

Aidylberg Village  
Hillside Village

Woodside Village  
M.C. Love House

E. Douglas Sederholm, Chairman  
MV Commission  
P.O. Box 1447  
Oak Bluffs, Mass. 02557

3/7/19

Dear Mr. Sederholm,

We write again to express our concern regarding the safety impacts on Village Road resulting from MV Community Services' proposed expansion. IEH's mission is to provide affordable and safe housing to the elderly. The proposed project could significantly impact the safety of our 97 residents at Woodside Village.

Since the last MV Commission meeting regarding the proposed expansion at MVCS, we retained the services of McMahon Associates, Transportation Engineers and Planners, to perform a traffic engineering study to determine the adequacy of the existing road to safely serve existing and future increased use. This study will determine what if any modifications of the private roadway are needed to safely support the accessibility of all users not least are buses, ambulances and fire trucks.

The traffic study will not address construction impacts or potential mitigation measures related to construction. We would like the opportunity to review and comment upon the applicant's plan for use of Village Road during construction including but not limited to hours of construction, delivery, staging and number and location of police traffic detail.

We respectfully request that you postpone acting on this application until the traffic study is completed thus allowing time for review by Oak Bluffs Fire Department, Oak Bluffs Police Department, Vineyard Transit Authority, MV Commission staff and other regulatory agencies. We anticipate the report should be finalized by the end of the month. We are not trying to be unreasonable. We just want to do our very best to keep all users of Village Road safe.

At the Commission's request, IEH has met with MVCS and the YMCA to attempt to address road safety concerns.

To once again clarify, in 1991 Island Elderly Housing, Inc., was granted an easement from the Martha's Vineyard Regional High School over its property to access IEH's property. At that time Martha's Vineyard Community Services already had an existing easement that went to their development. IEH was granted permission to share this easement with MVCS. The 1991 easement to IEH allowed Woodside Village to construct a new road that it paid for that is not shared with MVCS. Please see attached Master Plan Diagram and two original maps of the easement. It is our understanding that MVCS expansion plan is designed to have two curb cuts for traffic to access their new buildings from this easement that is not shared with MVCS.



With the proposed increased use of an additional area of IEH's easement, along with increased traffic, and the fact that the construction traffic will have a significant impact on the road, we recommend MVCS obtain alternative access to their property. In lieu of MVCS obtaining alternative access, we request that MVCS pay to resurface Village Road once construction is complete.

Thank you for your consideration.

