

Oak Bluffs Planning Board

From: Stephen Cofer-Shabica <scofershabica@gmail.com>
Sent: Monday, May 9, 2022 6:28 PM
To: Andrew Patch
Cc: Oak Bluffs Planning Board
Subject: Re: Tabernacle Roof Demolition and Restoration, MVCMA

Thank you Andrew for your message.

What I am mainly interested in are the actual approved plans for all phases of the work. As noted in my email, I am very concerned about the potential long term contamination of the areas around the tabernacle. I am familiar with the GZA GeoEnvironmental, and will be interested in receiving copies of their work plans when they become available. For me, the bottom line is that working with asbestos needs extraordinary care to avoid harming our children's and grandchildren's health.

Thanks again,
Stephen

Stephen Cofer-Shabica
843-870-5390

On Sun, May 8, 2022 at 4:35 PM Andrew Patch <ajpatch@hotmail.com> wrote:

Dear Steve,

Thank you for sharing your concerns. We took your feedback from the leaseholder virtual sessions at the beginning of the project into account to ensure that we were considering the hazard mitigation properly. As part of the designer services, our architect DBVW worked with GZA GeoEnvironmental, Inc. a firm with experience in historic building hazardous materials inspections and monitoring to analyze the materials both on the roof and the excess sheeting in storage and define specifications for the project. The hazard mitigation plan includes removing roof panels, anchors, flashings, etc. in their entirety.

The construction work is being scheduled in the offseason, after Labor Day, to minimize the amount of people in the vicinity. Once there is a contractor on board, they will be responsible for further defining the hazard mitigation plan in conjunction with the structural support plan based on the Abatement Plan. The roof panels will need to be removed and replaced section by section. A MA DLS Licensed Asbestos Monitor will perform inspections before new roof is placed.

The contractors are responsible for coordinating with MVCMA, and we have asked that they provide specific guidance for leaseholders due to the unique nature of the structure's location.

Best,
Andrew

Andrew Patch
MVCMA President

From: Stephen Cofer-Shabica <scofershabica@gmail.com>
Sent: Friday, May 6, 2022 6:10 PM
To: planningboard@oakbluffsma.gov
Cc: MVCMA Office <office@mvcma.org>
Subject: Tabernacle Roof Demolition and Restoration, MVCMA

In 2010 I provided the asbestos evaluation for the MVCMA Association. Fred Huss was on the Board then and obtained the samples for me. I have attached copies of the analyses and an overview of the different species of asbestos. In summary, there are six species of asbestos; some are relatively benign, others are deadly. The Tabernacle shingles are 30% Chrysotile asbestos; the remainder is a masonry binder. This species of asbestos falls in the middle on the toxicity scale. In order to prevent human and animal toxicity and environmental damage, the Tabernacle must be isolated by tenting and by air filtration of the entire structure during demolition. There is no other way to safely do this. To do otherwise would border on negligence by the Association and its contractor.

From a personal point of view and as a member of the MVCMA community, I wish to share the concerns of my family being exposed to asbestos during the demolition of the Tabernacle roof and thereafter. I ask that the Planning Board give consideration to the asbestos risk to the community during and after the demolition as part of its review. Without proper sequestration, particulates from the demolition will certainly be found in the surrounding environment. Everyone, community members and visitors will be at risk of asbestos exposure. There are members of this community with compromised immune systems and other health conditions that put us at greater risk to disease. I am one of those people. I ask through the Planning Board MVCMA make available their contractor's credentials as an expert in the demolition of structures with asbestos and their professional record, who can share the demolition plans, the schedule of demolition, and address our health concerns before the project begins. My fear is that the demolition will send clouds of toxic particles into the campground. Many cottages are located on Trinity Park and face the Tabernacle, and my concern is that these particulates will become airborne, contaminate our cottages, and affect our health. We will face an extended period of time where people with health risks and children should not even be near the work site. These concerns can be ameliorated by tenting and air filtration.

How will the campground dirt and landscaping be treated during and after demolition? We have children who run around barefooted during our Friday night concerts in the Summer. Will it be safe to do so during and after the demolition? Without proper sequestration, it is not uncommon to have the land itself contaminated after such a large project. Will the dirt and grass be replaced? What is the plan?

The symptoms of lung cancer may not become obvious for years after asbestos exposure. But nearer term, how are people with other conditions such as asthma and COPD affected? We all should be protected from this risk. Detailed plans for the project have not been shared. I have no idea when the demolition will take place nor do I have any idea of what plans are being made to protect my community and family from asbestos exposure. There seems to be a rush on this project and I see that no one is taking any care to address these risks.

I take the health of my community and family seriously and hope that the Planning board does as well. I request that the permit for demolition be denied and the project be delayed until such time that an asbestos certified expert can meet, in town Hall fashion, with those of us in the campgrounds so that we may hear the plans for a safe demolition and how the community will be protected from asbestos exposure.

Thank you for your consideration,

Stephen Cofer-Shabica, Ph.D.

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Oak Bluffs Planning Board

From: Andrew Patch <ajpatch@hotmail.com>
Sent: Monday, May 9, 2022 10:39 AM
To: Stephen Cofer-Shabica
Cc: Oak Bluffs Planning Board
Subject: Re: Tabernacle Roof Demolition and Restoration, MVCMA
Attachments: Updated Arch Drawings_22-04_29.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Here you go, Stephen. This is the updated version.

From: Stephen Cofer-Shabica <scofershabica@gmail.com>
Sent: Sunday, May 8, 2022 9:17 PM
To: Andrew Patch <ajpatch@hotmail.com>
Cc: planningboard@oakbluffsma.gov <planningboard@oakbluffsma.gov>
Subject: Re: Tabernacle Roof Demolition and Restoration, MVCMA

Andrew,
Thanks for your note. Could I please have access to e-copies of the plans for the demolition and reconstruction?
Thank you,
Stephen

On Sun, May 8, 2022, 4:35 PM Andrew Patch <ajpatch@hotmail.com> wrote:

Dear Steve,

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Andrew Patch