

Dana Hodsdon

Tisbury, MA

January 22, 2014

To : Martha's Vineyard Commission (MVC)

Dear Commission Members,

I am writing to the MVC to ask you to take a long hard look at the proposed Stop & Shop's development and design once again.

First of all, I am not opposed to a new store. What I object to, along with other M V Islanders, is the horrendously and inconsiderately large building in their proposal. And how the Stop & Shops' Corporate design approach and strategies appear arrogant.

Be mindful of their disregard for the town scape, the MUNICIPAL parking lot, the Main St retailers, the environment, the sensitive coastal flood zone, pedestrians, the traffic and so much more.

Make note the **negative impact** that this development would have for many decades is a fact. Lets not be short-sighted.

Here is a list of negative items to oppose this development;

1. It will change traffic patterns and its density with an increase of vehicles both large and small. This, in turn, starts a chain reaction of more fuel consumption and pollution, the wear and tear on the surrounding roads, and the town's public and private amenities.
2. The proposed store will consume **larger quantities of water**, taken away from our "**Sole Source Aquifer**" for various stores' needs.
3. There will be an increase in the **septic and refuse disposal**, effecting the "**Sole Source Aquifer**." With more food prep, there will be more waste that effects the town septic and aquifer.
4. There will be more chemical cleaners to clean the store that goes into the septic. Those chemicals then **filter into the "Sole Source Aquifer"**

Quote from MVC <http://www.mvcommission.org/planning/water.html>

"SOLE SOURCE AQUIFER"

*The entire area of Martha's Vineyard was designated a Sole Source Aquifer by the Environmental Protection Agency in 1988, emphasizing not only the importance of our aquifer but its **fragility**. It is the **only source of drinking water for a population of about 75,000 people** during the summer peak, and the **only source of seepage of fresh water** into our coastal great ponds that helps determine their unique nature. The water quality of public drinking water supplies are protected by zoning overlay districts as described in M.V. Source Water Protection Pro ([WaterResourceQuality PDF 34K](#)) ."*

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5. **It will remove Green Space that will not be sufficiently replaced.**
 6. It will increase **Noise Pollution** with roof top mechanical and trailer cooling generators.
 7. It will be **out-of-scale** with other buildings in the village of Tisbury.

8. The design as proposed is **NOT Disabled-friendly**. The ramp way is too long and the elevator is inconvenient, and they are located in awkward locations. Both entries being at separate ends of the building, making it difficult for some of our severely handicapped.
9. The building is **designed as a Hyper store, that is to serve 100,000 people or more.** We are 17,500 islanders during nine months of the year). The question is “where will Stop & Shop get their 100,000 customers today?” Do Falmouth shoppers come to MV to go grocery shopping?
10. The Stop & Shop's new development is in a **Designated Coast Flood Zone**. Any removal of vegetation is a detriment to the coastal areas.



pic 1



pic 2



pic 3

*Pic 1. flooded by 1meter increase shown in **yellow**, additional 1 meter affected areas shown in **red**, Mvtimes.com May 8, 2013*

Pic 2. from FEMA federal insurance map, mvtimes.com, March 6, 2013

Pic 3. Water Street Flooding, MVGazette.com, Mark Lovewell, December 27, 2012

11. The design as proposed will **disrupt traffic at the intersection of Norton and Cromwell Lanes** when delivery trucks come and go.
12. The S&S will dominate the **TOWN'S PARKING LOT, monopolizing those public parking spaces along with their own.** A single store of this magnitude needs more than the proposed parking spaces. This in turn neglects the needs of the Main, Union and Beach St. retailers as well as the pick up of ferry passengers and the functioning of the VTA.
13. With the impact on five corners, Will the public accept that there will be an implementation of one or two **full time officers or signals at 5 corners** and at the intersection of **State Rd. and Main St.?**

*If the full time or part time officer(s) is needed, there will be the added salary, pensions, insurance and the like. And, **be aware** that there is a high potential of personal injury with traffic entering from five separate areas at five corners for that traffic officer. This will become an additional tax burden to the tax payers.