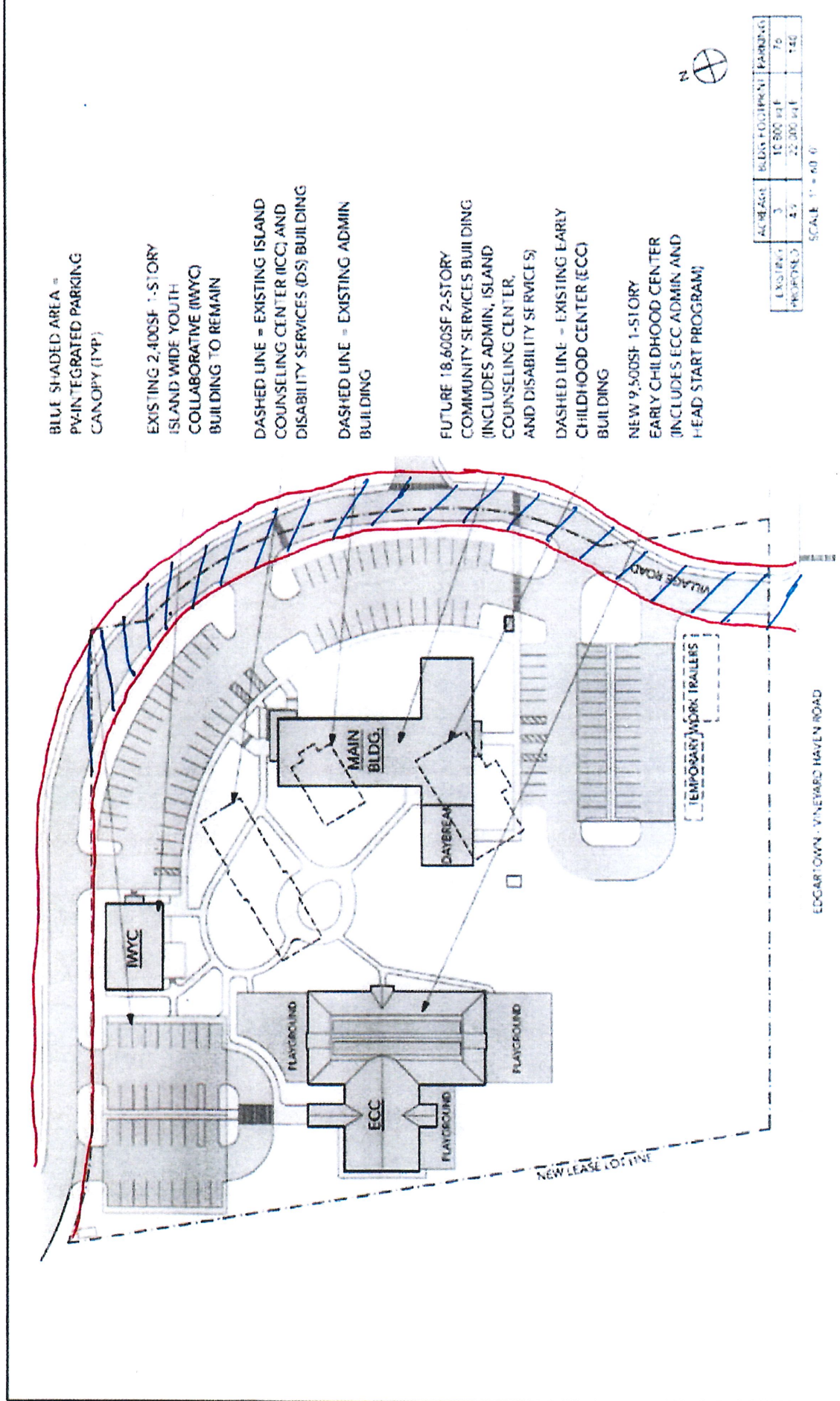
Best regards,

A handwritten signature in blue ink that reads "Simone DeSorcy (DS)". The signature is written in a cursive style with a large initial "S" and a circled "DS" at the end.

