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TO THE MARTHA'S VINEYARD COMMISSION

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RE: FLAT POINT FARM PLAN, WEST TISBURY, ARNOLD FISCHER, JR.

Impact on 148 Road to Great Neck (block 35, lot 5), O'Sullivan property

I just became aware over the week-end that Arnie Fischer had submitted plans to reroute the road to our property, which is surrounded by Fischer land on three sides and Tisbury Great Pond on the fourth side, and to develop new lots along Flat Point and enlarge some existing plots, particularly the one on which the only house adjacent to us lies. We knew something like this was coming and have had discussions with the Fischers of various options along the way; some were optimal for us, under the circumstances, and others were onerous and disruptive. The plan submitted is not one of the optimal ones, in terms of rerouting of roads and access to our property.

Specifically, I have the following concerns about how the preliminary plan will disrupt our entrance to and egress from our land, access to our gate, parking lot and garage, and our access to our houses, as well as the preservation of our gardens and plantings, developed over 50 years through our labor, and some pre-existing plantings probably established by the Spaldings.

- We now come down the road, hugging the water on the right, with the original Fischer farm house, Ann's house and two rental houses between the road and the water, ending in our gate, beyond which is our parking lot and a two-car garage. Under this plan, we will be routed away from the water on a long excursion and come in around the outside of the enlarged lots, rather than through them. (I believe we could assert our right of way down the existing road, cutting through the lots, but we have no intention of being so disruptive of the Fischers' plan both to develop and preserve their land and to create buildable lots for their children.)
- As depicted in the plan, we will have no access to our existing parking lot and our two-car garage, which has an attached studio. When I lived on the Vineyard year round, being

able to park my car in the garage overnight was essential to my being able to get to work in the morning. My parents and I also often spent winter vacations at our Vineyard home. Not having access to the garage, which opens onto the existing parking lot inside the gate, with the back facing the direction where the plan shows the new entry point, will preclude use of the garage for parking a car in winter. (Now that I no longer have to take care of my mother, who died at 98 in 2016, and am semi-retired, I was planning to resume spending some winter months at our house.)

- The location of the end of the new road in the plan in regard to our property is not evident from the plan. It could be behind our pump house and garden. There is a gully there that would make it difficult to build a parking lot. My other concern is that the long-standing garden, created from scratch with hard labor and maintained over 50 years (with compost, glass starter frames, pathways, etc.), would be compromised.
- It seems unlikely that the new road to our property in the Preliminary Plan is behind our garage and studio, with a deck looking out the back, since in the Plan, Lot D would wrap around the back of our property. Between the garage/studio and the existing road to the Fischers' field and oyster shack, there is our only stand of grapes (from which I make a devastatingly good small batch of jelly annually). It does not seem that is in jeopardy under this plan.
- It does appear, however, that the adjacent lot (D), which currently lies in a straight line adjacent to our property but extends further across the existing road, would be reconfigured to wrap around the edge of our land, and would share the road to our parking lot. That means that the new property to be developed would possibly be using the same access and parking area, instead of coming in over their own land.
- Similarly, the access to the large undeveloped lot (E) that includes the oyster shack and field appears to be via the road to our land and, if there were parking, it would be next to our parking lot and behind our guest house.

To summarize:

1. I am most concerned about being completely unable to use the garage for parking, which would be prohibited by having the adjacent lot wrap around that corner of our lot, unless the road could be brought around the property line and join up with our current entrance and parking.
2. Depending on where the new access road in the Preliminary Plan meets our property, it could entail destruction of our fruits and garden, or it could reach our property at a gully and the pump house.
3. As drawn in the plan, we would essentially share access to the road with future neighbors, with both using the road and parking lots behind our property, perhaps next to our guest house or our studio.

I realize that my nieces have a different emphasis from mine in our concerns about the proposed access and parking; we relate to and use the property differently. I concur in theirs, however: The

proposed plan is inconvenient for access to the main house, which is at the farthest possible point from the proposed road and the location of the parking lot. Currently, the parking lot is close to the main house and one can drive right to the door to unload on arrival for visits, when we bring furniture, supplies, suitcases, items we have had repaired or cleaned, and appliances. It is where we daily carry groceries, beach gear, haul children and their equipment, etc. The main house is the one that is used the most by the family. We are not averse to carrying things and it is not miles, but this change would be a major inconvenience when we are bringing in large items, and a constant daily burden.

I concur, also, that leaving the existing road to Lot E, out to the oyster shack and field, which crosses our property through an easement, passing within a few feet of our little house (guest house) has been and will continue to be a problem for us. I understand there was discussion with the Fischers of eliminating this road. Such a concession would be welcome.

Chris S. O'Sullivan