

March 10, 2016

Sent via e-mail to Mr. Paul Foley, DRI Coordinator foley@mvc.org

Land Use Planning Committee and Martha's Vineyard Commissioners
c/o Mr. Paul Foley, DRI Coordinator
P.O. Box 1447
Oak Bluffs, MA 02557

Re: MV Bowl LLC dba The Barn, Bowl & Bistro (MV Bowl) Requested Major Modifications

Dear Land Use Planning Committee and Martha's Vineyard Commissioners:

I am writing you on behalf of the Hiawatha Path Condominium Association homeowners located at 10A, 10B and 10R Hiawatha Avenue, Oak Bluffs. Our homes are located directly behind the MV Bowl so we share the common rear yard property line with the MV Bowl building and the side yard property line with the MV Bowl parking lot. Our homes are impacted on two sides from the very close proximity of the MV Bowl development.

We respectfully request the LUPC recommend to the Martha's Vineyard Commission to engage the full Public Hearing process while considering the requested major modifications from the MV Bowl owners. We along with other abutting owners would like the opportunity to provide public input into the proposed modifications through the Public Hearing process especially since the major modifications are being requested after only nine months of operation.

The justification by the owners that no complaints have been filed so they should have conditions removed is illogical. The MVC's existing conditions of approval have been the reason in fact as to why there have apparently been minimal complaints because the conditions have reduced impacts and achieved the sensitive balance between impact mitigation and business success. Removing conditions and expanding the MV Bowl business is very premature and would most certainly disrupt the balance that has been achieved and negotiated through the previous Public Hearing process. The MV Bowl owners have documented and self-reported their existing business success and profitability which justifies more the reason why existing conditions should not be eliminated and reduced because the MV Bowl is already successfully competing.

Finally, the requested major modifications would add significant additional impacts including, but not limited to, safety, noise, parking traffic and lighting. Additional impacts come from the elimination and reduction of existing conditions of approval (only in effect for nine months) in the areas of:

- extended hours of operation for bar, entertainment and food services,
- additional lighting for their self-reported concerns of an unsafe parking area which, with more lighting, will push the unsafe issues further into residential neighborhoods,
- expanding second floor occupancy with video game simulators and adding live music will exacerbate existing noise issues from the refrigeration and air handling equipment that runs non-stop located on our common rear property line with no setback,
- further parking impact on Hiawatha Avenue for longer periods of time which reduces guest and home service parking for the residents and narrows the width of Hiawatha which is dangerous for two way traffic along with heavy MV Bowl delivery truck traffic.

We request through the Public Hearing process the MV Commissioners request empirical information from the existing MV Bowl impacts so that safety, noise, parking, traffic, lighting etc. may be factually evaluated along with additional impacts from the requested major modifications before a decision is made.

Thank you for listening and your time to consider our request to engage in a full Public Hearing process with the community.

Respectfully submitted,



Bruce Feng
Martha Feng
Peggy Barmore
Andrew Upton
Alison Mitchell