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TO: Martha's Vineyard Commission  
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FROM: Lee Jackson Van Allen   
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RE: Ocean View Plan

DATE: January 25, 2024

DRI Number  
750  
Martha's Vineyard  
Commission

I am writing to voice my strong objections to the proposed Ocean View Plan. I ask you to reject this plan due to its negative effect on our historic, residential neighborhood of single-family homes. My family has owned 18 Wayland Avenue, which abuts the Ocean View property, for seventy-five (75) years. I am the current owner of 18 Wayland Avenue, which has been part of my family's more than one-hundred and twenty year legacy of owning property in East Chop. Soon after the Ocean View Hotel burned down in 1965, my parents built a second-floor deck to enjoy the extraordinary views of Washington Park, Oak Bluffs Harbor and the ocean beyond. When the Ocean View Restaurant was built by the Jackson family, our family, friends and guests continued to enjoy and cherish these special views and ocean breezes. The proposed development of a three-story building which includes a restaurant, a bakery and ten (10) apartments will negatively affect the quality of life of all who live in the neighborhood; however, my Wayland Avenue cottage is the property most severely-impacted by this development. My family's views of Washington Park and Oak Bluffs Harbor as well as ocean breezes will be completely lost, after almost sixty (60) years of enjoying them. My backyard fence, which currently abuts parkland, will abut a commercial parking lot. If the Ocean View Plan is approved, our quaint, residential neighborhood of two-story homes will have been steamrolled, quite literally, by big business, transforming our beloved neighborhood into an over-crowded, over-built commercial block. (Please see attached photo)

**What is positive about the Ocean View Plan?**

- 1. The return of the Ocean View Restaurant to the neighborhood.**

**What is negative about the Ocean View Plan?**

- 1. A Dangerous Precedent for Oak Bluffs**

Approving this oversized, inappropriate, commercial development in a residential neighborhood of single-family homes paves the way for future oversized, inappropriate, commercial developments in other Oak Bluffs residential neighborhoods;

- 2. Obstructed Views and Ocean Breezes**

Some residents in the neighborhood will lose ocean breezes and views of Washington Park and Oak Bluffs Harbor;

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### **3. Parkland Swapped for Commercial Use**

Parkland owned by the East Chop Association, which prides itself in preserving the rustic ambience of East Chop, has been swapped in order to be used as a commercial parking lot for the development. Homeowners in the neighborhood were not consulted, before the swap was made. The commercial use of this green space will crowd this area and have a negative effect on the quality of life and property values of abutters;

### **4. Increased Traffic, Increased Parking, Increased Lights and Increased Noise**

Ten apartments will house up to twenty (20) residents, perhaps more. These tenants will bring as many as twenty (20) vehicles, perhaps more. Since the Ocean View Hotel burned down in 1965, no one has resided at this site for almost sixty (60) years. The increased traffic, parking, noise and lights from both the apartments and restaurant will dramatically change our residential neighborhood;

### **5. Footprint vs Mass**

The footprint may not change; however, the addition of two more stories and a basement will dramatically increase the mass of the proposed building from approximately 5,000 sq. ft. to approximately 18,000 sq. ft., including the basement. Our neighborhood consists primarily of single-family homes and cottages that average approximately 1,500 to 2,000 sq. ft. in size;

### **6. Suitable Landscaping and Boundaries**

Does the OV Plan include an adequate landscaping plan and other boundaries to protect the neighboring homes from objectionable views? According to the Town of Oak Bluffs Codified Zoning By-Laws, April 2003, 5.5 General Landscaping Requirements: suitable boundaries or buffers are required between residential uses and nonresidential uses, such as parking lots, in order to preserve the environmental character of the Town, reduce nuisances such as dirt, dust, and motor vehicle headlights, as well as protect abutting property owners from diminished property values due to the adjacent nonresidential use;

