

EWELL HOPKINS, CHAIRPERSON
TOWN OF OAK BLUFFS PLANNING BOARD
56 SCHOOL STREET
OAK BLUFFS, MA 02557

Dear Chairperson Hopkins and Planning Board Members:

We, the undersigned, are adjoining and nearby neighbors of the property owned and operated by Goodale Construction Co., identified as Tax Map No. 40, Parcel 10. The physical street address of the property is 194 Edgartown Vineyard Haven Road, Oak Bluffs, MA 02557. Several of the undersigned have been in contact with the Town Building Department over the past several months because of loud and disturbing activities taking place on the property. We have been informed by the Town Building Department that Goodale Construction Co. has not been granted approvals to conduct any commercial activities on the site and that such activities are not permitted under the Town Zoning By-law's Table of Use Regulations for the R3 Zoning District. Our understanding is that the Town Building Department has served the property owner with a Stop Work Order. We also understand that the Planning Board will be discussing this matter at its July 22, 2021 meeting.

We believe that Goodale's has been conducting prohibited activities on the parcel for at least one year. These include land clearing, material storage, building construction, and use of construction equipment and large trucks with back-up alerts. This has created significant noise from the parcel for several months now. The Town Building Department was first notified of the activities on or about April, 30 2021. Since then, the continuous noise coming from the site has disrupted the health and safety of our properties and on an almost daily basis has created unnecessary, loud, excessive and unusual noise. We believe that commercial uses, like those that Goodale's has been engaged in on the 194 Edgartown Vineyard Haven Road property, are not appropriate within a Residential Zoning District. We are concerned that such operations will have an adverse impact on the character of the Zoning District and on our residential neighborhood.

We are writing to you because the Planning Board will be discussing Goodale's Zoning violations at its meeting on July 22, 2021. We also see that the Planning Board discussed "Zoning Reform Review" at its recent meeting on June 24, 2021 and postponed further discussion of Zoning reform until October 1st. We believe that any discussion of Zoning reform should include a review of the Table of Uses to ensure that only those uses that are compatible with the residential nature of the R3 District are permitted or specially permitted. As a group of residents concerned about our neighborhood and its quality of life, we wish to have our voices heard in this discussion. We also believe that enforcement and penalties for violations of the Zoning By-law, such as occurred at Goodale's, should be strengthened to prevent such activities from occurring in the future.

We thank you for your kind consideration.

The following neighbors & property owners have expressed their concerns about Goodale's violations and the need to prevent this from happening again in the future.

Ed Alves
Nona Alves
Hannah Bedford
Zabeth Billingham
Mike Brown
Patty Brown
Gail Cash
Kriener Cash
Cindy Chamberlain
David Chamberlain
Jeff Cimeno Jr.
Emily Cimeno
Ashley Cimeno
Jeffrey Cimeno Sr.
Pat Crosson
Marsha Eldrige
Priya Esposito
Jim Esposito
Mr. Ernesto Galvez
Mrs. Ernesto Galvez
Roberto Guizzardi
Paige Guizzardi
Paul Hakala
Bonnie-Jo Hakala
David Hannon
Pat Ingalls
Gino Mazzaferro
Emma Ingalls-McGlynn
Carol Jennings
Dick Jennings
Brian Kennedy
Andrew Kennedy
Sloan LeRoux
Mary McDonald
Timothy McNamara
Timothy McNamara Jr.
Vickie McNamara
Dr. Joel McReynolds
Bruce Merrill
Peter Palches
Rori Peters
Barbara Ronchetti
Lainey Fink Scott
Benjamin Scott
Colette Sylvia
Dan Williams
Karen Williams
Liz Wilson