

## Streetscape Master Plan

Luke DeBettencourt <cornerstoremv@gmail.com>

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To: Oak Bluffs Planning Board <planningboard@oakbluffsma.gov>; Luke DeBettencourt <lfdesq@gmail.com>

 1 attachments (23 MB)

attachments.zip;

Dear StreetScape Subcommittee,

I would first like to thank everyone for all of the hard work that has brought the plan to its current level of development. Accordingly as a Circuit Ave business, The Corner Store, which directly abuts Healy Square, I believe that I have a unique point of view regarding the Healy Square area, adjacent loading zone, current use and potential redevelopment. I certainly can understand that not everyone in town will be happy with the plan in whatever final form it takes, however negative outcomes or impacts for the businesses should be given priority consideration.

From my view on the corner over the last 30 years I have seen Healy Square used as a gathering place where visitors and locals relax under shade trees and enjoy food, drink and camaraderie. It is an area used for fundraising, political campaigning and holiday gatherings. It is also an area that is used for locking bikes to benches, light posts and trees. Recently it has hosted staging lines for donuts and postal customers. Each morning during the summer it is littered with empty nip bottles, discarded paper bags, coffee cups and a multitude of other trash. I know because I dispose of many of these articles each summer morning when I arrive early to ready my store for the day. I mention all of these things because a Streetscape Master Plan should not only be about pavement, sidewalks and bricks. It must address the needs and concerns about waste, signage, accessibility, elevations, visibility and continued maintenance.

I have two specific concerns that directly impact my business at 24 Circuit Avenue. The first concern is the relocation of the current loading zone adjacent to Healy Square, from a space that does not impact the visibility of any single business on the entire street, to directly in front of my business. The proposed location completely blocks street visibility of my store front and results in a negative outcome for my business. It is my understanding, after some research, that the placement of the current loading zone on Circuit Ave was arrived at after careful consideration and discussion. The decision was made with the motivation being that no business should be blocked from view and therefore disadvantaged in such a manner. For your edification I have attached pictures of present day vehicle use in the loading zone. I ask this question, would any of you want your business to be blocked by these vehicles five or six days a week from 9:00am up until 4:00pm?

The second concern that I have is with the proposed elevation of the new sidewalk and speed table as it relates to water runoff and drainage. I have attached a video for you viewing that expresses my concerns as they relate to these proposed changes.

Thank you for taking the time to review this matter.

Regards,  
Luke DeBettencourt  
The Corner Store  
24 Circuit Ave  
Oak Bluffs, Ma 02557

IMG\_2209.MOV

**Video Link**









