

Addressing Unsafe Parking Situation on Kennebec Ave.

racohen65@aol.com <racohen65@aol.com>

Wed 9/16/2020 10:33 AM

To: Oak Bluffs Planning Board <planningboard@oakbluffsma.gov>

Cc: Robert Whritenour <rwhritenour@oakbluffsma.gov>; Richard Combra <rcombra@oakbluffsma.gov>

 1 attachments (16 KB)

Memo to Packish and Miller.docx;

Good morning Kim,

The attached Memorandum concerning the above matter is addressed to Brian Packish and Craig Miller. Kindly forward it to them.

Thank you.

Best regards,

Richard Cohen

MEMORANDUM

To: Brian Packish and Craig Miller

From: Richard Cohen

Re: Request to address Issue in Streetscape Ploan on Kennebec Ave.

Date: September 16, 2020

I want to call your attention to an unsafe situation on the west side of Kennebec, adjacent The Pawnee House restaurant (formerly Park Corner Bistro). where diagonal parking is available. There has been at least one accident in that area related to the diagonal parking and other factors. One accident that I am aware of occurred in August 2018. I have heard there has been at least one other.

The first two diagonal spaces in that area are designated handicapped accessible. They directly face the restaurant. The sidewalk in that area is slightly less than 5 feet wide. The spaces are used frequently by elderly drivers using the post office. Most are using it legally as they have handicapped placards or plates. The August 2018 incident involved an 85-year old male driver who, when intending to exit the space, depressed the accelerator rather than the brake. He drove into the restaurant causing significant damage, putting the restaurant out of commission for a time in the middle of the "Season." Fortunately, he was not injured, and there was no one dining in the restaurant as the restaurant had not yet opened. There were also no pedestrians in driver's path.

My family owns the building, and since then, we have requested on several occasions that the town come up with at least an interim remedy assuming the streetscape project would offer a permanent solution.

In reviewing the current draft of the streetscape plan in preparation for yesterday's forum, it appeared that addressing this situation has not yet been included.

Since we are still in the early/input stages, I would therefore request that this issue be addressed as part of changes to Kennebec/Healy Sq. and look forward to providing input as to the remedy. I am also hoping this will also prompt an interim solution. In that regard, I am copying Robert Whritenour and Rich Combra with whom I have communicated in the past.

I believe there are at least several simple ideas that can form at least part of the interim if not the permanent solution e.g. turning one or two of the accessible diagonal spaces into parallel spaces and/or placing or adding one or more of accessible spaces in a nearby safer location. I am sure there are other solutions that the consultants and the streetscape committee as a whole can offer. We do not want to reduce opportunities for accessible parking in this part of the business district, just assure that both needs are met, safety and accessibility. These needs are of course not mutually exclusive, To the contrary, the current situation puts elderly and other drivers, passengers, pedestrians, diners, and employees all at risk.

Streetscape

Amy Billings <abillings@oakbluffsma.gov>

Fri 9/18/2020 11:28 PM

To: Oak Bluffs Planning Board <planningboard@oakbluffsma.gov>; ewellhopkins@mac.com <ewellhopkins@mac.com>; jojo@marthasrealestate.com <jojo@marthasrealestate.com>; Brian Packish <bpackish@oakbluffsma.gov>

Hi Kim , please pass along my comments to the rest of the Streetscape sub committee for further discussion at our next meeting. My thoughts on the plans before us are based on practical and financial needs of the town over the FEW months of increased population. **1st** - I think we should pull the harbor parking change out of the proposal - that area of the harbor was proven this summer to be able to accommodate enough open space for picnic tables, benches and pedestrian flow. We will lose well maintained green space that is as of right now one of the few places that doesn't need a renovation. This area needs to remain part of the Harbor not become more road space. (I'm not sure how we would keep pedestrians out of the bike lane walking to and from their cars) **2nd** - It would be nice after hearing the public comments to have Waterfield Design give us a vision of Circuit Ave that keeps parking the way it is but stealing only a few spaces for bike racks and more handicap spaces , if the sidewalks can be widened even an inch without losing parking it's enough. Adding curb cuts at the MVCMA entrances can then be marked within the way finding process. A = we need to remove the trees and maybe plant fewer new ones. B = replace the light post with the ones that have plugs which means new conduit and C = addressing the drainage issues, all these need to be considered in our budget. The area that's to be a speed table could be toned down and still used for loading with the town putting restrictions on times for the larger trucks. **Kennebec Ave:** is in decent condition and I believe the plans can be adjusted as needed. **Healey Square:** will need some discussion but nothing that can't be worked out. As an FYI = Healey Way is wider than we see , however entering in to a legal battle with the the two resident's that now encroach will be costly. Keeping the 15 minute parking spaces is very important. These are the main points I'd like you all to consider - this is tax money and needs to be spent wisely sidewalks / Circuit Ave should be top priority. Thank you , Amy Billings

