

Dear members of the Martha's Vineyard Commission,

After much productive consultation with the Chilmark Planning board we have come up with a new new plan for the seventeen acre parcel off Old Farm Road for which you recently approved a four lot subdivision. We are happy with the results of our efforts as is the Planning Board and therefore we hope that you will not find it necessary to fully rehear these changes to the earlier approved subdivision plan.

We believe, and I think the planning board will concur, that the new plan offer at least five significant improvements over the older plan with no apparent or actual downside.

1) The new plan provides a larger and better situated building site for the Homesite housing lot. (from about 1.3 acres to about 2.0 acres in size with a well treed and flat building site).

2) Though the new plan has one more lot then the previous plan, it in fact will allow one less house. This is because there are now no guest houses allowed on the parcels whereas before two guest houses were allowed. The total number of houses under the old plan could have been 6 and under this new plan is restricted to five.

3) The maximum size of any one house on any one lot has been voluntarily limited by the buyer to 4500 habitable square feet. While still allowing for a good sized house this will rule out mini-mansions or other extremely large houses.

4) We have restricted the building envelope on the lot immediately abutting Old Farm Road with a view easement so that a house or building of any sort is prohibited on the highest part of the ridge abutting the road. The earlier plan allowed any size building building anywhere on this ridge.

5) Finally the new plan offers a larger and deeper buffer between the subdivision and the Trustees of Reservations land on the south side of the property, certainly a benefit to public at large.

We hope you agree that these are real and worthwhile benefits and that you will allow this plan which was developed with much input from the Chilmark Planning Board to go forward in an expeditious manner. Thank you very much for your consideration.

Sincerely,

Bart W. Bussink