

Peter and Nancy Stam
79 Main St., Vineyard Haven, MA 02568

January 4, 2023

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

RE Stone Bank Taqueria, DRI 674-M3

This letter is in support of Peter Stam's oral comments presented at the December 15, 2022 Commission public hearing on the requested changes to the Old Stone Bank plan, DRI-674-M3 to allow a 70 seat outdoor dining restaurant. This is much higher restaurant usage than presented in the developer's original proposal and reduces the promised open space in the project.

As the owners and residents at 79 Main St., Vineyard Haven, MA we are direct abutters of the property as it borders us on the south and west sides of our property. The project has significantly changed the building density around us and adding a 70 seat restaurant will add to the density issue. Complete strangers have commented to us that the project is too dense and has eliminated open space. We have the following comments about the restaurant which were mostly voiced as part of the public hearing on December 15, 2022.

NOISE

Comment - We are concerned about the noise that will be generated by an outside open dining area. The edge of the dining area is only 50 feet from our house including bedrooms. The developer has agreed to put a tall hedge along the north side of the dining area to reduce lighting intrusion and noise.

Requested condition – Please add condition requiring no amplified speakers for music or order announcements and that a 6' hedge be installed along the restaurant area from the Mone insurance building to the Union St. parking lot.

LIGHTING

Comment - We are concerned about light intrusion from lighting. We already get a lot of night light from the ATM in the Mone Insurance building, Salvatore's Restaurant and Mad Martha's Ice Cream shop. Any addition of strung lighting closer to us will exacerbate the condition. The developer has previously agreed to shaded downward facing lighting not plain light strings.

Requested condition – Please add conditions requiring shaded downward facing lighting and at least a 6 foot hedge on the north side of the seating area from the Mone insurance building to the Union Street parking lot.

RODENT CONTROL

Comment – We already have a significant problem with rats and skunks in this area. I have actually caught a rat in our skunk trap and regularly see rats in this area. In the developer's proposal he offered only collecting trash and garbage three or four days a week. Salvatore's has their garbage collected every day and the Stone Bank restaurant should do the same. Uncontained food product litter will attract rodents.

Requested condition – Please require a continuous rodent control program, daily removal from the property of all trash and garbage, and the placement of all collected trash into sealed containers at the end of service each

day and measures should be taken to prevent trash from blowing into the rest of the development and abutter's properties.

ODOR

Comment – Our house is located northeast of the restaurant site which is directly downwind of the restaurant for the predominant southwest wind and we already get strong cooking odors from Salvatore's restaurant. Adding another restaurant would increase the odors we will get from a second restaurant. I have spoken to the developer about adding an odor scrubber to the exhaust fan and I have been told by him that he is not willing to accept the additional cost even though adding this equipment will significantly reduce the odor and to us seems like a reasonable cost given the total cost of equipping a restaurant.

Requested condition – Please require the addition of an industry standard odor control system to the exhaust fan system.

LIQUOR

Comment – The original project narrative included a small coffee shop, not a 70 seat Mexican restaurant. The developer's proposal said they would only sell liquor with food. Tisbury has now approved the sale of liquor without food, but it can only account for 35% of total sales revenue. With the restaurant's close location to the ferry terminal we are concerned that there will be many people coming for a quick drink while waiting for the boat or waiting to pick up people from the boat. We are concerned that this will dramatically increase the volume of traffic and noise through and around the property.

Requested condition – Please only allow the sale of liquor for seated guests with the order of food as developer had agreed to in original submission.

ACCOMODATION

Comment – As with the comments under the liquor item, increased guest traffic will increase the need for restroom access. This is already a regular problem from folks waiting at the bus area and the various homeless people that gather at the bus area. More short stay guests will increase the number looking for a quick place to urinate without waiting for any available restroom.

Requested condition - Please require that there be an adequate number of easily available, handicap-accessible, unisex restrooms.

We thank the MV Commission for giving serious consideration to the concerns of a direct residential abutter to this project modification. If the restaurant does get approved, we hope these conditions can be included and perhaps a reduction in the number of seats to reduce pedestrian traffic and return some of the promised open space.

Sincerely,

Peter and Nancy Stam