

May 5, 2018

Martha's Vineyard Commission  
33 New York Avenue  
Oak Bluffs, MA 02557

RE: House lots on Division Road

To Whom It May Concern,

My husband and I own a property that abuts the proposed house lots on Division Road/Henry's Path in Edgartown. We visited the Planning Department last week to understand the review process and discovered the MVC is considering a review but has not yet made this decision.

We are writing to urge you to review these lots for the following reasons:

- The land was divided using the ANR process, yet has unusually shaped lots, a few with reduced frontage. We would like the MVC to review ways to improve this layout. Is standard frontage more appropriate?
- In a subdivision, site review allows for thorough evaluation of things such as curb cuts, paving, fire hydrants, road width, utility location and distribution, etc. Considering the development across Division Rd/Henry's Path, we would like the MVC to review them with the same lens and through the same process. For example, there is Moth Preserve area in that subdivision, does that apply to these lots as well?
- What is the underlying zoning and the requirements for lot size, shape, access?
- Are there conditions that would make sense here? For example, setbacks that provide buffer between properties, reduce the impact of mass and footprint, protect the land, etc.
- Should building envelopes be defined?
- Is there an ancient way between these lots and Island Grove that needs setbacks? When the land was sold a few years back, there was confusion and disagreement about the property line due to this path.
- Is the title clear? We saw a letter from Richard Brown in the Planning Folder, he claims he continues to have an interest in this area. A review would provide time to investigate his claim.

Considering the intensity of development in our area, proposed all at once, in an area of sensitive environmental concern, we hope that the MVC will agree that a review process makes sense.

Thank you for your consideration.

Sincerely,

Elisabeth and David Elden

5 Old Squaw Circle  
Edgartown, MA 02539  
978-505-9123, [eldenrealestate@gmail.com](mailto:eldenrealestate@gmail.com)  
978-505-0439, [eldenhomeinspection@gmail.com](mailto:eldenhomeinspection@gmail.com)