



# Oak Bluffs Concerned Citizens

January 13, 2009  
M.V. Commission  
PO Box 1447  
Oak Bluffs, Ma 02557

Re: Bradley Square Project

Dear Commission Members:

This project is a story of "well meaning people" that were misguided or misled regarding the impact that this project would have on the Town of Oak Bluffs.

It started at the annual Town Meeting, where the residents voted to provide funds toward affordable housing.

The applicants designed "an overly ambitious plan" for a development that would only partially include affordable housing, and was favoring "Special Interest's". Not at all what O.B. residents wanted or needed. In fact, it was going to cause a huge safety issue of parking and traffic.

The Project was informally presented to the Board of Selectmen by Ron Dioro with assurance that the process of due diligence would be followed and it then was sent to the State as a "friendly" 40b project.

The "due diligence" was not done by the Board of Selectmen and it was sent to the M.V. Commission with the appearance that it had the blessing of the Town of O.B.

The M.V. Commission ignored the objections of the residents that appeared at the public hearing and failed to address the obvious size, traffic and parking problems.

The approval shocked a number of O.B. residents and gave birth to the Oak Bluffs Concerned Citizens Committee.

At the O.B.Z.B.A. meeting, the IHT/IIA and the O.B.C.C. agreed to sit down and work out a "compromise design". After this agreement the O.B.C.C. learned that the "due diligence" had not been done and the revised plan that was presented to the M.V. Commission included again, a meeting/function hall with a kitchen that could have up to 30 people twice a week, rather than a "beign museum" space.

Many residents feel that the "project" is still too large and should be downsized to two buildings with "affordable housing", more greenspace. There is no need for a meeting/function hall, we have the Sailing Camp, Town Hall, Senior Citizens Center, and the Library for meetings/functions, with plenty of parking.

The M.V. Commission, O.B. Board of Selectmen, and the O.B.Z.B.A. should understand that any large development on this site should not have a permanent effect on the "backside thruway" of Masonic Ave, Dukes County Ave, and Vineyard Ave.

This "Thruway" feeds the old neighborhood's and gives routes to "Up Island", Edg, and V.H. as many "Islander's" will confirm.

We ask that the M.V. Commission, Board of Selectmen, and the O.B.Z.B.A. , use their responsibility to work with the applicant and the O.B. residents to produce a proper and much needed "affordable housing" project.

Thank You!  
Chairman O.B.C.C.C.

  
Don Lambert

Cc O.B. Of Selectmen  
Cc O.B.Z.B.A.