

Kristina Kinsman Maynard
9 Leona Lane
West Tisbury, MA 02568

Email: kristinakinsman@gmail.com
Telephone: 508-560-4101

Martha's Vineyard Commission
33 New York Avenue
Oak Bluffs, MA 02557
Re: Proposed EduComp Property Development in Vineyard Haven

October 27, 2021

Dear Commissioners:

I am writing as the Agent with Power of Attorney on behalf of my 90-year-old mother, Doreen Kinsman, of 278 Main Street, Vineyard Haven. She is the owner of 5 Beach Street in Vineyard Haven, which is the residential/commercial property to the east of the proposed development of 4 Beach Street, aka the EduComp Building. Mrs. Kinsman has owned 5 Beach Road for over forty years. Please note that my brother-in-law Joe Grillo will be representing 10 State Road Condo Trust, the property which abuts EduComp to the west, while I am writing solely about the property to the east. They are representing their own interests in this matter, while I am representing my mother, Mrs. Kinsman.

It is our opinion that the scale of the proposed development of the 4 Beach Street property is out of place in that location, would dominate our adjacent property to the detriment of the privacy and enjoyment of the affordable residences thereon. Furthermore, the proposed parking, ingress and egress are inadequate to service the demands that would result from the huge increase in residential and commercial vehicular and pedestrian traffic.

The current existing parking and driveway arrangement is already strained to capacity, as is the intersection our shared driveways enter and exit. It is already either a dicey exit onto the blind corner of a busy downhill through-street, or a congested standstill at one of the most overwhelmed intersections on the whole island, depending on the time of year or, increasingly, the time of day, even in winter. To add the number of residences and businesses proposed, with less parking than already exists, is unworkable and a dangerous escalation of an already over-capacity roadway.

Please note that the east driveway currently used as the exit for the EduComp parking lot, and also for the proposed new layout, crosses our property. This access across our property and the sharing of the driveway exit on their property is based on a mutually beneficial gentleman's agreement with the prior owners of 4 Beach Street and not a deeded or in any way legally agreed easement across our property. It is interesting to note that the proposed development continues to use the current driveway scheme, but the developers have made no effort to contact us as affected abutters and as the owners of a key component of their traffic flow. We do have sufficient land adjacent to our principal structure to access Beach Street without crossing their property simply by eliminating the curve of the driveway.

As owners of the abutting property, as long-term landlords for three rare affordable residential rentals, and as concerned island citizens, we do not support the proposed development in its current scale, style or usage. Not only does it negatively affect the use, enjoyment and value of our abutting property, but it would make a regional impact on the safety and capacity of a major island artery and further strain in-town parking limitations.

Please feel free to contact me and be sure to include me in any notifications or developments regarding this matter.

Lastly, thank you for your dedicated service to the preservation of the character of the island.

With regards,

Kristina Kinsman Maynard