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Re: Housing Choice Small Town grant applicaiton

T E Hopkins <ewellhopkins@mac.com>

Fri 9/18/2020 4:15 PM

To: cnlowe@aol.com <cnlowe@aol.com>

Cc: Oak Bluffs Planning Board <planningboard@oakbluffsma.gov>; Amy Billings <abillings@oakbluffsma.gov>; gailmaritza@yahoo.com <gailmaritza@yahoo.com>; racohen65@aol.com <racohen65@aol.com>; rossd157@gmail.com <rossd157@gmail.com>; cjctodd@gmail.com <cjctodd@gmail.com>; simon.shapiro74@gmail.com <simon.shapiro74@gmail.com>; chuck@sullivanassociatesarchitects.com <chuck@sullivanassociatesarchitects.com>; erikalbert360@gmail.com <erikalbert360@gmail.com>; jojo@marthasrealestate.com <jojo@marthasrealestate.com>; Brian Packish <bpackish@oakbluffsma.gov>; cmiller@wdgrp.com <cmiller@wdgrp.com>; TWong@wdgrp.com <TWong@wdgrp.com>

The grant's mission lines up nicely with our vision and recently passed town of shop housing by-law. As we approve additional downtown applications with a housing component, infrastructure, sidewalks, lighting etc. all contributed to a better overall design.

There's no question streetcapex lines up in someone is willing to express our vision in this grant application.

Yes we can!

Ewell

Sent from my iPhone

On Sep 18, 2020, at 2:02 PM, cnlowe@aol.com wrote:

The Housing Choice grants are for "The Housing Choice Initiative provides incentives, rewards, technical assistance, and targeted legislative reform to encourage and empower municipalities to plan and build the diverse housing stock". I may be missing something here, but I'm not sure how this fits with the mandate for Streetscape. Would love to apply for an additional \$100,000, but...

Craig Lowe

-----Original Message-----

From: Oak Bluffs Planning Board <planningboard@oakbluffsma.gov>

To: Amy Billings <abillings@oakbluffsma.gov>; gailmaritza@yahoo.com <gailmaritza@yahoo.com>; racohen65@aol.com <racohen65@aol.com>; rossd157@gmail.com <rossd157@gmail.com>; cnlowe@aol.com <cnlowe@aol.com>; cjctodd@gmail.com <cjctodd@gmail.com>; Simon Shapiro <simon.shapiro74@gmail.com>; chuck@sullivanassociatesarchitects.com <chuck@sullivanassociatesarchitects.com>; erikalbert360@gmail.com <erikalbert360@gmail.com>; jojo@marthasrealestate.com <jojo@marthasrealestate.com>

Cc: Brian Packish <bpackish@oakbluffsma.gov>; ewellhopkins@mac.com <ewellhopkins@mac.com>; cmiller@wdgrp.com <cmiller@wdgrp.com>; Tim Wong <TWong@wdgrp.com>

Sent: Fri, Sep 18, 2020 11:49 am

Subject: Fwd: Housing Choice Small Town grant applicaiton

Please see below from Ewell.

Kim

From: T E Hopkins <ewellhopkins@icloud.com>

Sent: Friday, September 18, 2020 11:19 AM

To: Oak Bluffs Planning Board; jojo@marthasrealestate.com; erikalbert360@gmail.com; Brian Packish

Subject: Fwd: Housing Choice Small Town grant applicaiton

Kim,

Please share with sub-committee members.

