



**Shirley A. Strother
George H. Elferink
1326 Chetwynd Avenue
Plainfield, NJ 07060**

March 17, 2008

MV Regional Planning Commission
33 New York Avenue
P.O. Box 1447
Oak Bluffs, MA 02557

Re: DRI 612 – Bradley Square

Gentlemen:

As owners of 161 Circuit Avenue, at the southwest corner of Warwick Avenue. We were pleased to learn of the plans to renovate the First African American Church on the Island and to build affordable housing on the site.

We support the development of affordable housing on the proposed site. We feel, however, the density of the development is too much for the existing parcel of land, zoned B-1 and R-1.

After moving the Bradley Memorial Church, the proposal requests the building of two large structures which are the size of the church. These new buildings will dominate the neighborhood which has homes and business no higher than two stories. The scale of the buildings creates the density problem.

The twelve housing units create the density problem and are too many for the site because:

Parking

- Only 12 spaces on site (one for each unit)
- No parking provided for the day time workers at the Bradley Memorial Church.
- No parking provided for day or evening events to be held at the Bradley Memorial Church.
- Some units will have more than one vehicle and there is no provision made for these except on street parking. Neither Masonic nor Warwick can handle significant parking even if both were turned into one ways streets.

Buffer Zone

- None has been provided between the driveway/parking area and the fence on the Warwick and Circuit property lines.
- There needs to be a landscaped buffer zone between the parking and the new wood stockade fence that will go up.

Trash Bins

- Given the density of the building, the existing placement of the bin is close to neighbors.
- The trash bin also needs to be properly screened and secured.

Lighting

- Typical "parking lot lights" are intrusive and do not belong in a residential area.
- If there must be lighting, it must be properly shielded from the neighbor's properties on Warwick and Circuit and should not be permitted to remain on after 11:00 PM.

We recommend the number of units be reduced which would provide room for parking and landscaping. In addition, the scale of the buildings should be in keeping with the business and residential neighborhood.

We strongly urge the Commission to reject the existing proposal. We look forward to a Revised plan that takes into consideration the density as it relates to the site and the character of the neighborhood.

Sincerely,

Shirley A. Strother

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