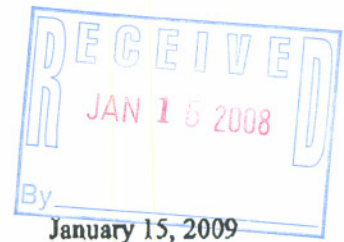


Russell R. Rogers  
P.O. Box 933  
Oak Bluffs, MA 02557-0933  
(508) 693-0614



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

Hand Delivered 1/15/09

RE: Proposed Bradley Square 40B

Dear Commissioners:

I am unable to attend your meeting regarding the above referenced project tonight. I respectfully request you review my following concerns/suggestions:

- 1) Our family owns property directly across the street from the proposed project and although we are not against the development of said property we are very disappointed with the current proposal.
- 2) There is either no parking or too limited of parking for the proposed.
- 3) The Applicant wants to cut out and dig 5' from the trees that they are keeping (saving) and removing all others. 5' within the 'saved' trees, at their age and size, I feel will be detrimental to the trees they are trying to save; and this digging 5' from these trees may result in their destruction.
- 4) The traffic study that was done for the proposed was without a doubt flawed at best and, I feel, did not take into account the off street parking that is constant during the summer for events that are held at Ocean Park, the Tabernacle, the Art museum and other functions. Dukes County Avenue is one of the busiest streets in Oak Bluffs and the access streets, Warwick, Masonic and Vineyard Avenue are just as busy as they are cut through streets from other areas.
- 5) The new building is out of proportion in conjunction with the property and the neighborhood architectural integrity.

Up the street from this site is a project being proposed by Mr. Muckerheide that is in keeping with the Town's zoning, use and environmental impact. Why are these concerns not being addressed for the Bradley Square project? As I have viewed this on TV, as well as many others, it was clear that the commission through their discussions are requiring more information and finding fault with most aspects of his project. It seems as though there are two standards – one for Mr. Muckerheide and one for the Bradley project "affordable housing". I feel the Commission is scrutinizing Mr. Muckerheid's project, which no one is opposing, and allowing the Bradley project without any scrutiny or serious review.

The Bradley Square project has mixed use in a Residential District (commercial only on the outlying area near Dukes County Ave), which according to 760 CMR 56, should not be allowed; allowing this project to change the entire outlook of the existing old neighborhood; and allowing a commercial use that is not in the best interest of the Town of Oak Bluffs, but is in the best interest of the Arts Council.

Thank you for allowing my comments and concerns.

  
Russell R. Rogers