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Martha's Vineyard Commission

P.O. Box 1447
Oak Bluffs, MA 0255

August 4, 2022

DRI #720 Martha's Vineyard Hospital - Navigator Homes

Dear MV Commission,

We as a family are opposed to the Martha's Vineyard/Navigator Homes large-scale development that is being proposed in the woods directly adjacent to our home at 490 Edgartown/Vineyard Haven Road. The corporation that owns the Martha's Vineyard Hospital wants to develop a 70-bed (housed in five large buildings), multi-unit skilled nursing facility with an additional 60-unit workforce housing development for hospital employees.

- The Martha's Vineyard hospital and Windemere Nursing and Rehabilitation Center is owned by Partners HealthCare/Mass General Brigham which has an annual revenue of over \$13 billion and is the largest private employer in Massachusetts, where the President and CEO earns a total yearly compensation of over \$4.3 million.

This is big business and is meant to turn a profit. Vineyarders have been fooled into thinking this will be an altruistic venture providing long-term care for our elderly who have lived on-island their entire lives, when in fact, it will be housing for people who are wealthy and may very well come from off-island. In addition, there is nothing in place to prevent them from hiring an off-island workforce through their job portal.

The fact is Medicare does not cover long-term care or assisted living in skilled nursing facilities. The corporation has not been transparent about the number of beds that will be provided for Medicaid patients (those with no financial means whatsoever).

With no easement buffer in place to protect us, the proposed development is extremely dense and comes dangerously close to our home that we have owned since 1964 at 502 Edgartown/VH Road. We are concerned about the destruction of the trees, the landscape and the wildlife and natural habitat. There have been illegal ATV vehicles using the roads that the hospital has built and have been encroaching onto our property since 2020, which has been documented and reported to the Massachusetts Environmental State Police.

This development will cause more traffic congestion leading into the Edgartown Triangle, noise from emergency vehicles, vans, buses and cars, light pollution, chemical waste, odor and pests from dumpsters, commercial laundry and water concerns for our Great Ponds and the Edgartown wastewater treatment facility which is currently at capacity.

Current town policy restricts tie-ins to the Edgartown wastewater treatment facility to an area inside the Edgartown Great Pond watershed, per an agreement with the state Department of Environmental

Protection and the town's broader sewerage plan. Appearing on the front page of the Vineyard Gazette, May 27, 2022 the article ***Great Ponds Study Reveals Wastewater to Be Main Nitrogen Culprit***, it states "More than half of the nitrogen polluting Great Ponds along the south shore of Martha's Vineyard is coming from wastewater, a newly released report by a team of Woods Hole scientists has found...likely traced to septic systems."*

The hospital needs to be a better neighbor, and at the very least:

- **Scale back the density of this development,**
- **Eliminate the workforce housing altogether, and**
- **Provide a significant tree and fence buffer to those of us who are living along the property line.**

Sincerely,
Patricia Messersmith Turken

"Partners HealthCare will outsource some expensive, back-office jobs to India". *The Boston Globe*.
Retrieved 2018-02-20.

<https://vineyardgazette.com/news/2006/10/19/vineyard-and-nantucket-hospitals-move-join-massachusetts-general>

*<https://vineyardgazette.com/news/2022/05/26/scientific-study-ties-nitrogen-great-ponds-directly-wastewater>