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Washington DC 20015

Paul H. Foley, AICP
DRI Coordinator/Planner
Martha's Vineyard Commission
foley@mvcommission

February 12, 2018

Re: Flat Point Farm Plan

Dear Mr. Foley,

As mentioned during our call on February 2, my family owns the property at 148 Road to Great Neck (block 35, lot 5), which is one of two separately owned properties entirely surrounded by Flat Point Farm ("Farm"). As you can see from the Preliminary Plan, and as my late father used to say, we are a small island in a big Fischer sea. This has been a pleasure. Our family has been friends and neighbors of the Fischer Family for three generations, and, in the past, we have handled all issues informally. We have now had a chance to review the Preliminary Plan and have spoken with Arnie Fischer.

While we generally support the outlines of the Preliminary Plan and the construction of a new road, it is apparent that the current proposal has the potential to have a significant impact on our small, but much-loved property. It is for this reason that I am writing to you on my family's behalf. I also want to alert the Commission to other interests that may be affected and to ask that we be kept informed in a timely manner of any proceedings or decisions that may affect our interests, including but not limited to significant construction on nearby lots and, more immediately, any impacts on rights-of-way and easements, either over our land or affecting our access to our land.

We are not trying to obstruct the Fischer's application; however, we have raised our concerns to the Fischers regarding the proposed change to the access to our property, as depicted in the Preliminary Plan. The Preliminary Plan envisages eliminating our existing easement to access our property by a road running across Lots A, C and D. This road currently leads to our current parking and garage and provides close access to the primary residence on our property. The Preliminary Plan shows a new access road ending at the rear property line, farthest from the pond, at a considerable distance from the primary residence and providing no access to our current parking spaces and entry. Changing the access to our property would substantially and negatively impact our ability to access the main house conveniently and would impose considerable landscaping costs to reconfigure our property. It is also unclear to us whether cars would access Lots D and E from the offshoot of the new access road ending at our property line. If so, our future neighbors having to use our new drive to access their lots also would be a matter of concern to us.

We were relieved to hear from Arnie that the plan for the short portion of the road accessing our property is not finalized and that the Fischer family is open to exploring options that will work for both our families. Arnie also mentioned that under the Preliminary Plan it was proposed to close down all

existing roads, but that decisions regarding such roads are not yet final. In light of the new road proposed in the Plan, we would like to see the existing road out to the point and as well as the existing road on our property (to which the Fischers have an easement) closed down.

We look forward to working with the Commission and the Fischers to address these concerns, and we are hopeful that we can reach a resolution of these issues that is satisfactory to all.

Thank you for the opportunity to be heard.

Respectfully,

Sarah O'Sullivan

Cc: Katharine O'Sullivan
Chris O'Sullivan
Arnold M. Fischer, Jr.