

Public Input Meeting Summary – Good Hops – July 1, 2022

- **Attendee – Brenda Bryant**

- Commented on the wonderful location
- Questioned who was going to provide the food/drinks in the commercial spaces
 - Developer replied that we are currently speaking with successful restaurateurs about the opportunity, but no one has been selected yet
- Asked about the rezoning process
 - Developer explained how this meeting capturing property owners' feedback is step 1 and then we go through different stages of meetings for various town approvals.
- "What this beach has needed for decades"

- **Attendee – Sue Wheeler**

- Existing buildings are old, so thankful for beautification
- Commented on the older water/sewer infrastructure, so that's a concern.
 - Developer explained that we're noting her concern and will work with civil engineers and the town to mitigate any issues.
- Asked about what "boutique hotel" meant
 - Developer explained that it's about being smaller, more intimate property, unique/not "cookie-cutter", offering personalized service and being experience focused.
- Believes we are "developing correctly"
- Suggests we advertise on Next Door

- **Attendee – Mark Gates**

- Better to have this type of property than a corporate Holiday Inn
- Asked about timeline for opening
 - Developer explained that we are shooting for Summer 2024
- Main concern related to the lack of easement with surveyed property line right up his house. Currently uses our property at 204 Harper as a grass driveway to park behind his house. Asked if we could give him a spot or leave an area of our parking lot open for him to access his backyard.
 - Developer explained that we're noting his concern.
- Suggests having a fence separating our two properties for insurance reasons, e.g. in case someone falls from our property onto his and gets hurt. And wants trees/landscaping to separate the look of the parking lot from his property.
 - Developer said we would consider/discuss the fence and are already planning on doing landscaping on the line between our properties as shown in the drawings.
- Questioned where the "entertainment" aspect of the property would be
 - Developer explained that it's only parking that abuts his property and the commercial spaces will be on N Lake Park Blvd.

- Asked about location of dumpsters
 - Developer replied that we have not specified a location yet, but will keep the location of his property in mind
- Asked if we were talking to the city about parking. Says it is already hard to find parking on Harper
 - Developer explained that our parking will be contained within our property and that additional parking is slated as part of the Harper streetscape project (completely separate from our property).
- Concerned about water runoff because we are already in the flood zone. Asked if there would be a retention pond or other drainage system.
 - Developer explained that we hear his concern and we're working with civil engineers and the town to ensure proper handling of storm water and drainage.
- Asked about parking lot material
 - Developer explained that we have not decided yet, but would likely be pavement/concrete and reiterated that the majority of parking would be enclosed in our deck under the pool.
- **Attendee: Kenneth Koch**
 - Concerned about height of the building
 - Developer explained the height follows the 50 ft ordinance with the exception of the rooftop café which will (1) not be enclosed and (2) only encompasses a small area of the total building size (approximately 15%). And then went on to explain further that it will just be a glass railing, elevator shaft/stairwells and cover over just the bar area of the rooftop café that will be above 50 ft.
 - Concerned about where garbage will be located – doesn't want it near his house
 - Developer said we are noting his concern
 - Doesn't want the median on Harper removed
 - Developer explained that there is a Harper streetscape project slated outside of our control/project parameters, but that we don't believe it includes removing the median
 - Concerned with the timing of the build – doesn't want construction during the busy times.
 - Developer replied that we are not sure of exact timeline yet, but we are noting his concern.
 - Requested a parking spot for Mark Gates at 206 Harper – “keep Mark happy and and I will be happy”.