

79 Main St., PO Box 956
Vineyard Haven, MA 02492

March 14, 2021

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

RE: Stone Bank -75 Main St.

Dear Commissioners:

This is a written confirmation of my testimony in favor of development for the Stone Bank presented to the Commission by Sam Dunn on March 11, 2021.

As I mentioned during my testimony, I do think this is an appropriate development for the property and will in fact enhance the Vineyard Haven commercial district. The bank has sat vacant since 2017 when Santander Bank closed the facility.

Sam's development is thoughtful to the existing historic building and its surrounding environment. It will clearly enhance the value of this property. I wish the Tisbury Planning Board had not forced commercial use on the first floor in the inner courtyard, but that's not your issue and the project does work as presented to the Commission for approval.

I do want to say that Sam has been very reasonable in responding to our requests for changes in the plan to protect the privacy and livability of our residence. He has also agreed to provide us several pedestrian, vehicle and no build easements. This access we have used for years, but without legal standing.

I did mention two concerns, one regarding the vehicle easement and one regarding the construction period.

He has granted us a vehicle easement across the lower end of the property directly into the bus turn around area owned by the Steamship Authority. To use this we are dependent on the Authority and town agreeing to our use through this area. Without it we will have limited ability to get larger vehicles onto the property as our access from Main St. is down a narrow and steep driveway that becomes unusable during winter weather. Currently we can get large vehicles in through the area where unit 8 is to be built. I should mention that granting this access through the turn around neither impacts the number of parking spaces in the town lot, nor the bus staging area. Several people on the Tisbury Planning Board and Select Board are aware of this concern and the reasonable solution.

Regarding the construction period, I assume the construction material and vehicles may be staged near our house and have requested of Sam that reasonable accommodation be made for our access to our property.

Again, I want to reiterate our support for this project as I do think it's a benefit to the town and island. It adds residential units to the downtown stock and additional commercial units.

Sincerely,

Peter Stam