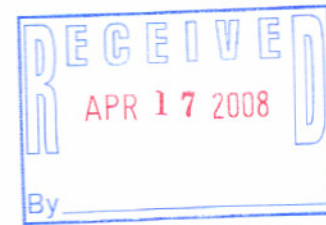


4/17/08



To Martha's Vineyard Commission

RE: Bradley Square DRI Dukes County Ave Oak Bluffs
From Larry Schubert 92 Dukes County Ave

Dear Commissioners

I would ask that you consider the following points as you conduct your hearings and review of this project. And please keep in mind these point are my opinion and I respect that not everyone will agree with them.

1. The proposal only provides parking for 8 cars on the property. The other spaces shown on the plan are in the town road layout and are therefore public spaces for anyone's use. The applicant should provide adequate parking on their own property. As all new projects should.
2. The plan should be shown to match up with or blend with the plans of the Oak Bluffs Highway Department and the Traffic Study committee. To show what streets might be changed. Where sidewalks will be and on which sides of the street.
3. The design shows colored in green median strips between the parking and travel way for cars. I don't think this is practical or will ever be built as shown.
4. Can an applicant show work as part of their project on town land and then just assume that the town will build it or let it be built as part of this project.
5. I think the scale of the buildings will shock us when they are actually built.
6. Some of the neighbors that have spoken to the issues of parking and scale are the ones who paid from their own funds to sewer Dukes County Ave. If not for them this project would not even be happening. So please listen to their opinions

Please work on the details of this project and have the applicant show what it will be, not just perhaps a pretty picture. I would like to think I'm not being to negative but a project that proposes public good should be good.

Thank you Larry Schubert
West Tisbury and Oak Bluffs

Please call me anytime 508 494 2400

