



**TOWN OF OAK BLUFFS, MA
PLANNING BOARD**

P.O. Box 1327
Oak Bluffs, MA 02557
Ph. 508-693-3554 X117 Fax 508-693-5375

March 15, 2019

Adam Turner
Martha's Vineyard Commission
The Stone Building
33 New York Avenue
Oak Bluffs, MA 02557

Dear Mr. Turner,

The Oak Bluffs Planning Board (OBPB) wishes to inform the decision making process of the Martha's Vineyard Commission and ensure continuity between the regional and municipal review of the current Martha's Vineyard Community Services (MVCS) Campus Plan application.

In this spirit, the OBPB has votes to forward the following list of concerns which it intends to address as part of the municipal application review process.

- 1) The current MVCS design shows three curb cuts (numbered 6, 5, 4) onto an easement which has not been granted to MVCS. The OBPB would like to understand process MVCS plans to follow to secure the necessary approval and what role Island Elderly Housing (IEH), the current sole party granted easement via this portion of Village Road, will play in that process.
- 2) The Oak Bluffs Fire and Highway departments have indicated that the geometry of Village Road is not acceptable. The entire road must be widened, three blind curves must be removed, and lines of sight must be improved at the intersection of Edgartown-Vineyard Haven Road. The OBPB is calling for the entire campus design to be moved slightly to the west allowing for increased road design options to be considered, ensuring the safety of the 97 Oak Bluffs residents of Woodside Village.

- 3) The OBPB will call for a detailed Mass Transit Plan to include traffic patterns, drop off and pick up locations and a description of infrastructure, such as shelters and bike storage options.
- 4) The OBPB will call for a Low Impact Development (LID) plan to be reviewed by representatives of Mass Audubon and the OBPB. <https://www.massaudubon.org/our-conservation-work/advocacy/shaping-the-future-of-your-community/saving-land-water-money-with-lid/lid-fact-sheets>
- 5) The OBPB will call for MVCS to present its offer of agreement for an updated road association outlining its position as it pertains to roles and responsibilities.

Sincerely,



Ewell Hopkins, Chairperson
Oak Bluffs Planning Board

On behalf of Oak Bluffs Planning Board Members

Mark Crossland, Vice Chair

JoJo Lambert

Erik Albert