14. Why is Stop & Shop considering to eliminate the **PUBLIC comfort station in the current parking lot?** It is for the convenience of the S&S, not for downtown visitors and other retailers. **The removal of the structure would have numerous negative impacts,** The proposed S&S two cubical restroom replacement will NOT be perceived as the same public restroom, and it will be in an awkward area for access. Consider the lack of privacy at the end of the S&S's main ramp with patrons having to walk by that rest room to go shopping.
15. There will be a **sizable waste of energy in heating, cooling and lighting**, Stop & Shop has NEVER proposed any specific alternatives all this time.
16. There will be considerable **water run-off from the roof** to hard surfaces on the north and east and to the adjacent properties soft scapes, without any retention, noted at present.
17. For the future existence of **the Historic Caleb house at 15 Cromwell Lane**, Stop and Shop would NOT commit to find a suitable arrangement for its Historical Preservation.

This Stop & Shop development is a major DRI (Development of Regional Impact).

With their current proposal, **the quality of life in VH will change negatively.** Stand up and fearlessly against this Corporate entity. Keep in mind a Corporation entity has no feelings except the bottom dollar and this appears to be such.

Again, this new Stop & Shop Proposal is about Corporate profit-making. If they did not think that the bottom line would produce a profit, they would not have proposed such a mega store, against the public concerns for the past several months.

Smaller stores like "Reliable", "Our Market" in OB and Stop & Shop's own "Ahold Europe stores," distinctly show that a **reasonable-sized store** does not interrupt traffic, stays clean, offers better service and still makes a profit. You can also note that 'Ahold Stop and Shop Europe' maintains their stores appropriately sized in small villages throughout Europe. These are known to be successful. Why can't they do the same here in our village too?

Who will profit from this?

S&S and a nominal amount of sub-contractors. This will not be a community constructed building.

Their food Products come from off-island.

The fuel for the trucks fill up their tanks off-island.

The electricity to run the store comes from off-island.

So how are they contributing?

Supplying a number of full-time and part-time positions? Making donations?

The impact they will bring to the community is too great to be compared with their offers. Their mentioned contributions are merely a pie-in-the-sky gesture.

If you weigh the pros and cons, Stop & Shop proposes to bring a suburban Big-Box store, with limited consideration of our unique community and environment, imposing to place their giant footprint to a very entangled and inconvenient area of Tisbury.

Now, the town's future appears to be ever more fragile, from their imposing carelessness.

“SUCCESSFULLY KEEPING THE VINEYARD UNIQUE”

From MVC Website, <http://mvcommission.org/thecommission/index.html>

Notwithstanding tremendous growth in the past generation, the Vineyard has largely preserved its unique character. While not everyone will agree with each decision, it must be recognized that the MVC has played a vital role in protecting the Vineyard and will be even more crucial in the future as development pressure continues to increase.

•We avoided inappropriate development typical of the mainland: hillsides covered with suburban sprawl, farmland transformed into strip malls, beaches lined with motels.

•For the most part, the quality of the environment, the quality of life, the unique amenities and the Vineyard's sense of place have been preserved, and are the foundation of our thriving visitor-based economy and our sound property values.”

In conclusion,

If the above is true, I and others implore you at the MVC to stop allowing the unfair practice of S&S and its affiliates from dominating the meetings, proposing slight modifications to the same design.

If they will truly change their design to be in scale and harmony with the Village of Tisbury, then, Stop & Shop should have presented them. Since they have not, they instead attempted to interfere with the public discussions.

1. **Demand that they Reduce the size** of the present design.
2. Delivery trucks should be off the municipal public parking and their building access should be only maneuvered **WITHIN their own property.**
3. **Norton lane**, in reality, is **NOT a public road.** It is a traveled way, or a mere access to the parking lot. Do not let Stop & Shop take this misconception to their favor, to create their truck access road within the public parking lot, deeply into the narrow pedestrian-scaled area(West)
4. **Minimize the environmental impacts**, and, these impacts **MUST** be listed and assessed thoroughly. Remember that the S&S's is an area within the Coastal Flood Zone and should be treated as such. The impact with water run off from the roof, the impact of the reduction of green space, the run off from the redirection of land use needs to be addressed.
5. Suggest the usage of a green roof (plantings and the like).
6. **Develop a Community Outreach** to truly find out what the islanders think with unbiased information.

The MVC knows why we have not allowed other chain stores on the island. And this is a prime example of the challenge from that chain store, that corporate mind set elbowing onto the island and maneuvering to have their own way. Don't be bullied!

Thank you,

Dana Hodsdon