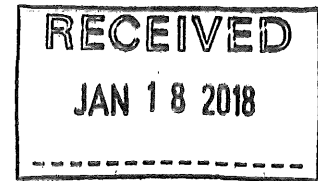


Town of West Tisbury
PLANNING BOARD

P. O. Box 278
West Tisbury, MA 02575-0278
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planningboard@westtisbury-ma.gov



December 12, 2017

Paul Foley
MVC
P.O. Box 1447
Oak Bluffs, MA 02557

Subject: "Flat Point Farm" The Priscilla P. Fischer 1994 Trust, Map 35, Lots 3.1, Road to Great Neck.

Dear Paul:

At our meetings of December 4, 2017 and December 11, 2017, the Planning Board reviewed a Form B Subdivision application for the above referenced property. The plan was presented by Glenn Provost and Reid Silva of Vineyard Land Surveying.

We respectfully refer this application to you as a Previous Development of Regional Impact Modification under Section 1.2 of the DRI Checklist. We believe that we have worked out a good and responsive plan with the applicant.

The entire property is 110 +/- acres of land of which 65% is either restricted as conservation land or Land Bank property, which will be available for agricultural use and/or open space purposes. There is access to a portion of the protected space. There are 13 proposed building lots, 4 of which are new. The remaining 9 lots are grandfathered, as they have structures on them that are pre-existing zoning or are lots created in 1976. On the portion already purchased by the Land Bank, there is public access to the Tisbury Great Pond. There is a walking trail which extends from Tiah's Cove Road along side of the Crow Hollow Farm. The existing farm road which accesses the property will be moved and improved to better protect Short Cove and the Great Pond, and to provide access for the farm, for the new lots and for two properties in separate ownership. A fire safety water source at the interior of the farm will be provided. The applicants propose to provide an "off-site" affordable building lot. The Fischers will provide a financial bond that will be held by the Planning Board during the selection process of the lot if it is not available at the time of approval. This would be determined by the applicant prior to the submittal of a Form C subdivision application.

Best regards,

Virginia C. Jones
Virginia C. Jones, Chairman

Cc: ZBA; Affordable Housing Committee, Board of Health, Conservation Commission, Arnie Fischer and Eleanor Neubert.