

Samantha Look, Carly Look & Kristian Strom  
61 Rd to Great Neck  
West Tisbury, MA 02575

May 01, 2018

Dear Mr. Foley,

We are writing to share our concern about the proposed subdivision plan for Flat Point Farm. We have expressed concern to the MVC in the past about the use of Road to Great Neck as the access for expanded development of Flat Point. We consider the Fischer Family as friends and wonderful neighbors and so it is awkward to voice any concern. We feel that the potential for eight new residences is a large change to the area and to the use of the road and wonder if there is the opportunity during this MVC review process to look at how the Fischers can achieve their goals but at the same time protect the long-term rural character of the neighborhood and the road.

We realize that this plan technically includes only four new lots as defined in land planning terms, and then five additional lots drawn around pre-existing structures. But of the pre-existing structures two of these are not residences now, and so on the ground, in actuality, the plan allows for the potential for at least six new homes. Furthermore, two of the current lots on this property are un-built, so with these existing un-built lots, plus those proposed in this new plan there is the potential for an additional 8 homes all to be served by Road to Great Neck. If our figuring is correct there are currently 16 homes and 2 guest houses that use the Road to Great Neck. Adding an additional eight homes and any number of outbuildings, will be a decidedly significant increase.

We completely understand the need for the Fischer Family to create lots for the next generation, or for whatever purpose. It is wonderful to think that all of these lots would become homes for Fischer Family -- some of whom already use the road. But there is also the very real possibility that some of these lots will pass into new hands. Given their location and value, there is the strong potential that new owners would build larger homes, potentially attended by various service groups such as trash removal, landscaping, pool maintenance, caretaking, etc. If the lots are developable to the extent that town bylaws allow, then the road needs to safely be able to support the potential for all of that. The Road to Great Neck cannot accommodate such extensive use in its current width and state of construction.

Our family owns the property that is currently a long stretch of Road to Great Neck. In the past, when we have sought legal opinion, we have been advised that this road cannot be expanded nor new rights to travel it conveyed (should the occasion arise when any of these lots is sold), without our consent. Over the years this has come up at various times and we and the Fischers have had some discussions but no firm agreement. With this most recent plan, that conversation has yet to happen. We love the rural character of the area and the road and have tried hard to preserve that. If the road is going to change due to this development we need time to have these conversations. We are particularly

concerned that this development will surpass the capacity of the road and that will affect use of our land.

We sincerely hope that as this plan is considered there is a real look at this access issue and respectfully request that the Commission give us the time to discuss with the Fischers how the issue might be addressed.

Sincerely,

Samantha Look, Carly Look & Kristian Strom