

June 30, 2022

To: M.V. Commission
From: Joseph Grillo 10 State Rd. Condo Trust
Re: Educomp 4 State Rd. Building Application

Regarding the current plan submitted by Xerxes Agassi for approval by the MVC And eventually the Tisbury Planning Board. It should be noted there still has not been a mutually agreeable settlement regarding the common driveway easement signed and recorded between 10 State Rd. and 41 Main St. Inc.

Therefore, any assertions of right of way over 10 State Rd. presented by 4 State are not in fact or in agreement. As a trust we are still in opposition to the proposal for the following reasons.

1. The size of the final project is out of scale with existing buildings in town. At times Mr. Agassi has compared his proposal to the 10 St. Rd. project. A simple look at the footprint of each as well as a comparison of square footage of occupiable space within the structures shows the vast difference between the two projects. Our front building is 1920 sq. ft. and the rear building is 5655 sq. ft.
2. The domination of the proposed building on the site leaves very little area left for parking for the residential and commercial spaces that are currently planned. In our experience the MVC has always been concerned by both adequate parking for tenants as well as preservation of open areas wherever possible.
3. It should be noted that the commercial space proposed has a footprint larger than the existing Educomp commercial space. In our experience the argument that 14 residential units with 22 bedrooms will only require no more than one parking space per unit and the commercial office spaces will only require the few that would be left is completely flawed. Tenants and owners find parking in our 20 space lot and in town to be at a premium and very hard to find. The assertion that walking, public transit and biking will solve the lack of parking is absurd.
4. Access to and from the proposed project is limited and at the busiest corner of downtown. It will require cars to turn at a sharp 45 degree angle to enter and exit and for large construction and delivery vehicles to pull into the center lane to negotiate the turn in. This has always been a difficult turn for these vehicles and so they chose to enter through our property at 10 State this is not currently available. The turn out onto State Rd. has been reduced from its previous generous angle to a sharp 45 degree turn which will require large vehicles to enter the oncoming lane of traffic to navigate.
5. I would like to also remind the commission that at one point the applicant placed physical barriers blocking owners and tenants at 10 State Rd. from accessing the rear parking lot of our building. This is also a violation of the recorded easement and was

recently remedied by our creation of the passageway between our front and back lot with the approval of the MVC. That accessway between our parking is currently marred by the chain link fence erected by 4 Main St. also in violation of the terms and layout of the easement.

6. The final issue is the change in grading proposed by the current plan. The drop along the area for the potential easement and on both abutters property lines is significant. Currently no information has been presented for how this will affect the neighboring contours. Will there be retaining walls? What protects our abutting properties during the substantial 5 to 9 ft. overdig required to accomplish what is proposed?

In conclusion, we have had a congenial and mutually beneficial relationship with the Educomp group for over 35 years. Despite our efforts we have not experienced any of that kind of cooperation with the current new owner. We are concerned he will develop and exploit the property to its fullest capacity and then move on to another like project in another locale, leaving Tisbury and Martha's Vineyard with the issues created by this development.