

2/16/24

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FEB 24 2024

Martha's Vineyard Commission
P.O. Box 1447
Oak Bluffs, MA 02557

Dear Board Members,

In March 2022 the Oceanview restaurant burned to the ground. This was a loss to the town of Oak Bluffs and the island. We have all expected the restaurant to be replaced. The old Oceanview restaurant was one of two zoned business in the huge residentially zoned area bounded by New York Ave, the harbor, and Vineyard Sound. Please see the attached zoning map.

Last month we became aware of the replacement plans. We understand that the proposed Oceanview replacement amounts to replacing the single-story restaurant (that was built on a slab in the 60's with 15 customer parking spaces), with a 3 story + full basement, 18,700+ ft² commercial enterprise incorporating

*a 148-seat restaurant, bar and banquet hall,
a bakery,
10 residential/hotel apartments and
22 additional parking spaces, some on former park land.*

At 3 stories with a basement and 18,700+ ft², it will be the 2nd largest, maybe the largest building in Oak Bluffs if built as presented, larger than almost all the buildings in the commercially zoned areas. The proposed structure greatly exceeds the old Oceanview and even the 1960's era Oceanview that burned down 65 years ago on a smaller footprint. The structure, and its inherent commercial activities (customer traffic, short term parking, long term parking, round the clock deliveries, early morning trash removal, late night/early morning area lighting and noise) will be a huge blow to our residential neighborhood surrounded by parks. Even now, without the Oceanview there is nowhere to park spring, summer and fall. Spaces around Washington Park and along East Chop Drive have filled in and are full – presumably with tourists, contractors or area employees and customers as other local businesses have grown over the past 2+ years since it burned down.

Renderings we've seen show a beautiful building that is grossly out of proportion with the surroundings. This is an assault on the northern Oak Bluffs skyline as seen by visitors to the harbor, lake, town and several parks. Vistas were a key planning element when the parks were established in the late 1800's and protected as a DCPC (Copeland Plan Part IV) in 2001.

We are grateful town government acknowledged the anomaly of the old Oceanview restaurant in our residential community all these years by limiting their operating hours. And we are grateful the Martha's Vineyard Commission exists to review and regulate such new projects and encouraged by your thoughtful review on 2/13/24. We will follow your deliberations with great interest and get involved as allowed as the DRI process unfolds.

Thank you again and in advance for your careful and thoughtful review.

Sincerely,
Rob Leatherbee, PE
Margaret Tilton, MD
12 Chapman Ave
Oak Bluffs, Ma 02557

*Thank you for the work
you do keeping the island
special.*

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- Look closely, the Oceanview is the small red area (B2) in the upper R2 zone
- Source: Town of Oak Bluffs Zoning Map

