

Attachment 4

Dear Commissioners,

My brother and I have owned 1124 Lincoln Avenue for the past 8 years, and have had the privilege of leasing the property to Mario Sculatti for most of that time. Before his arrival, 1124 Lincoln sat vacant for years. Long before COVID devastated the retail environment in our community, that end of Lincoln Ave had proven to be a tough place to do business. Foot traffic often stops at the bridge, and without a highly trafficked “destination” business at that end of town, few people ever make it down there. Not to mention the building's size, which at 2,400 sqft, was too large for most retailers. After months of having the space for lease, we were relieved to finally have Mario and his antiques business. Unfortunately, that business became unsustainable, and Mario asked us if we would allow him to take a stab at a new concept, Antiques+Wine.

As we understand Mario's concept, he intends to reimagine his antiques business and introduce a wine tasting component. Acknowledging the bad impression that the messiness of the antiques business has left on locals and visitors, he wants to clean up the antiques offerings, having fewer, well curated items. He intends to partner/consult with Artefact Design and Salvage, which I feel will help bring a “destination” business to that end of town. And knowing that wine is Mario's core business, I feel that having his wine brand attached to the property will commit his energies to ensure it looks and stays beautiful.

We are committed to giving him a second chance, and to providing much needed facade improvements to give the building more curb appeal. The additional garage doors will give the facade balance, fill the space with natural light, and allow for nice indoor - outdoor flow. We also want the facade improvements to provide as much flexibility as possible with the space, allowing portions of the building to be open while others are closed, and allowing for future division of the building into smaller retail spaces should it be needed.

Thank you for considering these improvements and Mario's new use permit.

Best,
Daniel Merchant