

150 Penny Lane Proposed Subdivision

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Wed 7/13/2022 8:03 PM

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

To The Oak Bluffs Planning Board:

I will be unable to attend the scheduled Zoom meeting to review the above-referenced proposal, so I am submitting the following comments in advance via e-mail.

I generally believe small subdivision proposals of this sort are a good thing, as they increase housing inventory in a measured and thoughtful way, and it is no secret that there is currently a shortage of available, affordable housing in Oak Bluffs, as well as on the rest of the Island. I do not know exactly how the buildings in this proposed subdivision will ultimately be laid out, but I hope and expect that the layout and the structures will be in conformity with what we see in the rest of the neighborhood.

The only concern I have about the impact of the project relates to the impact of these additional residential units on the unpaved road surface of Spindles Path. This road surface does not hold up very well under our current traffic flow, and it is not uncommon for it to resemble more of a bombed out road in a war zone than a road in a typical American residential neighborhood. It is only through the good grace of a Good Samaritan with a bobcat that the road surface is graded and repaired with any regularity, and but for his efforts, the road surface would (and sometimes does) quickly degrade and become difficult to traverse. Frankly, I do not know what this applicant could or should do about that issue, but more vehicular traffic will assuredly have a negative impact on the Spindles Path road surface. I do not believe this concern is so large that the Planning Board should reject this proposal for that reason, but I did want to register that as my one concern.

Thank you for taking time to review my comments. I am sure that the Planning Board will do what is best for the community in this regard.

Respectfully submitted,
T. George Davis
15R Spindles Path
OB Assessor's Map 17-87-1-R