

To: MVC

1/19/23

Regarding: DRI #730 Southern Tier Affordable Housing

We write as longtime owners of the residential properties (49-13, 49-13.3 & 49-13.2) that immediately abut the planned housing development at the Southern Tier. As a threshold matter, we share in the understanding that there is an affordable housing crisis in our community that *must* be addressed. As such, we are supportive of the efforts to build affordable housing on the island. That said, as planned, Southern Tier Phase 1 development raises grave concerns and suggest that the applicant failed to consider fully the impact of this development on the existing community abutting the Southern Tier. Specifically, we raise issues concerning the placement of the future Access Road to Phase 2 and the siting of the development's Community Building.

Community Room: As explained by the applicant, the community room is designed to, among other things, provided a meeting and gathering space for community members to host family reunions, birthday parties and other large gatherings. Undoubtedly, these gathering would result in substantial noise and light pollution. Yet, with no regard to the residential abutters, the applicant plans for this structure to be built on the farthestmost East side of the development Again, the side closest to our homes. Whereas, the West side of the development abuts a commercial space — specifically the parking lot to the ice arena. The applicant could easily place the community center on the West side, which would not run the risk of disrupting the use of our property.

Access Road to Phase 2: Currently, the proposed Access Road to Phase 2 is slated to run along the property line and East of the existing knoll. Rightly, the applicant has sought to preserve the natural knoll. However, the placement of the Access Road to Phase 2 to the east (as opposed to the west) of the knoll will significantly and unnecessarily deplete the little remaining "virgin" land and habitat for wildlife. To put it plainly, the access road would run through the middle of over 4 acres (adjacent property's) of otherwise untouched land.

Moreover, the proposed access road unfairly impairs our rights as adjacent landowners. As planned, the applicants ask the MVC to approve a road that will run immediately outside of our property line. As represented by the Planning Board, the future Phase 2 housing development for which the access road is required, contemplates as many as 200 residential units. Thus, the access road would carry upwards of 200 cars each day to and fro. This according to the plans, without any reasonable setback off from our property lines. And, as planned location of the road, there is no question that our yards would be flooded with headlights from each direction and we would be subjected to daily — potentially constant — noise and other pollution attendant to a thoroughfare of this kind.

Specifically, we request that the future Access Road to Phase 2 be delineated to the West of the knoll. This in turn requires shifting buildings 8 and 9 roughly 8 feet to the West, building 11 roughly 25 feet to the West and the Community Building to the North and West, closer to the Ice Arena's parking lot. Given the importance of this redesign, and the phasing of the Southern Tier development, these modest changes warrant serious consideration. To aid in the commission's review we have attached 2 schematics. The first demonstrates how an alternative Access Road to Phase 2 location can be responsibly accommodated, which avoids these concerns and require modest adjustments by the applicant. The second, illustrates the unwarranted intrusion of the access Rd. into the otherwise untouched habitat.

To be clear, it is no answer that this access road is not part of Phase 1. Should the MVC fail to demand the applicant address this concern now, the development of Phase 1 would effectively foreclose any ability to address this concerns in the future. That is, there will be nowhere else for the Access Road to Phase 2 to go. Certainly, we would agree that absent an alternative, on balance, the need for affordable housing may outweigh our concerns. But, as set out, there is a readily available alternative that will not subject the land to needless degradation and unfairly infringed on our rights to the quiet enjoyment of our homes.

While we hope we can agree that affordable housing is a right we must ensure is available to our fellow community members. Fairness demands that in doing so we do not, even if unintentionally, deny our neighbors the ability to enjoy the homes they have worked to provide themselves. Please help us ensure that the Southern Tier is developed equitably and without needless disruption of a natural habitat we all have an opportunity to preserve.

