



**PLANNING BOARD**  
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November 2, 2021

Martha's Vineyard Commission  
P.O. Box 1447  
Oak Bluffs, MA 02557

RE: Xerxes Aghassipour – 4 State Road LLC, AP 09A06

Dear Commissioners,

The Tisbury Planning Board and the MVC are concurrently reviewing a development at 4 State Road in Vineyard Haven. Mr. Aghassipour, the developer, delivered a brief overview of his ideas to us on October 6. We have the first public hearing scheduled for Wednesday, November 3 and you have continued your public process to Thursday, November 4. Being aware of your calendar we wish to share with you some concerns we have with the project. We understand that Mr. Aghassipour continues to revise his proposals; however, certain factors remain of concern for our Board.

Traffic: The location of 4 State Rd, where State Road meets Main Street, is one of the busiest intersections on Martha's Vineyard. On a typical summer day, lines of traffic reach in all directions and move at a snail's pace. According to a MVC staff report dated 10/6/2021, between August 16-23, 2021, the Average Daily Traffic count was nearly 18,000 vehicles. While the report's conclusion is that the proposed multi-use project will not create "unmanageable conditions" the Tisbury Planning Board will be requesting an independent traffic study with peer review. In addition to vehicular data, pedestrian and bicycle safety is challenged at that intersection daily and is of paramount concern. Potential impact at Five Corners should also be considered.

Wastewater: Tisbury has very limited available wastewater flow for the B1 district. Assigning large allocations to residential projects hinders future business development. This project will have 22 bedrooms and 3 large office spaces. While the Sewer Advisory Committee voted to postpone awarding the requested allocation increase until the MVC had finished its public hearing, the Sewer Commissioners issued conditional approval. With the newest proposal which assigns all commercial space as office use only, an additional 66 gallons will be needed which will further diminish existing wastewater availability to the B1.

Character and Identity/Mass/Size: The proposed renovation and addition increases the mass of the building nearly threefold. The most recent revision suggests reducing the addition by 22% which includes shortening the length of the addition by 10ft and reducing the overall width of the addition by 4ft and adding a balcony around the top floor to reduce overall dimensions and scale.

While these modifications could soften its presence, the Tisbury Planning Board recognizes the major visual impact a building of this size will make on the direct abutters and neighborhood.

Stormwater and Drainage: The Tisbury Planning Board will be keeping close watch on this issue. Having a second opinion may be necessary. Adjacent to 4 State Road is Memorial Field which is prone to frequent flooding. We need to be certain that any changes brought about by the proposal at hand will not exacerbate existing conditions.

Sincerely,

*Dawn Bellante Holand*

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Planning Board Chairman