

# ATTORNEY ROBERT P. IANELLI

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Via Fax & E-Mail: 508-627-6173

6 December 2021

Douglas Finn  
Assistant  
Edgartown Planning Board  
P.O. Box 5130  
70 Main Street  
Edgartown, MA 02539

**RE: *Martha's Vineyard Hospital, Inc.  
Senior Residential Facility  
490 Edgartown Vineyard Haven Rd.  
Nursing Facility & Housing Application***

Dear Mr. Finn:

I am a 30 year resident of Edgartown. Since 1990, my wife and I are beneficial owners of a single family residence located at 48 Teaberry Lane, Edgartown. The current owner of 48 Teaberry is the Robert P. Ianelli & Margaret A. Ianelli Trust. I am the Trustee.

I am also a New York attorney since 1978. I am a member of the Bar of the Commonwealth of Massachusetts since 1994.

As Trustee, I submit this letter in clear opposition to the application of Martha's Vineyard Hospital, Inc. [submitted through Attorney Edmund G. Coogan] to construct a nursing facility with associated housing on a large, densely wooded and undeveloped tract of land located to the East of our home.

After consideration of all information, this application should be denied. In your reasoned and careful evaluation [even if the application is that of the only hospital serving the Martha's Vineyard community], I invite the Board to consider the following:

- *The site for this project is fundamentally unsuitable. If permitted and allowed, it would be incompatible and out of character with the surrounding neighborhood. The area is predominantly residential and placing this project where it is currently proposed would be geographically "odd" and disharmonious with the surrounding and neighboring community. Although I am not a planning*

**Also Admitted to the Bar of the Commonwealth of Massachusetts**

*specialist, it seems to me that the project could easily be accommodated and placed elsewhere, in a more compatible area, such as the business park near the municipal airport.*

- *The project would have significant adverse effects on Pennywise Path, an ancient nearby pathway and if consent is given for the project, the damage here could be permanent and irreversible.*
- *I am informed, but not certain, that certain adjacent landowners [ourselves excluded] have been promised certain sewer easement rights to sewer benefits and as such, they have not objected or who may actually support the application. I believe these lots are primarily located on the South side of Teaberry Lane. The Board should consider, therefore, that as certain owners would benefit, their lack of objection should not be freely interpreted as silent or implied approval of the project overall. Moreover and importantly, the remaining residents on Teaberry not similarly situated obtain no discernable benefit nor advantage.*
- *If permission is granted by the Board, the project would contribute to significant traffic entering and exiting onto Edgartown Vineyard Haven Road, having to cross a designated and heavily utilized bike path. Other pertinent issues are noise, site illumination, refuse trucks, ambulance lights and sirens [to and from the hospital] and related considerations.*
- *There is no certainty that even if approved and built, that the hospital is on such sound financial footing as to guaranty the future economic viability of the nursing facility in years to come. If the nursing facility fails, what then?*

I have other, less persuasive comments, which I will leave for another time. I respectfully ask that my comments and the contents of my letter be read into the stenographic or other permanent record of the Board prior to final vote. Lastly, my wife Margaret has joined me in this opposition and has added her signature where indicated below.

Yours truly,

Robert P. Ianelli

RPI  
File

**Approved Fully in Content:**

**Margaret A. Ianelli**

12/6/2021