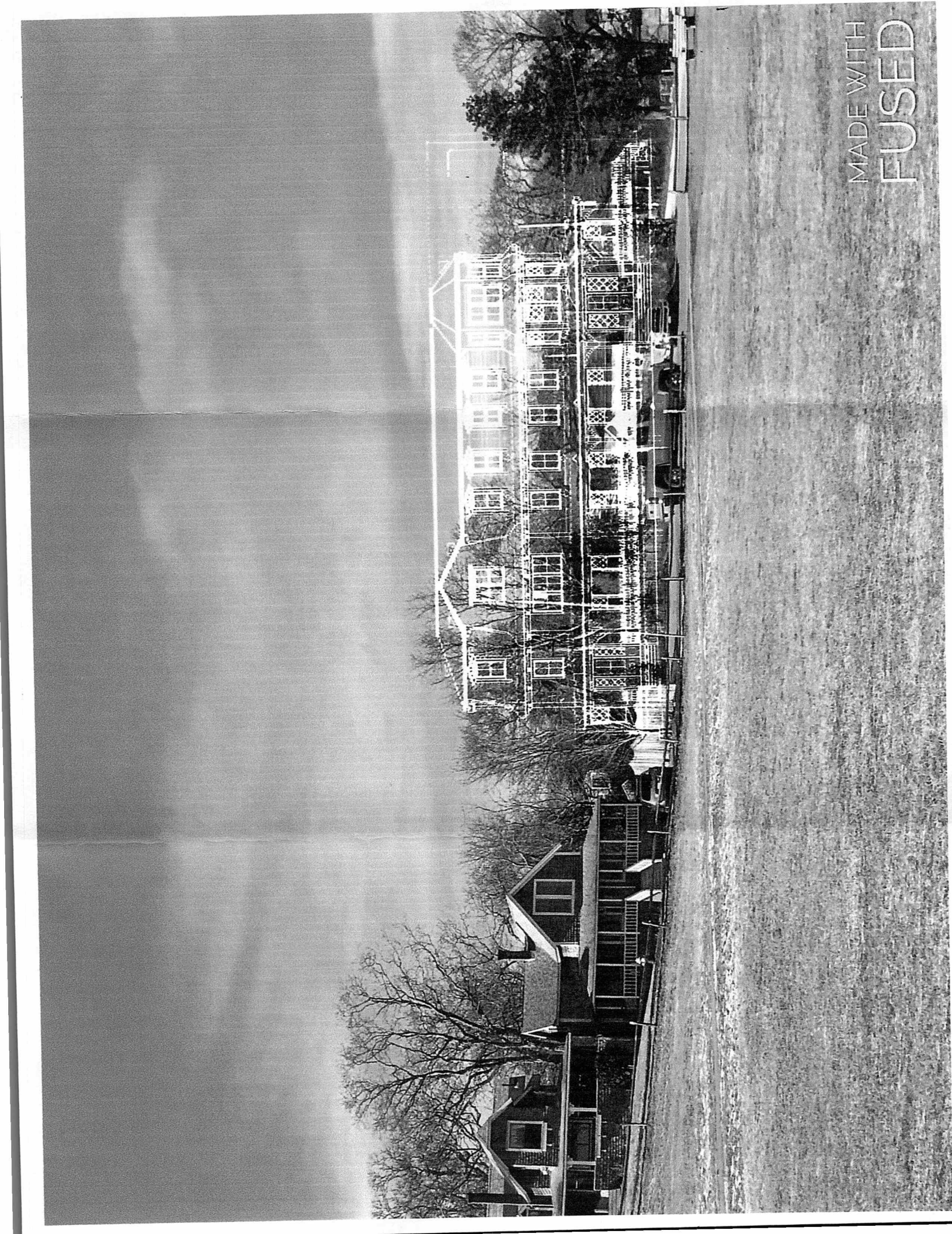
### **7. Bakery**

Will the proposed bakery produce goods for the Ocean View Restaurant only or will the bakery be another commercial business that brings even more traffic, more noise and more odors to our residential neighborhood?;

### **8. Deed Restrictions**

What deed restrictions will be imposed in order to ensure that the apartments are only rented to year-round, Island residents and not to vacationers? What restrictions will be imposed to prevent the property from becoming a resort hotel or condominiums in the future? Will deed restrictions be passed from one owner to the next owner, if the building is sold? How will the use of the building be monitored?

In closing, thank you for your consideration of my objections to the Ocean View Plan.



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