

From: [Chris Seidel](#)
To: [Adam Turner](#); [Alex Elvin](#); [Bill Veno](#); [Christina Mankowski](#); [Christine Flynn](#); [Curtis Schroeder](#); [Dan Doyle](#); [Jo-Ann Taylor](#); [Lucy Morrison](#); [Mike Mauro](#); [Sheri Caseau](#)
Subject: FW: DRI 682 A
Date: Friday, August 23, 2019 3:33:59 PM

Forwarding from info@mvcommission.org

- Chris

Chris Seidel
Cartographer/GIS Coordinator
[Martha's Vineyard Commission](#)
[Dukes County Interactive Maps](#)
PO Box 1447 Oak Bluffs MA 02557
508-693-3453 x120

From: Alissa Keenan <alissakeenan@gmail.com>
Sent: Friday, August 23, 2019 3:15 PM
To: Chris Seidel <seidel@mvcommission.org>
Subject: DRI 682 A

Dear Martha's Vineyard Commissioners,

Please consider the following regarding the Subdivision on Meetinghouse Way:

1. The town homes are NOT below market rate.

I know this because I helped my mother purchase a condo in the neighborhood within the past year. She had two to choose from. \$535,000 is top market rate for a two-bed condo in that neighborhood. The most recent two-bed condos in Meetinghouse Village have sold at market rate for significantly less than \$579,000. The condos that sold for more are larger end units and have finished basements with additional bedrooms and bathrooms. The Meetinghouse Village condos are over 20% larger, have few restrictions, are already built, and have a pool! I am in favor of town homes for young families, empty-nesters, and anyone who wants one, but how about something that is at least AT or below market rate?

2. The lawns

Please consider banning conventional lawns with sprinklers, fertilizers and mow crews. In theory they may profess to have "eco-lawns" but the reality is often quite different. We have all seen sprinklers watering in the rain. The ecology and carbon footprint of a mono-culture lawn is abyssal.

3. Workforce housing

Where will the housekeepers, nannies, lawn crews, gardeners, house painters, builders, electricians, plumbers, shinglers, roofers, rental property managers, caretakers, and other service providers live? \$579,000 UNBUILT townhomes are a joke. These properties will require a spike in the already taxed

summer work force and have very little to offer the workforce in winter. Milton Mazer said many years ago, "The year round islanders suffer from PTSD after the summer season"

This project is nothing but another wealthy ghetto separated from the community by social, economic, and seasonal boundaries. Obviously, the developers' job is to make money from this, why not guide them towards something that helps the community as well as their pocketbooks? Please look into cluster housing.

Alissa Keenan
Edgartown, MA