

November 18, 2019

Adam Turner
Executive Director
Martha's Vineyard Commission

Dear Mr. Turner

It has come to my attention that the LUPC and the Martha's Vineyard Commission will address this week the expansion of The Barn Bowl and Bistro to include a takeout window. As an abutter to the Barn, I write to share my concerns, which are also shared by my neighbors on Hiawatha Avenue, with the proposed takeout window.

This is the same takeout window that was struck from DRI 645-M4 in April 2018 to avoid a public hearing; the same takeout window that representatives of the Barn were explicitly told "no takeout window" at a meeting of the Board of Selectmen on July 9th of this year when I raised the topic of comments being spread by Barn staff to abutters that a takeout window was being built; this is the same takeout window that despite not having approval and denials was surreptitiously opened toward the end of the summer season and was promptly closed by the OB Board of Selectmen.

The concern that many of us share is that despite the protections the MVC put in place to protect the abutters on Hiawatha Avenue when the Barn (aka the Bowling Alley) was approved some six years ago, the developers have yet to implement them:

- Bruno's continues to pick up the 9 trash bins placed along our fence. (See attached photos.)
- Cape Cod Express and other vendors continue to make commercial deliveries to the Barn from Hiawatha Avenue. (Photo attached)
- Barn employees and tenants of the apartments continue to park on Hiawatha Avenue.
- Patrons of the Barn continue to access the property through an opening on Hiawatha Avenue.
- The noise issues were never resolved. The fence remains untouched, contrary to what the representatives of the Barn stated to the LUPC in April 2018 when asked about noncompliance issues as part of deliberations about DRI 645-M4.

As a result, those of us who live on Hiawatha have no reason to believe that the developer will adhere to whatever restrictions/guidelines this body might put in place or that the proposed takeout window won't adversely impact Hiawatha Avenue. Even without a takeout window, we have seen and experience:

- Takeout containers left in Hiawatha Park (photo attached)
- Barn staff bringing food to the park to eat on the benches (photo attached)

- Trash left behind by patrons
- Cooking exhaust fumes and grease from the fryolator (Not to mention a power cleaning in September that started at 11:30 at night.)
- Rodents and increased skunk activity

Following the big storm in October, construction debris from the Barn remodel was left in Hiawatha Park for days after the storm. (See photo) Additionally, we abutters have had to contend with the trash the Barn developers allowed to build up over the summer in and around the property they own at 3 Uncas Avenue. (They've also proposed using Hiawatha Avenue as the entrance for a proposed drive-thru bank at the 3 Uncas address.)

As Brian Packish, chair of the Board of Selectmen, pointed out to representatives of the Barn at its July 9, 2019, meeting during which some of our concerns with the Barn were once again brought up: "There's good reason [the abutters] don't trust you."

Mr. Packish and some board members went as far as to detail the unresolved issues, publicly admonish representatives of the Barn and instruct them to implement requirements specified by the MVC and the town early on. Mr. Packish went even further and took advantage of a site visit at 3 Uncas Avenue in September to personally walk through with Mike Sawyer and me the changes that were needed with respect to the trash bins placement and pick up, as well as the walk/landscaping that encourages Barn patrons and staff to park on Hiawatha Avenue, in order to meet the conditions spelled out by the MVC some six years ago. As of today, nothing has changed, and the Barn – which was supposed to be a small, family-friendly bowling alley – is seeking approval for yet another change that will inevitably and adversely impact Hiawatha Avenue without having fulfilled any of the terms and conditions placed on it by this body and by the Town of Oak Bluffs over the years with respect to mitigating its impact on residents of Hiawatha Avenue and other abutters.

I strongly urge that this body deny the applicants' request for a takeout window and to hold them accountable for failing to adhere to the requirements and restrictions that have been placed on them over the last several years.

Sincerely,

Peggy Barmore

Peggy Barmore
10 Hiawatha Ave.
Oak Bluffs

Cc: Lucy Morrison, Executive Assistant
Attachments





