

Commission members,

I am writing to convey my support for the renovation of the Oyster Bar restaurant in Oak Bluffs. I wanted to expand on the testimony, which I gave at the commission hearing.

I am a 20 year resident of the Vineyard and a 15-year veteran of a NYC nightclub and restaurant career. I have known both Michael G and Wyman S. for more than 10 years. They both worked for me when I ran Jamie Hamlin's catering company. I have become very familiar with the entire scope of the project, acting as the FSI consultant to both Michael and Wyman. I would like to address the seminal issues that came up in the commission hearing, point by point.

- 1. Size**
- 2. Noise**
- 3. Outside patron activity**
- 4. Community impact**
- 5. Parking**

#### **1. Size**

The proposed size of the structure is directly related to its reduced environmental impact (locally and globally) and the financial necessities inherent to a cutting edge green construction as well as to sustaining a year-round 180 person restaurant & 220 person community/ functions space.

This new structure will accommodate all the current, noise generating, heating and cooling components (along with all the other mechanical elements of this design) inside the walls, reducing the facilities noise generation by almost 100%. This design will also take building off-grid in 10 yrs. lowering the overhead and with the future addition of solar panels, it will actually add to the local power grid.

The island economy combined with the green design dictate the necessity to maximize the long-term productivity of the property's square footage. The four apartments and private functions facility are essential components to financing this project on this island.

#### **2. Noise**

The project has specifically addressed sound issue by the installation of special laminated glass, moving all the heating and cooling units inside the structure and creating an insulating sound barrier by placing the ventilation system, stairways and elevator shaft to the wall that abuts the residential properties.

#### **3. Outside patron activity**

This has been an issue since this space was converted to a restaurant more than 15 years ago. Within this project there is proposal to place a sound reducing, locking gate at the entrance to the campgrounds. This can be locked to close off patron access to the campgrounds.

#### **4. Community impact.**

The proposed Oyster bar renovation will provide several services/benefits to the town and its residents which do not exist presently.

- A. Year-round family fine dining.
- B. Community meeting and functions facility
- C. Wedding industry business
- D. Quality, legal rental apartments

#### **5. Parking**

Proposals are pending

#### **Summation**

It seems clear from the plans that this project brings tangible benefits to the community and the environment, with a nominal impact on residence. The debated size issue (which smaller than the Oak Bluffs Inn across the street) is not about the greed of the builders, but about the financial realities of creating a sustainable, ecologically sound, year-round business (which provides a living wage for dozens of Island residents) on Martha's Vineyard.

Richard S. Ogden  
Vineyard Haven MA.