



June 22, 2019

Douglas Sederholm, Chairman  
Martha's Vineyard Commission  
PO Box 1447  
Oak Bluffs, MA. 02557

Dear Mr. Sederholm:

The Island Grove Board of Trustees on behalf of the Island Grove Residents Association has the following comments on the Meetinghouse Place Development of Regional Impact:

- We are deeply concerned about the **decreased quality of life** issues that Island Grove (a subdivision of 142 homes) and our neighbors can expect to endure if this project is approved. Specifically, the increased traffic, both during construction and for the foreseeable future. Meshacket Road is a simple, scenic two lane road that is already stressed and is not equipped to handle the substantial increase in traffic that will come from both passenger cars as well as heavy construction equipment and landscaping vehicles. In addition, the high decibel noise that comes with high end development from landscaping (ride on mowers, leaf blowers, weed wackers, edgers) is degrading in an area with so many homes in close proximity to each other. Up-island where the zoning allows for acres of separation between homes is far more appropriate for mitigating these impacts.
- It has been said that this development will increase the **value of our homes** and that this is a true benefit. We agree, but insist that this benefit pales alongside the quality of life detriments that we will encounter.
- Island Grove and other areas in proximity to us have been sewerered in hopes of protecting Edgartown Great Pond from excessive nitrogen. This has been a positive step for the future of the pond which has shown improved water quality. However, if all the houses that are now available to hookup do so, in addition to Meetinghouse Place itself, and the areas the development has offered to sewer (to get credit for mitigation), we will be looking at an **overloaded Edgartown Sewage Treatment Facility**. This will undermine the effectiveness of the facility, have an adverse impact on the pond, prevent affordable housing development (a real need) from hooking in, and costing the town millions of dollars to once again upgrade the facility.
- **A unique piece of woodland considered a biodiversity link** to still undeveloped areas nearby would be sacrificed for enormous luxury houses that will serve as second and third homes and serve no pressing needs for the Island.
- As we understand, the Commission is required to balance the **benefits and detriments** of Developments of Regional Impacts in arriving at a decision. In this case we believe the detriments far out-weigh the benefits and should clearly guide your decision.

The Martha's Vineyard Commission was created to "protect the health, safety, and general welfare of island residents and visitors by preserving and conserving for the enjoyment of present and future generations the unique natural, historical, ecological, scientific, and cultural values of Martha's Vineyard....by protecting these values from development and uses which would impair them..." This is exactly the type of development the Commission was put in place to regulate, where the powers and expertise of local boards were lacking, and the big picture was required. Please do your job and deny this project. Thank you for your consideration in this very important decision.

*James McKay*  
James McKay

*Constance Scott*  
Constance Scott

*David Cunningham*  
David Cunningham

*William Bishop*  
William Bishop

Richard Pytko

*Richard Pytko*

*Carol Ramsay*  
Carol Ramsay

Georgianna Greenough  
*Recuse*

*Bruce Rosinoff*  
Bruce Rosinoff

Andrew Keenan

*Andrew Keenan*