

Mr. Robert Culbert
Oak Bluffs Zoning Board Of Appeals

Re: February 18, 2021 Meeting - Prospect Girls, LLC Appeal, Lodge Family Trust, 14 Temahagin Ave.,
Map 4 Parcel 162

Dear Mr. Culbert,

It is disturbing and disappointing that the development of a historic home into a gigantic, potential rental property abutting wetlands is even under review by the Town of Oak Bluffs. As our family has owned the property two houses away for many years, and friendly since childhood with the Lodges, we are familiar with the layout of the house and the current need for renovation. However, the current home's living space is already quite large for one extended family. The new plans quadruple the living space with additions up, down and to the side, an oversized residential garage/living space, plus a pool and cabana and more than triple the outdoor entertaining area. This does not conform with Oak Bluffs zoning near wetlands or fit into a residential neighborhood.

After looking at the Prospect Girl LLC plans from Hob Knob Design and Development (attached), we found that some information is missing and questionable:

- The Hob Knob plans do not show the elevation drawings of the garage/bedroom suite/gym which is a two story structure, plus roof and rooftop deck - the size of a nice size home. The driveway and additional parking areas on the Hob Knob plans seem to conflict with the location of the septic system by Shofield, Barbini & Hoehn, Inc.
- The existing first floor porch easily accommodates a large number of guests (as hosted by the Lodges in the past) and is now doubled on the second story with another 1,000 sq ft. deck (no actual measurements are on the Hob Knob plans – but we can double the current first floor dimensions from the OB tax sheet – 72' x 15').
- A "grand stair" is added to the east side. The elevation drawings do not show the stairwell. The plans also do not show the new lower level outdoor space which is around another 750 sq ft. The Hob Knob plans do not show the cabana elevation drawings or the paved areas round the pool. Do these connect to the basement for yet another huge level of indoor/outdoor entertaining?
 - We are concerned with the purpose of this much finished outdoor space as it would be more likely to be used for weddings or corporate events than for a single family.
- The home is visible from the VH water/ferry/East Chop Drive corner. How will raising the roof and adding two levels of decking stand out in the neighborhood?

Thank you for consideration.

Respectfully,

Lucy Crosbie
379 East Chop Drive
Oak Bluffs, MA 02557

And

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