

## Oak Bluffs Planning Board

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**From:** Ewell Hopkins  
**Sent:** Friday, April 29, 2022 2:23 PM  
**To:** Oak Bluffs Planning Board  
**Subject:** Fw: Against permit for MVCMA

Post

Ewell Hopkins (he / him)  
Chairperson - Oak Bluffs Planning Board  
56 School Street  
Oak Bluffs, MA 02557

Phone: [508-693-3554](tel:508-693-3554), ext. 154

Fax: [508-693-5375](tel:508-693-5375)

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**From:** Andrew Patch <[ajpatch@hotmail.com](mailto:ajpatch@hotmail.com)>  
**Sent:** Thursday, April 28, 2022 12:34 PM  
**To:** Bob & Jodie Falkenburg <[jodiebob22@gmail.com](mailto:jodiebob22@gmail.com)>  
**Cc:** Ewell Hopkins <[PlanningBoardChair@oakbluffsma.gov](mailto:PlanningBoardChair@oakbluffsma.gov)>; General Manager <[generalmanager@mvcma.org](mailto:generalmanager@mvcma.org)>  
**Subject:** Re: Against permit for MVCMA

Dear Bob and Jodie,

Thank you for your courtesy in providing me a copy of your communication to Ewell Hopkins. I am sorry that you seem to have been caught out by the progress of the Tabernacle Phase V restoration, but it has not been for a want of transparency on our part.

The MVCMA voted in January 2019 to proceed with the construction of an accessory structure to the rear of the Tabernacle, after much discussion and review by the Campground community over the prior summer and beyond, and that decision was reported to the leaseholders in the president's update of January 29, 2019.

The board determined that the addition of the accessory structure would support our Strategic Goals by 1) ensuring that a safe, accessible route is made available to the stage, 2) protecting the generously donated Steinway Piano, 3) providing storage for the recently restored Tabernacle chairs during the offseason, 4) providing a multipurpose room and backstage area to support our regular summer activities and 5) removing a burdensome operational and visual cost of the porta-potties on the back of the Tabernacle, in keeping with the Town of Oak Bluff's Comprehensive Master Plan.

At our October 2020 meeting the Board voted to adopt a comprehensive charter for the Tabernacle project. The October 27, 2020, president's message to our leaseholders reported that "[t]he board has developed a project plan and timeline to accomplish the roof replacement within the recommended time frame. The plan includes not only replacement of the roof but also construction of the modest accessory structure at the rear of the Tabernacle that was approved by the board in our January 2019 meeting."

We then announced and held our first virtual leaseholders meeting via Zoom on November 14, 2020, during which the project charter and plan for the roof replacement and accessory structure were reviewed in detail, along with an extensive question and answer session to address the questions and concerns raised by those in attendance. That meeting seemed to be well received, and even those not in favor of the accessory structure commented favorably on our efforts to be transparent as to the project.

We held a second virtual leaseholders meeting by Zoom on March 14, 2021, in which we provided an update on the process and timeline of Phase 5, including both the roof replacement and accessory structure. That meeting was also well attended and provided an opportunity for leaseholders to ask any questions about the project.

I believe that we will hold another virtual leaseholders meeting in the coming weeks to update the community as to the more recent developments in the project, and I will make sure a copy of the Zoom link goes to this email.

As to the substance of your concerns, I understand that some of our leaseholders would prefer that we not add an accessory structure to the rear of the Tabernacle, and I certainly respect that point of view. My view, however, and that of the MVCMA, is that a thoughtful update to the infrastructure of this magnificent historical treasure will best ensure that it will continue for the next 143 years to serve the purpose that it has so ably served for the past 143 years – not to mention finally getting rid of those unsightly port-a-potties!

Best,

Andrew

Andrew Patch  
MVCMA President

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**From:** Bob & Jodie Falkenburg <jodiebob22@gmail.com>

**Sent:** Wednesday, April 27, 2022 6:19 PM

**Cc:** ajpatch@hotmail.com <ajpatch@hotmail.com>; JDUFFY@nixonpeabody.com <JDUFFY@nixonpeabody.com>; generalmanager@mvcma.org <generalmanager@mvcma.org>; joanneBergen@charter.net <joanneBergen@charter.net>; doxie99@aol.com <doxie99@aol.com>; barry.haskell@gmail.com <barry.haskell@gmail.com>; shight@aol.com <shight@aol.com>; pajones@frontiernet.net <pajones@frontiernet.net>; kjones3305@hotmail.com <kjones3305@hotmail.com>; leamansarah@hotmail.com <leamansarah@hotmail.com>; maureenmcdonald972@gmail.com <maureenmcdonald972@gmail.com>; ssaintam@gmail.com <ssaintam@gmail.com>; provplantations@yahoo.com <provplantations@yahoo.com>

**Subject:** Against permit for MVCMA

To as many members of the MVCMA Board we could find emails for:  
*This was sent to Mr. Hopkins at the Oak Bluffs Planning Board this evening.*

Dear Mr. Hopkins - We are writing to you after learning of the presentation the MVCMA will be giving to the planning board tomorrow evening (Thursday 4/28).

We have been a cottage owners for close to 60 years, and a former member of the MVCMA board (Bob was involved in changing the system of board members being voted on for life, to making term limits as they are now).

We are hoping that the Planning Commission does not grant the permit for the MVCMA to add a 1300 square foot addition to the back of the Tabernacle.

Trinity Park and the Tabernacle are the heart of our historical Campground and there have been no new buildings erected here in over 135 years. This building is being 'sold' to the Town of Oak Bluffs as providing free "Public Restrooms" to the Town.

We feel the erection of this building at a cost of over \$2 million is fiscally, environmentally, and historically irresponsible. If it were needed, the Board would certainly have presented its necessary features to the MVCMA's primary income providers, the cottage owners/Leaseholders, via meetings and correspondence.

Sorry for the short notice, but this has all just come to our attention.

Respectfully yours,

Robert & Jodie Falkenburg  
31 West Clinton Ave  
Oak Bluffs MA 02557