Simone DeSorcy, President  
IEH Board of Directors

# Revised 2019-01-15

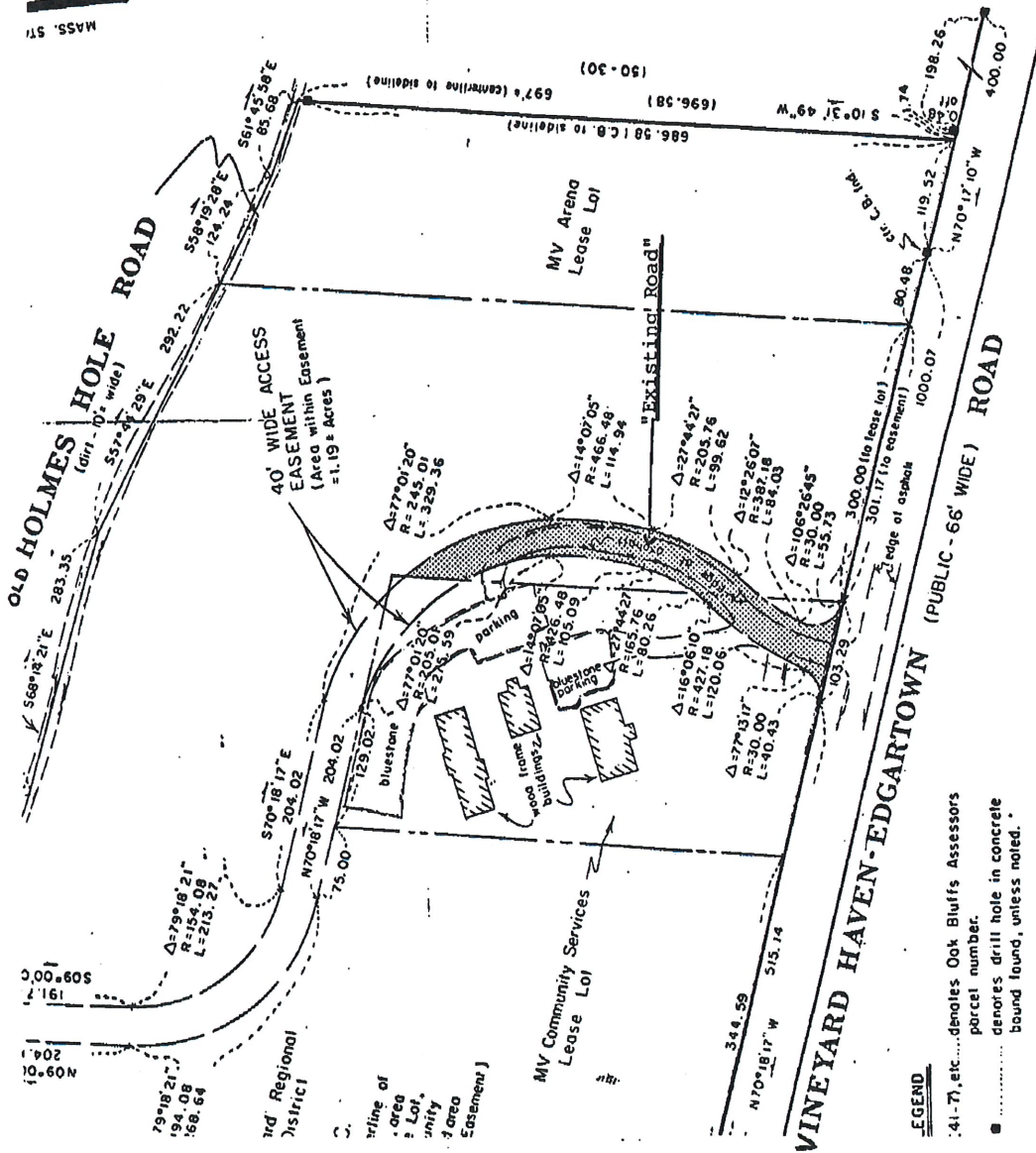
----- = approximate location of 40' easement granted to IEH  
 ||||| = roadway rights granted to MVCS



## Master Plan Diagram

MASS. ST.  
GRID

EXHIBIT "A" to Shared Costs and Maintenance Agreement  
Showing the "Existing Road"



new ways are shown.  
This survey and plan were prepared in accordance with the Procedural and Technical Standards for the Practice of Land Surveying in the Commonwealth of Massachusetts.

I certify that the preparation of this plan conforms with the rules and regulations of the Registers of Deeds effective Jan. 1, 1976 and as amended.

*Dwight R. Nadeau*  
Professional Land Surveyor

Date: June 1, 1990

PLAN OF LAND  
IN  
OAK BLUFFS, MASS.  
PREPARED FOR  
ISLAND ELDERLY HOUSING, IN

SCALE: 1" = 100' JUNE 1, 1990  
SCHOFIELD BROTHERS, INC.  
REGISTERED  
PROFESSIONAL ENGINEERS & LAND SURVEYOR  
STATE ROAD, P.O. BOX 339, VINEYARD HAVEN, MA



