

Richard Salzberg  
Martha's Vineyard Commission  
New York Avenue  
Oak Bluffs, MA  
VIA E-Mail  
Inn Re: 16 Chapman; Ocean View; proposed development

Dear Mr. Salzberg

Thank you for reaching out to the Copeland Review Board (The Board) for their input on the proposed reconstruction of what is known as the Ocean View at 16 Chapman Avenue, Oak Bluffs. The Board is grateful for the invitation to comment. The Board met on February 5, 2023 to discuss the matter. We would like to give more specific comment, but, unfortunately, cannot review the project in the depth necessary to give detailed comment without a posted public hearing. Members did a cursory review of the sketch.

The purpose of the Copeland Plan District is to preserve cultural continuity of the District by preservation of its architectural integrity and parks. Generally, the Board is concerned with size, bulk, viewsapes and how a proposed structure would fit into the existing neighborhood. We also give careful consideration on how the effect of views the project would have on others in the district, giving special consideration to obstruction of waterviews and views of the Park. More attention is usually given to viewsapes for structures that sit on a Park or on the immediate coast

The proposed building appears to be significantly larger and higher than the former structure which was destroyed by fire. The new structure also appears to sit horizontally along Washington Park rather than vertical which may have an effect on the viewscape and park as a whole.

Thank you for your consideration in reaching out.

Sincerely,

The Copeland District Review Board  
By Gail M. Barmakian, Chairperson