/S/ Lashann DeArcy Hall

LaShann DeArcy Hall – 49-13.3

/S/ Adam T. Hayes

Adam T. Hayes – 49-13

/S/ Elizabeth A. Hayes

Elizabeth A. Hayes – 49-13

/S/ Scott Robinson

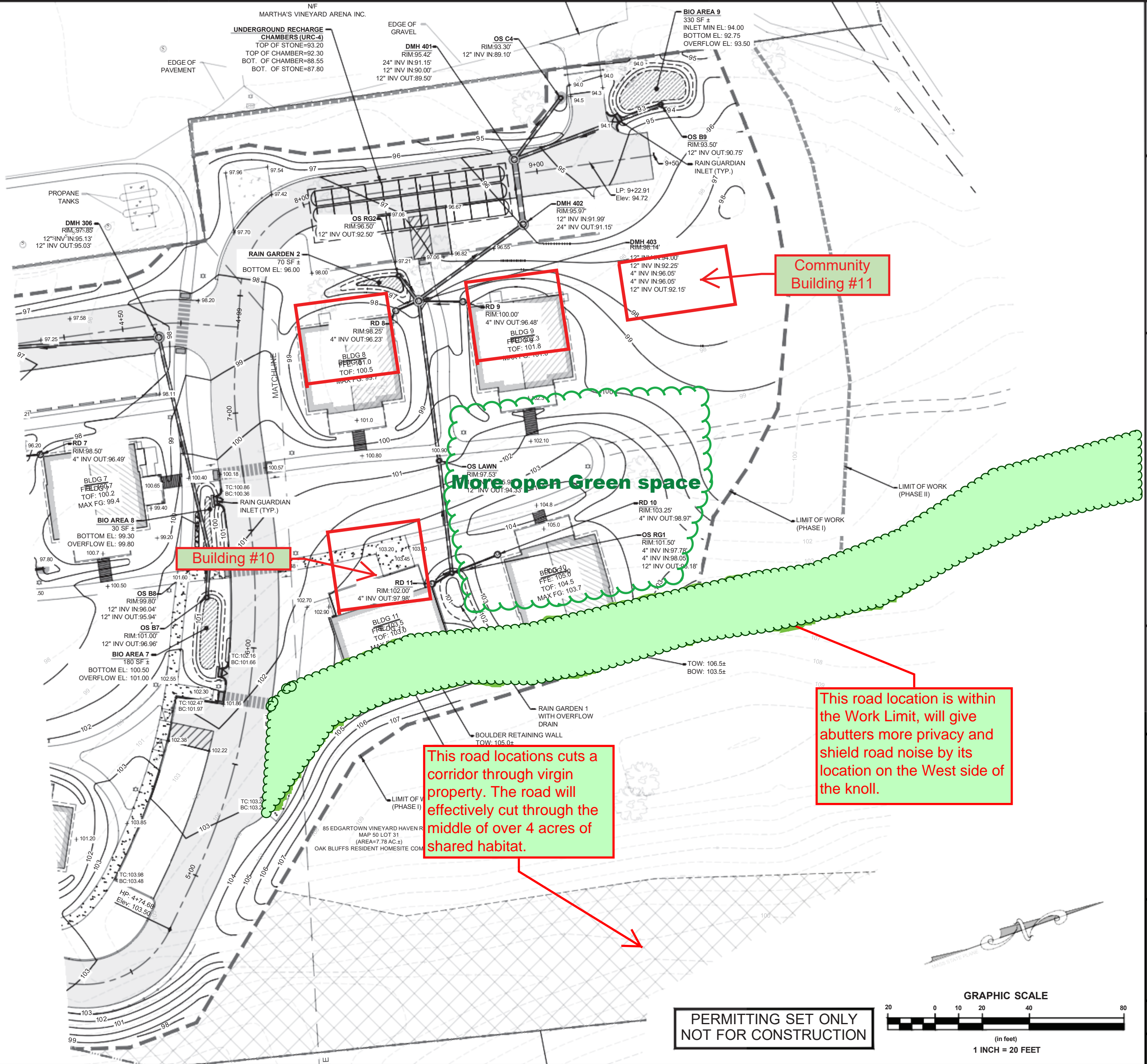
Scott Robinson – 49-13.2

Enclosures: Southern Tier 1 of 2 Road Moved West .pdf

Southern Tier 2 of 2 Road Moved West .pdf

last modified: 12/08/22 printed: 12/08/22 by eh K:\Projects\2022\22008 Oak Bluffs Southern Tier\Drawings\22008 GD.dwg

- GRADING NOTES:
1. ALL WALLS ADJACENT TO PEDESTRIAN AREAS THAT EXCEED A 30 INCHES DROP ARE TO INCLUDE A PEDESTRIAN RAILING THAT MEETS ALL SAFETY, CODE, AND ACCESSIBILITY REQUIREMENTS. COORDINATE FENCING/RAILING EMBEDMENT/INSTALLATION REQUIREMENTS AND WALL DETAILS WITH MANUFACTURER'S STRUCTURAL ENGINEER.
 2. VERIFY BUILDING DOWNSPOUT, ROOF DRAIN, AND FOUNDATION DRAIN LOCATIONS WITH ARCHITECT. COORDINATE CONNECTIONS WITH ARCHITECT AND MEP.
 3. COORDINATE GRADE AGAINST BUILDING FOUNDATIONS WITH ARCHITECT TO VERIFY DOOR LOCATIONS, ADA ACCESS, WALL RETURNS, STOOPS, PORCHES, WATERPROOFING, AND ALL OTHER ARCHITECTURAL COORDINATION ITEMS. PROVIDE MINIMUM FOUNDATION REVEAL REQUIRED BY CODE.



Revisions	
Horsley Witten Group, Inc. Sustainable Environmental Solutions www.horsleywitten.com 90 Route 6A Sandwich, MA 02563 508-833-4600 voice 508-833-3150 fax	
Checked By: RAC	Drawn By: EWH
Designed By: MLC/WH	Date: DECEMBER 8, 2022
SOUTHERN TIER PERMIT PLANS 85 EDGARTOWN-VINEYARD HAVEN ROAD OAK BLUFFS, MASSACHUSETTS	
GRADING PLAN 2	
Prepared For: Affirmative Investments, Inc. 39 Union St. 2nd Floor Boston MA 02108 Phone: - Fax: -	Survey Provided By: Horsley Witten Group, Inc. 90 Route 6A Sandwich, MA 02563 Phone: 508-833-4600 Fax: 508-833-3150 Checked: February 10, 2022
Project Number: 22008	Sheet: 10 of 18
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