MASS. ST  
GRID

OLD HOLMES HOLE ROAD  
(40' wide)  
S57°48'29"E 292.22  
S58°19'26"E 124.24  
S61°45'38"E 85.68

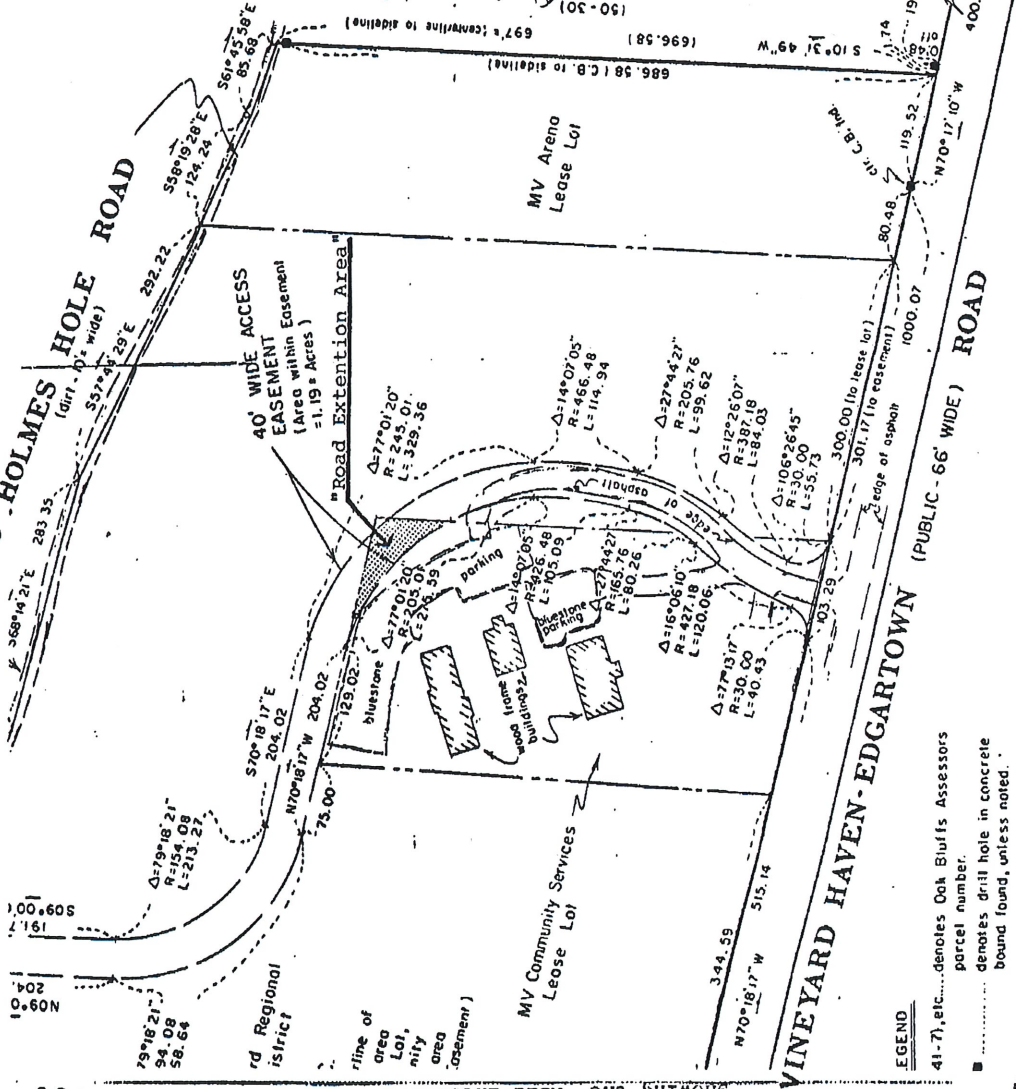


EXHIBIT A to Shared Costs and Maintenance Agreement  
Showing the "Road Extension Area"

109.0  
204  
191  
309.00

79°18'21"  
94.08  
58.64

rd Regional district

line of area Lot, city area (easement)

bluestone

Loop frame building

parking

edge of asphalt

edge of asphalt

edge of asphalt

edge of asphalt

edge of asphalt

edge of asphalt

new ways are shown.

This survey and plan were prepared in accordance with the Procedural and Technical Standards for the Practice of Land Surveying in the Commonwealth of Massachusetts.

I certify that the preparation of this plan conforms with the rules and regulations of the Registers of Deeds effective Jan. 1, 1976 and as amended.

*Dwight L. Nash*  
Professional Land Surveyor  
Date: June 1, 1990

PLAN OF LAND  
IN  
OAK BLUFFS, MASS.

PREPARED FOR  
ISLAND ELDERLY HOUSING, INC.

SCALE: 1" = 100'

JUNE 1, 1990

SCHOFIELD BROTHERS, INC.  
REGISTERED  
PROFESSIONAL ENGINEERS & LAND SURVEYORS  
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