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4417 Baccich Street
New Orleans, LA 70122
January 30, 2024

Martha's Vineyard Commission
33 New York Avenue
Oak Bluffs, MA 02557

Dear Board Members,

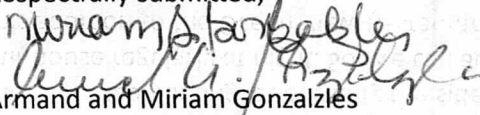
We are writing to request that the plan submitted for the rebuilding of the Ocean View Restaurant be rejected. We have owned our home at 20 Wayland Avenue since 1998. A few years ago, we also owned property on Bay View Avenue. When it came time to retire, we struggled on which house we wanted to keep. Bay View was a new construction; Wayland is well over 100 years old. But, as we weighed the pros and cons, Wayland won out. It won out because of the neighborhood and the neighbors. It won out because we could sit on our wraparound porch and enjoy the peace and calm, and the breeze from the water. It won out because of the history of the house and its previous owner. We enjoyed going to Ocean View and made it our first stop when arriving on the island and were glad to hear it would be rebuilt. Now that the plans have been filed, we have to say, "not so much."

The proposed plan for a three-story building, with full basement, is essentially an apartment building with a nice restaurant downstairs. At 15,000 sq. ft., this structure would dwarf the surrounding homes and certainly have an adverse effect on its closest neighbors on Wayland Avenue. Our view will go from blue skies to a concrete wall. No breeze, no view, and to add insult to injury we will have to put up with the extended parking lot abutting the side of our yard. We already had their patrons parking in front of our house regularly at night. So, we can add decreased property value and no peace to the list of how this addition to the Ocean View Restaurant will negatively impact our lives.

We are hearing talk that this will be "affordable housing" "employee housing" yet the owner has himself called it "a hotel." In today's world, where the focus has increasingly been on capital and not people, this smells of the "incrementalism" that has burned many communities, e.g., Chapman Avenue. If it is employee affordable housing they are talking about, there are already at least five projects underway to address that situation. We are all aware of how contractors/owners make promises regarding occupancy, employment, and no subleasing. But the fact of the matter is all that goes away the second they decide to sell the property to someone else.

Lastly, we object to the land swap deal between ECA and Mr. Hajjar. We never received any notice regarding that deal, which greatly affects us and our quality of life in Oak Bluffs. It's great that we have an association concerned about maintaining open spaces. It's not great when they completely disregard the citizens of Oak Bluffs while cutting a deal that will only benefit one person.

Respectfully submitted,


Armand and Miriam Gonzales
20 Wayland Avenue