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# TOWN OF CHILMARK CHILMARK, MASSACHUSETTS

**TOWN OFFICES:**  
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Martha's Vineyard Commission  
The Stone Building  
33 New York Avenue  
Oak Bluffs, MA 02557

24 July 2006

Re: Bussink Subdivision Concurrence Review

Dear Commissioners:

The Chilmark Planning Board hopes that you agree there is no detrimental or substantive change between the previously approved subdivision and the latest version presented by Mr. Bart Bussink. We prefer the proposed revision for several reasons.

1. Because no guest houses are allowed, the density of habitable structures is reduced by one, to a total of five, including the Homesite Housing Lot.
2. Mr. Bussink has proposed a restriction on the size of the houses to be built, at 4500 square feet of living space, not including decks, crawl spaces, garages, and the like.
3. The Homesite housing lot has been moved away from the low, northeastern corner of the parcel, allowing a 120-foot buffer along part of the Land Bank's Wascosim's Rock Reservation. The Homesite lot is also larger than the previous lot (now 2.1 acres) and has a larger building envelope than before.
4. By excising a view easement across the building envelope on lot 33, Mr. Bussink has prevented construction of a dwelling on the most conspicuous section of a ridge near Old Farm Road.

At our Public Hearing there were no objections or comments from the abutters, other than a note from the Land Bank to request more no-cut zones. The Chilmark Planning Board asks that you consider favorably the current proposal at the LUPC meeting on July 31<sup>st</sup> and at the subsequent Concurrence Review on August 3<sup>rd</sup>.

Thank you for your prompt review of this proposal.  
Sincerely,

William Meegan,  
Chairman, Chilmark Planning Board  
and for the Planning Board as a whole