Another \$100k for streetcapes if we act now!

<image0.jpeg>

Sent from my iPhone

Are you aware of this grant opportunity for FY 2021 Housing Choice Small Town Capital Grants Application and Guidance?

Application web

link: <https://www.mass.gov/forms/housing-choice-small-town-capital-grant-program-application>

The Housing Choice grant program will operate in accordance with the MassWorks statute ([M.G.L. c.23A§63](#)), which states that the primary purpose of the program is: *to issue grants to municipalities and other public instrumentalities for design, construction, building, land acquisition, rehabilitation, repair and other improvements to publicly-owned infrastructure including, but not limited to, sewers, utility extensions, streets, roads, curb-cuts, parking, water treatment systems, telecommunications systems, transit improvements, public parks and spaces within urban renewal districts, and pedestrian and bicycle ways.*

- Expenditures allowed under this statute may differ from what has been allowed in prior Housing Choice guidelines. Carefully read the Eligible Applicants and Use of Funds sections below for details.
- A proposed project must be for construction work on land and/or infrastructure that is already publicly owned or will be acquired through public leasehold, right-of-way, or easement. Municipal projects that use grants for public infrastructure provided by this section shall be procured by the municipality in accordance with chapter 7, section 39M of chapter 30, chapter 30B and chapter 149.
- Grant funded Projects must be completed no later than June 30, 2022.
- The grant application form has been reorganized.
- Two or more municipalities may apply jointly, with one municipality or another public entity acting as fiscal agent.
- Regional Planning Agencies will be consulted about grant requests.
- Review criteria will consider the project's support of the Commonwealth's Sustainable Development Principles and CAPITAL projects to respond to COVID-19.

From: Kluchman, Chris (OCD)

[\[mailto:Chris.Kluchman@mass.gov\]](mailto:Chris.Kluchman@mass.gov)

Sent: Thursday, September 17, 2020 3:45 PM

To: Kluchman, Chris (OCD)
<chris.kluchman@state.ma.us>
Subject: Housing Choice Small Town grant applicaiton

Good afternoon Small Towns eligible for the Housing Choice Small Town grant program!

I'm pleased to announce that the FY 21 Housing Choice Capital grant program **opens tomorrow September 18, 2020**. Here is an overview of the schedule.

Application submission period: September 18, 2020 through December 11, 220
Written questions about the application due to me by email by close of business **September 29, 2020**
APPLICATIONS ARE DUE: 3:00 p.m. Friday December 11, 2020
Expected award time frame: February 2021
Projects must be completed by June 30, 2022

FY 2021 Housing Choice Small Town Capital Grants Application and Guidance
Application web link: <https://www.mass.gov/forms/housing-choice-small-town-capital-grant-program-application>

A .pdf copy of the application is attached for your review and planning purposes. Please read the application thoroughly as there are some changes in eligible expenses this year. I encourage you to collect your questions and send them to me by September 29th as I will not be able to answer individual questions. The applications **must be completed through the online link**. If you experience trouble with the online application, please do let me know ASAP.

Chris

<image0.jpeg>

Bike rack exempld

Simon Shapiro <simon.shapiro74@gmail.com>

Sat 9/19/2020 9:23 AM

To: Oak Bluffs Planning Board <planningboard@oakbluffsma.gov>

A few pictures of bike racks used in Cambridge.









Simon Shapiro
Sent from my iPhone
Please excuse typos

Greenspace issue along the harbor walkway

racohen65@aol.com <racohen65@aol.com>

Sat 9/19/2020 4:52 PM

To: Oak Bluffs Planning Board <planningboard@oakbluffsma.gov>

This is for Craig or anyone else to answer. As I recall the green strip along the harbor would be reduced considerably in width under the current plan. Where does that reduction begin" I assume it is not along the entire Harbor portion of Lake Ave beginning at the public restrooms. Please indicate.

The second question is whether the current plan retains the concrete strip under the benches along the walkway. If that is the case, and that strip is grassed over, nearly 4 feet in width is gained along the entire walkway. .

I am always in favor of greenspace, but adding another 4 feet of grassed area to the plan, would sure help.

Dick Cohen