



Martha's Vineyard Commission  
Landuse Planning Committee  
P.O. Box 1447  
Oak Bluffs, MA 02557

August 4, 2022

Dear MVC,

We have been asked to submit a letter on recently shared plans for the Stillpoint Project.

First off, as conservationists, we are deeply appreciative to see this land preserved by the wonderful collaboration of so many groups. Over the last twenty-four years, we have had immense concern and anxiety over the possibility of large-scale suburban development on our northern border.

We have just received the plans and have these general comments and concerns:

- The projected number of events after 5:30 pm is a concern for us. We have just embarked on the groundbreaking of our staff housing initiative. The homes are projected to be completed by June 2023. They are within close proximity of our shared property lines. Stillpoint is an estimated 150ft. north of our new dwellings.
- The Arboretum begins events at 5:30 pm, and completes them by 8:00 pm in the summer months; this eliminates the need for lighting our parking lot. We also notice the configuration of the parking lots would have car lights shining into our housing development. Our visitors walk far from our parking lot to our paid entryway. Looking at the parking spaces clustered so close to our housing development, it would be better to move many of those to the east. We understand the need for parking close to the barn for those with limited mobility.
- We are not enthused about live outdoor music or weddings. We have this impacting us on our southern border at the MVAG society. It affects the rural vernacular of this primarily agricultural corridor and negatively impacts wildlife.
- Phase 2 is a concern for us as any new structures built along our property line may negatively impact our staff housing development. We would like to see more of a long-term master plan before commenting on those buildings and their placement.



In general, we believe that this current plan should take into consideration our concerns, and those of our neighbors.

In closing, the PHA values collaboration and thoughtful planning. We are happy to see a non-for-profit bring a community-focused organization to the Island.

Thank you all for this opportunity to share our thoughts and concerns.

A handwritten signature in black ink that reads "Tim Boland". The signature is written in a cursive style with a large, sweeping initial "T".

Timothy M. Boland  
Executive Director

A handwritten signature in black ink that reads "Emily Ellingson". The signature is written in a cursive style with a large, sweeping initial "E" and a long, horizontal flourish at the end.

Emily Ellingson  
Curator-Assistant Director