historic District Commission for the plans as presented. Should the approval of the Edgartown Historic District be substantially different from what is approved by the Martha's Vineyard Commission, the Applicant shall return to the Martha's Vineyard Commission with the revised plans for approval.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Sean E. Murphy", is written over a light blue rectangular background.

Sean E. Murphy