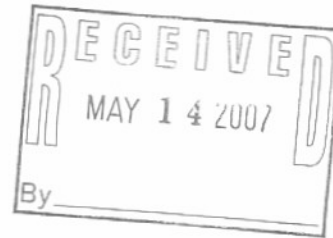


Martha's Vineyard Commission
Box 1447
Oak Bluffs, MA 02557

14 May 2007



RE: **DRI 596**
Oyster Bar & Grille
57 Circuit Avenue
Oak Bluffs

Subsequent to the public hearing for the proposed rebuilding of the Oyster Bar & Grille, owners Wyman Shaw and Michael Gillespie met with Norm Whitney from the Martha's Vineyard Camp-Meeting Association (MVCMA) and Doug Ulwick, architect and consultant to the MVCMA's Architectural Review Committee (ARC), on several occasions with the intention of re-examining the proposed building expansion design to determine if it could be altered to be a more appropriate neighbor to the National Landmark property of the Campground.

Most recently, on May 11th, Mr. Gillespie presented to the MVCMA, and in particular a group from the Cottage Park neighborhood that directly abuts the Oyster Bar & Grille, the plans filed with the MVC on that same date.

The plans reflected some of the improvements we discussed and we applaud the efforts and cooperation of the owners to bring about these changes:

- The stair and elevator tower have been relocated to the Circuit Avenue façade to remove the impact on the Campground.
- The second floor function room was diminished in size by nearly 50%, moved to the front of the second floor, and shielded from the Campground with a newly proposed apartment on the same floor.
- The roofline was changed to a mansard style to visually reduce its apparent height.

On the following issues we have been assured verbally that the corrections will be made, but the submitted plans do not reflect these agreements:

- We have been assured and greatly appreciate that a six-foot or eight-foot alleyway will abut the MVCMA property. However, this is not reflected on the current site plan. Considering that creating this space would require a reduction in the building size this would seem to be a significant point.
- All parties have agreed that installing a gate that would lock at night to block off the alley that runs adjacent to the Oyster Bar & Grille and connects the

Campground to Circuit Avenue would do much to alleviate late night incursions into the Campground. The Campground has expressed a willingness to have such a gate at their property line; but all have agreed that a better location, offered by the owners, would be to place the gate at the foot of the alley near Circuit Avenue. The plans submitted on May 11th do not reflect the proposed gate and we are not certain if the co-owners of the alley have been contacted and are in agreement.

- We have been assured that the windows facing the Campground will be translucent and non-operable. There are no notes in this regard on the plans; therefore, we expect this will be included in the owner's list of offers.

There are two important items that have been matters requiring a lot of discussion. While we have made progress on these items, we have not reached final agreement on either one; and we are looking to the Commission to help us protect the unique lifestyle preserved in our National Landmark property:

- The MVC submission still notes that the site plan is taken from a mortgage inspection plan, not a true field survey; and the locations of the adjacent buildings are still listed as "approximate". While the owners have assured us that the plan has subsequently been confirmed by survey, this information has not been cited on the site plan. Since so many of the planning concerns involve distances to existing buildings and property lines, the MVCMA intends to commission a survey of our property lines in this area to protect our interests.
- In our discussions, the MVCMA suggested that in addition to the alley setback of the first floor, further stepping back of each subsequent upper level would block less light and air from the Campground abutters and diminish the apparent height of the proposed three-story building. Assuming the 6-8 foot alley is implemented as committed, there still is no current plan to set back the second floor wall, although the owners have consented to consider a steeper second floor roof pitch as an option. The newly-proposed mansard roof for the third story appears to set back only 5-7 feet from the second story back wall. We don't think we have reached a satisfactory set-back solution.

Lastly, we have made no progress on the MVCMA request to eliminate the roof-deck. We perceive it as visually and vocally intrusive to the Campground. While the owners have assured us about restricting its use after dark, we see this as almost impossible to police and enforce.

Again, we express our appreciation to Mr. Shaw and Mr. Gillespie for their willingness to entertain other perspectives and points of view. We also want you to know we have encouraged any MVCMA abutter holding a different point of view than this letter to communicate directly to the Commission.

Sincerely,

