

Paul Foley

From: Alison Stewart
Sent: Monday, January 27, 2014 10:00 AM
To: veno@mvcommission.org; taylor@mvcommission.org; foley@mvcommission.org; flynn@mvcommission.org; caser@mvcommission.org; info@mvcommission.org; london@mvcommission.org; schroeder@mvcommission.org; leclerc@mvcommission.org; stewart@mvcommission.org; seidel@mvcommission.org
Cc: lisa crisp; Alison Stewart
Subject: Concerns regarding Oak Bluff bowling alley from owners of the residential property owners next door @ 3 Uncas Ave

Hello all,

My name is Alison Stewart and I am writing to you about tonight's meeting regarding the Bowling Alley proposal for Oak Bluffs. I hope you will help this email get into the proper hands or inbox.

My sister and I are the owners of 3 **Uncas** Avenue, parcel 156, the residential property next to the proposed bowling alley site. Our parents, both recently deceased and interred in the OB cemetery, bought 3 **Uncas** Avenue in 1963 from the **Matel** family who used to own the 5 & 10 store on Circuit. It has been in our family for 50 years. The property is now in the Estate of Carol G. Stewart. It had been in the estate of Joseph T. Stewart Jr., our father who died two years before our mom. My sister and I are currently the executors of the estate and have stayed in the house as recently as last August.

We were made aware of tonight's meeting by friends on the island but had no knowledge of it or any other meetings, proposals or conferences regarding the bowling alley project. We would have attended tonight's meeting but at this point cannot get there in time. Instead we have a few friends who are going to attend for us.

Truthfully when it comes to this project the only concrete information we have is from what we have read in the paper & now what is on your website regarding tonight's meeting. This is why we were surprised to read in the proposal presented by on the commission's website that:

"... neighbors were invited to a special presentation of the project by the developers. At this meeting the residents were distressed to learn that they would about a parking lot because they imagined noise and light in the evenings. In response to this the developers "reversed" the project, placing the parking at the opposite end of the property where it is totally removed from their residences. In doing so the number of lanes was reduced from 12 to 10."

We did not receive this invitation to this presentation or any other from Mr. **Larkin** B. Reeves & Mr. Sam Dunn (Agent) or anyone representing this project.

The now amended "reversal" has the parking lot about 1 foot from our home, on the other side of our fence. In the photo slide presentation our home is obscured by the angles and various vehicles, except in one photo. Only in the photo, slide 16, can you see how close our home is to the parking lot and not really to the full extent. [Click here and you can see in the first photo the gray/blue house is ours](#), and what you see is a window to our kitchen and one side our screened in porch where we spend 90% of our time is about a foot from the existing fence noted in the plans. Above that is one of the four bedrooms which will look directly out at the proposed alley site.

We have all the same concerns as the other **abutters** regarding noise, lighting, delivery trucks, inebriated patrons leaving at 10pm or 11pm or midnight, safe exit from our own property, blocking of our driveway, parking on our lawn, car doors slamming, after hours loitering. We can tell you between the bank and general traffic, on a normal summer day the street is jammed and parked up even with the two hour street parking. Friday is especially crazy.

There was one brief night time event business on Uncas held in the art gallery space two summers ago and the police were called every time there was an event because of the noise and patrons. With a 44 seat restaurant and 18 seat bar next door to our residential property, operating seven days a week until into the night, you can understand why we are concerned about traffic and parking.

We are writing to you to let you know we want to make sure you and the developers have the proper contact information for us and that we are notified of events regarding this proposal. I know our contact info/address is public record because the tax department has the correct info for 3 **Uncas** as I have been paying the **taxes and water bill for the** past year and a half.

However, just in case the information has not gotten to the commission or to the developers here it is.

Alison Stewart



Dr. Lisa Stewart Crisp



We fully support the needs of the year round community, a community both my sister and I hope to join one day.

That said, we would like to be included in this conversation and we need to protect our family which includes a 5 year old boy.

We are concerned that we have not had a chance to address these important issues with anyone.

Thank you for your consideration. And please, please let us know when the next meeting for to attend.

Very Sincerely,

Alison Stewart
Lisa Stewart Crisp

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