



To: Martha's Vineyard Commission
From: Jill Hansen, CFP
RE: Edu Comp Expansion meeting 1/17/22
Date: January 16, 2022

As an abutter to the proposed 4 State Road expansion and business owner from this location, I wanted to be on record stating my strong opposition to this project. I own 2 of the units in 10 State Road one of which I operate my business, Hansen Financial. As I am there on a regular basis I object for the following reasons:

- 1) The scale and scope of this project is completely out of character for the town and is much too large for this lot. This looks like a project for Boston but not Martha's Vineyard. It will dominate the lot, will tower over our building and reduce its value.
- 2) The additional congestion in the area of Main Street and 5 corners is a huge problem now without adding so many more units to this area. I regularly have clients calling to say they will be 15 late for our meeting because they can't get through the traffic on State Rd in peak and shoulder seasons. Frequently there is a complete stand still due to congestion that lasts quite a while. There are people who repeatably drive around the block now numerous times because they can't find a park to shop or pick up their medications on Main Street.
- 3) The parking situation is not nearly enough for this project at 1 spot per unit. We have 2 spots per unit at 10 State Rd and my assistant still has get to Causeway to park before 9 am in the morning so we can leave a space for clients. After 9 am there are no options for parking most of the time in season.

I could potentially support a project that was no more than double the size of the current building with much more additional parking. The current plans are much too large and do not address any of these issues adequately enough for me to support this project.

Thank you for your consideration.

Regards,
Jill Hansen

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