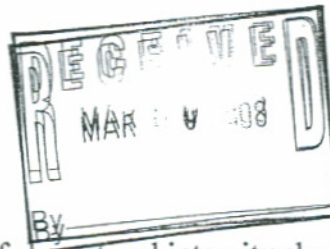
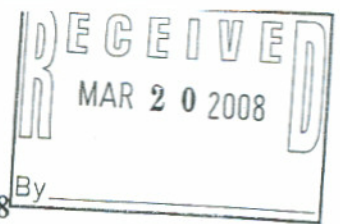


BRADLEY CHURCH PROJECT



3-18-08



I have been appalled at the lack of respect and integrity shown to the abutters of and residents in the neighborhood around the Bradley Church project by the Affordable Housing Fund. The proponents of this project have waged a political campaign of dis-information to the public, via. The Point radio show and statements made to the Commission regarding widespread acceptance of this plan in the neighborhood. They are fully aware of the opposition to the scale of this plan by the majority of the neighbors. Many of these residents, some of greater than 50 years, have been lied to, subjected to low ball insulting offers for their homes, so low you would have to leave the island, and treated as if they and their quality of life is irrelevant. Nice tactic: Sell to me cheap cause I'm going to put a road and parking lot in your back yard. NICE!

Residents in this neighborhood already have people blocking their cars in and out, parking on lawns and bushes, leaving trash, hitting fences etc. during these art strolls. This is not an ARTS DISTRICT!! It is a B-1 commercial to R-1 residential interfaced mixed use neighborhood with real people, called residents, who live in small houses on smaller lots, some 40'x 80', who need to be able to park in front of their homes.

The proponents of this plan say it is ok to put 12 dwelling units, 4 subsidized B-1 commercial retail spaces, and a function hall on less than 1/2 acre of land with 6 or eight on site parking spaces. The 50-60 vehicle parking space needs of this project will create parking chaos far outside the 300 foot public meeting notice requirement, so many people don't even know what's coming down the road, so to speak. Fifty parallel parking spaces equals 1,000 feet, that's 200 feet down 5 side roads in addition to existing full capacity. HUM??? Nope DON'T FIT!!

This neighborhood works only if each business and resident has adequate parking. Adding insult to injury, how would you like a new service road and parking lot to appear on your back yard boundary when you thought you were in a R-1 zone? They don't want to see the six cars from the town road they want to put them in your back yard. Cool. I'll offer a little design advice. When you have a small lot don't build a road on it. No go ahead it's free.

Other questions arise when trying to understand the mind set of those who would propose such a destructive and out of balance project.

What are the affordable housing people doing getting involved in Historic Preservation and commercial development? Why would money for affordable housing be used to subsidize the acquisition of commercial property? Business owners next to this project have 300 to 500,000 dollars plus invested in their B-1 commercial live/work/retail condos. Why aren't the commercial units the ones being sold at full market value rather than the only two, two bedroom units. Who is the target demographic for 10 one bedroom units and how does that support the year round Vineyard economy. It's not for young couples. Where is the sign up list and who is on it before you knew about it?

The scale of this project is patently absurd. These people need to play by the same rules as everyone else and fit on their own property.

For the record I am Opposed
Donald W. Muckerheide

p.o. box 429 Oak Bluffs, Ma. 02557

A handwritten signature in dark ink, appearing to read "Donald W. Muckerheide", written over the typed name.