

I would appreciate the Commission's consideration of my comments in their deliberations on this application:

1. The number of lots proposed is too dense for houses of this size. Reducing the number of lots (the prior plan I believe proposed 5 lots) and limiting the house size to 4,000 sf would in my opinion be preferable allowing development of the land while preserving native habitat in a more responsible manner.
2. Traffic on Cleveland Town Road is heavy not only at 8:00 am and 5:00 pm as noted in the traffic study but throughout the day during the summer months. It is used as a cut through to South Beach via Road to the Plains and Katama Road. People drive fast and there is no bike path for bikes and pedestrians. It is dangerous as evidenced by some very serious accidents especially on the curves near Morning Glory Farm. I'm not sure if your traffic review took this into consideration. Was the potential back up at the Cleveland Town Road/Katama Road intersection reviewed? This development would add substantially to traffic in our neighborhood and to traffic pressure downtown. This pressure should be further evaluated. It goes to the quality of life for year round residents.
3. **I share Luane Johnson's concern for bat habitat loss and I would not rely solely on the comments from USFWS in the Federal Register notice (as presented by the applicant) in determining the impact of the proposed development on this species.** I recommend you discuss this issue further with Ms. Johnson as she has extensive expertise on island habitats and the status of this bat species in our unique island habitat. In addition to concern for the bats a significant issue is **the loss of contiguous undisturbed native habitats** that many populations of mammals, birds, amphibians and insects require for survival. If some type of development is to be allowed on this property it should be done in such a way that a significant native forest corridor is maintained. This would require a development with smaller and fewer lots and significant restrictions on land clearing.
4. Your decision on this application presents an opportunity to set a new model for development island wide, and in Katama in particular with its development pressure, a way forward to protect the great pond, groundwater and remaining open space. This new model, beginning with this development, should require the following:

A PROHIBITION ON THE USE OF RODENTICIDES AND BAIT BOXES (hawks, owls, vultures and even domestic dogs and cats are dying from ingesting poisoned rodents). A bald eagle on the Cape was found dead and necropsy determined it was killed after ingesting a poisoned rat. The use of poisons in our environment must end.

Severe limitations on vegetation removal for building construction and a prohibition on land clearing including understory removal.

A prohibition on irrigation systems

Prohibit the use of pesticides or herbicides. They do not discriminate and kill beneficial insects (bees) and plants as well.

Require that only native plantings be used in landscaping and **REQUIRE** the planting of Pitch Pines (not simply “encourage” their planting as the applicant has proposed)

Prohibit the use of sod. Sod is a monoculture and requires significant maintenance. Require “Vineyard” lawns or no lawns at all.

Require that driveways and roadways be permeable

“Net Zero” energy footprint

I HOPE YOU WILL INCLUDE A PROVISION IN YOUR DECISION DETAILING HOW THE CONDITIONS YOU IMPOSE ARE TO BE ENFORCED IN PERPETUITY (REPORTING, INSPECTIONS, ETC.) Just including them in association covenants is not good enough. We all know that conditions contained in covenants can be changed by the homeowners. And self-monitoring by homeowners who are absent most of the year will not work.

Development on the island, especially in Edgartown, is spiraling out of control. With your decision you have an opportunity to establish a new standard for responsible, limited development for the island community which would begin to protect our great ponds, our drinking water and our ecosystems.

At every turn we on this island are faced with the battle against those who would profit from despoiling our natural world. We have an opportunity here to set an example, to push back forcefully, say no more and set a new course.

This is the moment.

Thank you for considering my comments.

Robin Bray
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