

From: Susan Dunbar mvsue2@yahoo.com
Subject: Response to Seavey Letter - please add to recorded correspondence
Date: February 1, 2024 at 11:47 AM
To: Rich Saltzberg saltzberg@mvcommission.org

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I am Susan Dunbar an abutter to the Vineyard Montessori School. My address is 97 N William Street and the recently constructed Phase One Expansion Toddler Building is located directly behind me.

The neighborhood would like to propose conditions for the MVC to consider and require before expansion is decided.

Per suggestion of the Board of Health, We request a 2024 Title 5 inspection of the original septic system to see if it is maintaining septic health and performance since it's upgrade in 2015 from cesspools to "Pits" and to determine if system should be upgraded to current Title 5 standards of leaching fields as opposed to "Pits" to accommodate this project and the proposed second story employee housing. The proposed expansion plan brings the plumbing for the entire complex (27 staff and 128 students: 155 people) to 13 toilets, 22 sinks, and one shower with additional showers, sinks, and toilets to come with Employee housing. With employee housing, there WILL be "daily showers, meal preparation, and laundry" contrary to Attorney Ross Seavey's assertion in his response letter to neighborhood concerns. If leaching fields are deemed necessary, they should be included in the current proposed expansion plan before approval.

Per suggestion of Tisbury Fire Chief Leland, We request a road traffic study to be conducted on Tashmoo Ave to show what the current traffic level is with a road counter and then extrapolate increase in vehicular traffic after proposed expansion. We require this to ensure there will be no delay for Emergency Response Vehicles entering our neighborhood and the overall safety of pedestrians and children playing outside. Ross Seavey, attorney for VMS, suggested a school zone and one or both sides of Tashmoo Ave be deemed no parking. If parents are still lined up on Tashmoo Ave with engines idling this is not considered parking and will continue the congestion regardless. A School Zone designation also does not eliminate traffic.

We request Noise Abatement for existing Montessori School as it functions TODAY. Fence heights and reforestation of trees have not been addressed and we request these issues to be attended to before approval of expansion. There has been no landscaping paid for by the school for noise abatement and privacy concerns.

While Mr. Seavey promises to review existing exterior lighting fixtures to improve Dark Sky Compliance, We request stricter policies implemented by the school for human error of cleaning crews and teachers leaving lights on at night and to check if security spotlights are malfunctioning and staying on for weeks day and night.

While there has been limited communication from the school with Abutters, it has been inaccurate with no transparency as to size or use of structures. Most recent literature shared with Neighborhood showed a much shorter and smaller structure than 34 feet 2 inches high and 3,500 plus square footage for new proposed expansion. There was no contact with Neighborhood about Toddler Summer Camp and the noise created by that program.

In Ross Seavey's letter responding to the concerns of neighbors, he refers to the Toddler Phase One Building as "small scale." We are at this hearing before the MVC because the

Phase One Building as "small scale." We are at this juncture before the MVC because the Tisbury Board of Health referred this expansion project because of the LARGE SCALE of over 3,500 square feet.

We have seen publicly available financial information provided by the IRS for non profits which shows Vineyard Montessori School is a money making business. In 2019 and 2020 their tax returns showed Net Income of negative -93,779 in 2019 and net income of 10,930 in 2020 perhaps when they were applying for an MV Youth Grant. In 2021 Net Income was 887,211 and in 2022 Net income was 484,798. Currently the School shows a revenue of 1,907,548 and after expansion with Tuition alone 2025 revenue will be over 2,000,000. Vineyard Montessori has enough income to accommodate these reasonable requests and conditions of the neighborhood stated to the MVC this evening.

Thank you for your consideration,

Susan Dunbar