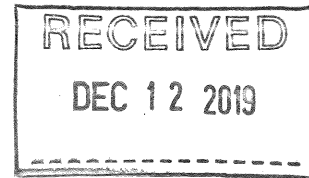


DATE: December 12, 2019
TO: Martha's Vineyard Commission
FROM: Maura McGroarty
SUBJECT: Take-out window at Barn & Bowl



I would like to summarize my verbal comments made at last Thursday's meeting.

I have no problem with the existence of the business in its current location and not only applaud the owners for providing an activity enjoyed by many islanders, but also in offering a dining option for year-round residents whose choices are greatly reduced in the off-season. My only concern is the impact of an additional feature, the take-out window, on the already existing traffic congestion in the Circuit - Uncas - Pocasset - Hiawatha block.

1. All four streets are 2-way (1 lane each way) streets with limited (Circuit and Uncas) or no (Hiawatha and Pocasset) sidewalks. In addition, I wonder whether the streets themselves are standard width, allowing for safe 2-way passage. As a veteran pedestrian in Oak Bluffs, I find this area already a traffic hazard, particularly where these streets intersect.
2. Currently, Uncas Avenue has 3 parking lot access/egress cutouts (2 for the bowling alley and 1 for Martha's Vineyard Savings Bank) clustered at the Circuit Avenue end of the street. All 3 provide for in and out passage with both left and right turning when exiting. Not an arrangement conducive to good traffic flow.
3. The applicant was asked if the customer use of the pad at the requested take-out window would impede a handicapped individual's access to/from the handicapped parking space in the parking lot. My recollection was that the response was no. I don't believe this would be the case. It looks to me that no matter where the take-out window customer parks on the pad, the handicapped person would have to navigate through the stone parking lot.
4. If/when the property at 3 Uncas Avenue is rehabbed (especially if a drive-through window for a commercial project is involved, along with a residential component requiring parking spaces) and/or a residential or business project or parking lot is located on the Eversource property across the street, the traffic nightmare will grow exponentially on Uncas Avenue with additional cutouts (3?) for vehicles at the Circuit Avenue end of the street. Is the Commission allowed/required to consider such future possibilities when reviewing the current request?
5. The applicant was also asked if the town's Board of Health had been involved. My recollection is that the response was that the Agent had been to the site. It would be helpful to know if the Agent is OK with the specifics of where and how the food preparation rules will co-exist alongside the packaging of and paying for a meal.
6. My final comment: The applicant expressed a possibility/hope that the take-out business which currently averages 10-12 a day could grow to 50-60. Imagine the traffic impact!!

Thank you.

Maura McGroarty