

Dear Adam and Alex,

As a team, we wholly support the Commission having the strength to stand up to inappropriate development.

Having reviewed the few letters of concern that were submitted regarding Stillpoint, we are willing to agree not to host any weddings.

Our project is simply to convert the use of an existing barn and an existing driveway, in the context of modifying a DRI that had permitted twelve residential houses. We offered parking, maintenance, and walking easements so that 6 of the 12 lots could be placed into conservation. Given those facts, in our view the conditions, benefits, and detriments formulated by the LUPC amount to unreasonable and capricious treatment.

We believe that mutually acceptable conditions can be found, but have been obscured because of a lack of opportunity for discussion of give and take between the Applicant and Commissioners. We have stated below which aspects of the proposed conditions are unworkable, and have noted what would allow us to meet the goals of our non-profit, while protecting the rural character of the area.

We understand that given the list below, and our new offer to not allow weddings, may require reopening the public record. Of course, we'd prefer you take into account the list below as you contemplate conditions for Thursday's deliberation. We would very much like to discuss this with you prior to Thursday's meeting.

Thank you for your consideration.

Sincerely,

The Stillpoint team.

Conditions 1A and 1B:

Condition 1A is not workable, and the application of conditions 1A and 1B is unclear. Our traffic study showed that with the attendance limitations below "the proposed project is expected to have a minimal impact on local traffic operations".

We suggest the following:

On-mission events:

Under 75 people events are allowed

75-100 people - no more than 2 times per week June-August and once a week

Sept-May

Off-mission events:

No weddings

Up to 40 people - no more than 2 times per week

40-80 people - no more than 12 times per calendar year

Condition 2

This is not workable. Off-mission events are those that are not within the scope of our educational activities and help raise funds to support the on-mission activities.

We have developed the following policy:

We will give priority to events that welcome a diverse range of political, ethnic, and socio-economic viewpoints. Stillpoint will not be available to groups promoting racism, violence, or illegal drug use.

Conditions 3 and 4

These are not workable. "Ambient" noise is overly subjective and unreasonably restrictive as a limit. The limit should be defined objectively in terms of decibels at the property line, and should not be more restrictive than the level of sound common to residential homes.

The following would work:

The volume of any outdoor amplified sound at the Stillpoint property, as measured at Stillpoint's boundaries with Polly Hill Arboretum and the Land Bank property, shall not exceed 65 decibels at said boundaries.

Condition 5

We accept the restriction of overnight accommodations on 4.11. We have offered a development restriction on lots 4.9 and 4.13. Further restrictions on lots 4.9, 4.13, or 4.10 would not be workable.

Condition 7

When compared to the 150 person trigger for a traffic detail in West Tisbury's Event Sign-Off Form, this number feels unnecessarily low. Having a traffic officer for a small event may actually create more congestion.

The following number feels more reasonable:

For any use/event where 75 or more people (including all service staff) are expected to attend, Stillpoint shall request an opinion in writing from the West Tisbury Police Chief as to whether/when police details are needed, and shall comply.

Condition 8

This is not workable and unreasonable.

Condition 10

We will accept the Vineyard Conservation Society holding the development restriction and we offer that pools and tennis courts will not be allowed. Further restricting lots 4.9 and 4.13 is not workable. Here is the development restriction we think works:

The Applicant shall impose the following development restrictions on lots 4.9 and 4.13, to be held by the Vineyard Conservation Society: Each lot will be limited to residential and/or accessory structures with the total floor area not to exceed 1,200 ft² (floor area as defined in DRI Checklist Version 14A). This restriction shall be deemed to run with the land, and shall be binding upon Stillpoint and its successors and assigns. The restriction shall be recorded prior to receipt of a Certificate of Occupancy. Pools and tennis courts will not be allowed.