

PLANNING BOARD

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April 11, 2022

Martha's Vineyard Commission
P.O. Box 1447
Oak Bluffs, MA 02557

RE: Xerxes Aghassipour – 4 State Road LLC, AP 09A06

Dear Commissioners,

The Tisbury Planning Board continues to review the proposal for 4 State Rd. concurrently with the MVC. On November 2, 2021 we sent a letter to the MVC which highlighted some of our concerns. Areas of concern included: traffic, wastewater, character and identity/mass/size and stormwater and drainage. While the applicant continues to address these issues, our board has discovered further concerns.

Traffic: An extensive traffic study prepared by Fraser Engineering has revealed the need for improved pedestrian safety at the intersection where State Road meets Main St. While the development proposal is not the sole contributing factor for this concern, there remain parameters which should be discussed concurrently to make improvements. Fraser Engineering recommends potentially relocating crosswalks and/or driveways as well as making improvements to sidewalks. The traffic study has been shared with the commission and the summaries capture these suggestions. While vehicular use of 4 State Rd is projected to slightly decrease, pedestrian and bicycle use has been promoted by the developer as a “green” solution for residents. A construction traffic plan should also be presented by the developer in which disruption is minimized in the vicinity.

Character and Identity/Mass/Size: The developer has reduced initial dimensions by 22% which will soften its presence however the board has concerns about losing commercial space in the B1 business district. In the past, the building was an anchor which provided a large basement and 1st

floor establishment, Educomp, as well as rented office spaces on the upper floors. Converting the majority of the building to housing in this district removes potential business expansion.

Easements: Throughout the public hearing there has been concern from abutters and the developer regarding easements for ingress and egress. Legal documents need to be provided to both the MVC and the Planning Board which definitively explain existing registered easements, if any. There has been much conjecture but nothing substantive presented. Without discovery of said easements any ingress and egress needs to remain solely on the 4 State Rd property. Owners of 10 State Rd. and 5 Beach Rd., which bookend 4 State Rd, have attended the public hearing meetings. **5 Beach Rd.** maintains there **isn't** an easement on record and has taken the steps to redefine their driveway. **10 State Rd.** reports there **is** an easement and will provide evidence at the public hearing continuance on May 4 at 6:45. Amongst all of the confusion nothing concrete has been produced yet illustrating easements. Resolution of the easement issue is a must.

Continuance: The Tisbury Planning Board asks the MVC to continue your hearing process in order for complete and thorough review of the Fraser Engineering Traffic Study and the Stormwater peer review. The developer is currently reworking the stormwater design so as to address Fraser's recommendations. More time is needed to finalize this work. In addition, the traffic study deserves ample opportunity for review from both commissioners and planning board members. And as mentioned, easement documents need to be provided before any decisions can be rendered. Thank you for your consideration for a continuance.

Sincerely,

A handwritten signature in black ink, appearing to read "Ben Robinson", with a long horizontal flourish extending to the right.

Ben Robinson
Planning Board Chair