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JAN 24 2024

To: The Martha's Vineyard Commission

From: William and Veronica. 8 Chapman Ave, Oak Bluffs MA 02557

Date: January 24, 2024

We are writing in response to the newspaper articles we have recently read regarding the construction of a new Ocean View Restaurant with two additional stories of apartment units. The plans as presented in the newspaper are unacceptable to my wife and I. We have several objections to the proposal shown and have outlined some of our concerns in this letter.

**BUILDING SIZE....** The building size is totally out of place in our neighborhood of single-family homes that are 1500 to 2000 square feet buildings in a residential community. This structure would destroy the cherished look of the historic character of our neighborhood. It would be as large as the largest structure that exists in the Oak Bluffs commercial centers.

**PROPOSED RENTAL UNITS.....** The article indicated that the rental units would be available for nurses, teachers, business owners and other semi-professional people (who may afford a higher rent than the average working person that may work in the restaurant). We are most concerned that these units, even if they are deed restricted, will become something different than what is proposed. Long term, leases could potentially be sublet to vacationers at a premium price. This could add to the number of people and traffic in our community. We question if an effective monitoring system can be established to ensure that only the targeted residents are the occupants of the space. Additionally, there could be more than one couple occupying an apartment at a given time. All of this would add to the noise and traffic in the community.

**OTHER AFFORDABLE HOUSING.....**We understand that there is a desperate need on the island for living accommodations for people to work and live here. This issue has started to be addressed by a number of

organizations. A review of the local papers shows at least 3 affordable housing proposals are working their way through the issuing bodies for construction. All of these proposals are in areas that are not highly congested like ours and would be more appropriate for a new influx of people and traffic. These developments are in addition to the new movement to allow small living units to be added to private homes where they can be accommodated.

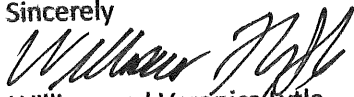
TRAFFIC..... The Ocean View was a very popular restaurant and bar and as such attracted a lot of people and traffic to our community. This traffic and the parking were a problem for residents in this community. If there were an additional 10 living units on top of the restaurant. They could substantially increase the volume of traffic traversing our streets. The traffic for the restaurant coincides with the business hours typically had at a restaurant. An additional 10 to 15 cars that would be owned by the residents of the apartment would be coming and going at all hours of the morning and evening.

PROPOSED BAKERY.....The proposal also discussed the possibility of a bakery being established in the basement of the restaurant. That would add to the volume of trucks and delivery vehicles that traverse our streets to the bakery site. The hours of operation would be different than the restaurant and therefore have large vehicles traversing our streets at all hours of the day.

PARKING.....The proposed parking accommodations at the rear of the building can become a problem if strict rules are not established and enforced regarding who can park in these spaces and the noise level that may come from people coming and going in the parking lot. This land may have to be rezoned to accommodate parking. We believe its current zoning is Parkland.

We are hopeful our comments can be positively considered in your deliberations.

Sincerely



William and Veronica Lytle

