

DRI 279-M – Stillpoint Meadows
3/20/23

Dear Commissioners,

Thank you for your consideration of our offers of March 16. In the meantime, we have had a chance to review both the updated staff notes on benefits and detriments of 16 March and also a recent letter from the Land Protection Fund.

We appreciate the staff's note that the current proposal "represents a decrease in habitat disturbance compared to the approved subdivision in 1988". We are concerned, however, by staff notes implying that acquisition of lots by the Land Bank are merely an optional consideration in the current MVC deliberation, when the objective evidence in the record establishes that the Land Bank would not own Lots 3,4,5,6,7,8 and B, without Stillpoint Martha's Vineyard.

Recent changes to the DRI 279-M page on the MVC website notwithstanding, the DRI modification has been consistently publicly noticed as including "acquisition of other lots in the subdivision by the Land Bank". This appropriately reflects the fact that Stillpoint made possible the Land Bank's purchase of half of the 1988 subdivision, through arranging for millions of dollars to be discounted on the purchase of these lots and also through providing easements.

As Tess Bramhall and David Foster recognize in their October 2, 2022 letter to the Commission, the Stillpoint team was a "critical" component of a multiparty "agreement" that lead to the permanent conservation of six developable lots. It is simply not accurate to divorce the Land Bank acquisitions from the current DRI modification . On this point, your attention is further directed to documents already in the record that describe the interrelatedness of the transaction, including the Affidavit Regarding Interrelated Transactions, submitted May 5, 2022, and the letter from John E. Moore, III, Esq. dated January 19, 2023.

We also want to note that we respectfully disagree with the letter submitted by David Foster and Tess Bramhall on behalf of the Land Protection Fund, dated 17 March, both as to factual claims made in the letter and also with their characterization of us. We agree that the working relationship between LPF and Stillpoint has proven difficult. It is apparent that Mr. Foster and Ms. Bramhall have grievances they would like to air, however, nothing in their March 17 letter relates to the benefits and detriments that the Commission is directed by Chapter 831 to consider.

Sincerely,
The Stillpoint Team