

December 16, 2020

Dear Edgartown Waste Water commissioners and Selectmen of Edgartown:

My family owns a house and property at 502 Edgartown Road. We have been tax payers since 1964. I want to go on record in opposition to the property 490 Edgartown/Vineyard Haven Road being used for Navigator Elder Homes of New England LLC Green House Assisted Living. This proposal is too dense for the property with 5 planned houses with 14 beds in each house plus kitchen and living areas. Even if these rooms house single seniors this is 70 people plus staff. There is nothing to say couples could not live there pushing the occupancy to upwards of 140. Greenhouse homes concept traditionally house only 10 to 12 elders. This plan is already bigger. The plan also calls for apartment housing for staff for the facility and the Martha's Vineyard Hospital. This plan will result in extreme water usage increases.

I want the commission to think about the problems with this plan on such small property. Why would Edgartown house employees of the hospital, which is not in Edgartown? Is there research that shows people want to live on property where they work? There is some research around the country that shows the concept of greenhouse living is not financially sustainable.

This project is being advertised as affordable. That of course is relative. Medicaid funds skilled nursing but not assisted living. Medicare doesn't fund either. PACE funds from Medicare are supposed to be used to keep seniors in their own homes as long as possible to age in place. I would submit that this is not aging in place. I read in the minutes from December 12, 2019, a year ago, that a selectman mentioned Windermere and how the family was running out of money and would have liked their relative to have remained on the island. This project is not likely to be an answer to money issues for families. In my personal experience without insurance either private or government Assisted Living can cost upwards of \$5,000.00 a month as a low estimate. Skilled nursing can be \$7,000.00 per month at a minimum. I am certainly in favor of healthy aging for seniors and want the best for all of us. That said, I hope the commission will not be swayed by the heartstrings and look closely at this poor location for this proposed project.

Why is it a bad location? Density is the first reason. 490 Edgartown Road is on the busiest section of this road heading into Edgartown. The traffic is already over capacity in the pre pandemic summer time and many times there is a 20 minute wait to get from there to the triangle. Facilities such as these require multiple ambulance visits day and night, additional cars at the residence will be a problem. The LLC CEO told my family member that old people don't drive, but more than ample parking is in the plan. Parking at a facility requires security lighting and this parking is planned to be about 40 yards away from my family home. Only a small tree line shows between. No mention of a conservation easement is in the plans. There are concerns about commercial laundry needs which require water and waste, hazardous personal waste, light pollution, dumpsters, delivery traffic and more. This area is surrounded by homes and a few small businesses.

Our biggest concern is there are huge environmental problems with this project. The Sengekontacket watershed will be involved. Your commission is wise to carefully look at the waste water usage projections and reject this project. In the previously mentioned minutes from December 19, 2019 Ms. Schepici is quoted as saying, "This project which would benefit many, outweighed the wants of a few Segekontacket watershed residents who have approached the commission in the past seeking sewer connection." I would submit that everyone must be concerned about the watershed and capacity. We only have one small island that must be protected. "The plant comes dangerously close now to the 80 percent of capacity mark in the peak times." said Mr. Rock. There should not be exceptions here.

This property is also home to protected moths and bats. The plan says building would be planned around these creatures, but they fly. So are we really to think that this magnitude of change would not negatively impact these protected species. This land is also a greenway connector to the Edgartown Ancient Ways and Pennywise Path. This must be maintained as an open space. The endangered Lady Slipper plant is on the property as well as wildlife whose habitat is already shrinking on this island.

As abutters to this property we want to be on the mailing list for every meeting, email and discussion of this project. As of now we have had no contact from this commission, Edgartown planning board or the LLC Company. We learned of this in the Vineyard Gazette . There has been no transparency and the website for Navigator Elder Homes of New England speaks of this project as if it were a done deal. I submit to you that it is not, Mr. Finn, clerk from Edgartown, emailed us that zoning changes have not been approved. Do not approve this project for this property.

Sincerely,

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