

**Rose Ryley**

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August 2, 2021

**Martha's Vineyard Commission**

The Stone Building  
33 New York Avenue  
Oak Bluffs, MA 02557

Re: 112 Dukes County Avenue, Oak Bluffs

To the Members of the Martha's Vineyard Commission,

I am writing in full support of Ryan and Abby Dillon's application to the Martha's Vineyard Commission to rebuild a new dwelling at 112 Dukes County Avenue as it is currently presented. I am an Oak Bluffs property owner and I represented Ryan and Abby in the purchase of this property as their real estate agent.

I support the building department and historic commissions' approvals to demolish and rebuild rather than renovate the pre-existing structure. The pre-existing structure contained two separate dwelling spaces, with two full kitchens one on each floor. There was an open unvented shower stall in the kitchen on the second floor. There were a toilet and sink in the hallway blocking the main access to the rear bedrooms on the second floor. The two stairways were dangerous. The 3D tour is linked below where you can clearly see these circumstances:

<https://mls.kuu.la/share/collection/7l2pY?fs=1&vr=1&thumbs=3>

I respect the MVC's task of creating affordable housing on the island, however, I believe that the evaluation of this particular application has been short sighted. The Dillons provide full time, year round employment for island residents. They could have chosen to scale their business by hiring offisland crew without housing needs. Instead, they have made a significant real estate investment for the purpose of providing affordable year round housing for their employees. This year they have hired four recent graduates of Martha's Vineyard Regional High School. The success of their independently run small business has allowed them to invest in the futures of local island residents, and in real estate designed to house them.

If the real estate they own were to be deed restricted as "affordable housing in perpetuity", it would negatively impact their investment. If you look at their business and track record you will see that they are already providing year round housing units and there is no need for the deed restriction. Restricting small business owners from realizing the full value of their investment is not an effective long term strategy to provide island workforce housing. While reviewing this application I encourage you to recognize that these business owners have scaled their growth in a way that organically creates local year round employment and housing; they should not be penalized for it.

Sincerely,

*Rose Ryley* 8/2/2021

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