

June 3, 2020

To the Martha's Vineyard Commission:

I have reviewed the revised project description and add my voice to those who believe that the MVC should follow its mandate and mission statement and vote to deny this application.

The applicant has massaged the proposal, thrown you a few bones and responded to your suggestions in order to make it more palatable but continues to fail to grasp what it means to be an island community. The pandemic has made our situation very clear. Our supply chain and support systems are fragile. We are reaching the break point. We need to prioritize housing for those that live and work here, especially those in our essential services. We do not need more large seasonal homes that do little to support the community and consume our valuable resources. It is long past time to say no more. I well understand and respect that this is a difficult decision for the MVC but I believe your mission statement would support you in a decision to deny.

In the event that you are considering approval or conversely are heading towards denial and the applicant chooses to withdraw and resubmit I would encourage you to consider requiring the following:

- reduce the size of the homes to a maximum of 3000 sf including a garage,
- reduce the number of homes and total footprint significantly and include a meaningful number of "affordable" homes within the development,
- prohibit or reduce the allowable lawn space and prohibit watering systems, fertilizers and pesticides (require "Vineyard" lawns),
- require only indigenous plantings and natural landscaping,
- allow only the use of electric lawnmowers and leaf blowers (we are barraged by noise and hydrocarbon/NOx pollutants from gasoline powered landscaping equipment from April to October. Each new seasonal development adds to the noise and pollutants we must endure and in this case the noise disruption in particular would be adjacent to protected habitat.

There are so many innovative solutions to minimize human disturbance and it is completely consistent with your mission to require applicants to implement them.

The current application falls far short of addressing community and MVC concerns. On so many levels the time has come to reflect, change course and protect what remains of our island identity. The time is now.

I urge you to deny and not wait for the next development to come before you. Each approval will make it harder to deny the next application.

Thank you for considering my concerns and suggestions.

Robin Bray
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