

Donald H. Angus, Jr.  
PO Box 511  
Medford, MA 02155

Martha's Vineyard Commission  
P.O.Box 1447  
Oak Bluffs, MA 02557  
Attention: Hearing Officer  
RE: DRI # 429-M2 Edgartown Stop and Shop Expansion

Dear Commission Members:

I am a member of the family that owns the home located at 265 Upper Main Street in Edgartown. I am deeply concerned by the misrepresentation by the Stop & Shop Corporation (the "Corporation") regarding open space in their current project. I am also concerned about the overall project.

#### OPEN SPACE

It's my understanding that the applicable regulations call for a MINIMUM of 20% open space (preferably verdent and contiguous) for a project like the current proposed expansion, if allowed. The Corporation's application proposes about 18% noncontiguous open space and depicts a significant open area along the Western property line as an open space buffer. The representation of green open space on the current plan proposed by the Corporation is a fiction.

About 4,000 square feet of that 18% shown as open space on the applicant's plan was conveyed to Rosemary Haigazian in an easement for parking recorded less than a year ago. The engineering firm that put together the plan showing the proposed open space also prepared the plan for the easement. Stop and Shop's representatives at your most recent hearing confirmed that it would be green open space.

This calls into question any other representation made. Has the Corporation been accurate or careful in their total analysis and how results of their many studies have been presented?

#### GENERAL CONCERNS

The perception is that the Town will be getting a store with more selection and a greater variety of groceries with the current plan. That may be marginally the case.

The expansion of the Corporation's building is about 69% of its current size. Many town residents are under the impression that shelf space will be increasing significantly. In fact on review of the applicant's submitted plans it appears that shelf space for grocery items is only increasing by less than 10 %.

The biggest part of the expansion appears to be for storage purposes, which I am sympathetic to. This could be taken care of with basement level storage in a limited area without expanding the current footprint as much as currently contemplated. Expanding the footprint of the current building as proposed significantly urbanizes this part of Edgartown.

Another significant portion of the expansion is for Pharmacy. This will make things more difficult for people that can currently avoid downtown and just go to the Triangle, but it will increase traffic to downtown and eliminate the Corporation's current rental expenditure. The remainder of the increase in space looks like it will be for Prepared Foods and Floral. Edgartown has hardworking local businesses that fill these needs already.

We also note that the Corporation's plan is incorrect in showing how close their project is to our home; the plan shows us about 90 feet away, but we are in fact a direct abutter. This is a careless error. How many more were made?

### SUMMARY

I would like the Commission to deny the Corporation's application or re-open the hearing so that the public can voice concerns regarding the reality of Stop & Shop's open space plan with an exact percentage of remaining open space added to the public record.

If the application is not denied the commission ought to require: 1) independent studies on traffic and noise; 2) more than the minimum 20% square foot open space, including a stronger buffer to the West of the Corporation's property; 3) increased noise remediation to the West and rear of the property; and 4) a decreased footprint for the proposed expansion, utilizing a basement area for the Corporation's storage needs.

I understand a Corporation's need to give stockholders a return, but it should not be at the expense of the standards and stakeholders of the Town.

Sincerely,

Don Angus

A large, stylized handwritten signature in black ink, appearing to be 'Don Angus', written over a horizontal line. The signature is highly cursive and extends across most of the width of the page.