

Lucy Morrison

From: Jeffrey Agnoli <jeffrey.agnoli@gmail.com>
Sent: Friday, June 15, 2018 3:27 PM
To: Lucy Morrison
Subject: Division Road Lots

Dear Martha's Vineyard Commission:

My wife and I own a home that abuts the 25 acres of land along Division Road in Edgartown where 5 lots have recently been subdivided from and subsequently proposed for development. We are concerned about the process being followed in their development as well as future plans for the acreage on both sides of Division Road.

The 5 lots are on 8.5 acres that up until very recently were part of a much larger, 25-acre parcel. Our first concern is how this 8.5 acres were carved out of the original 25 acres. As far as we know, any proposal that involves more than 10 acres is supposed to be reviewed by the Commission as a DRI.

If there is an explanation for this, we would appreciate hearing it, since it raises questions about how the developers are intending to conduct this and future development of the original 25-acre parcel.

Our second concern is the fact that sewer and water lines for this proposed project have already been installed, and the road widened by half, without approval by the Commission. Again, this raises questions about the manner in which development in the Division Road area is being pursued. It appears this premature and significant work was done as an aggressive pressure tactic to ease Commission approval. Again, if there is an explanation for this, we would appreciate hearing it.

Our last concern is what this first 5-lot development points to in terms of the eventual impact on this general area, one of the last remaining open spaces in Edgartown. It's conceivable that the 17 or so acres remaining from the original 25 acre parcel will be developed. The Affordable Housing project of 35 units Edgartown is seeking to build is adjacent to these lots. The same owners involved in the 5 lot development are proposing a 35-lot development on the 50 acres that lie on the opposite side of Division road from the original 25 acres.

Together these add up to a radical change to an area of natural beauty that has agricultural (part of the 25 acre parcel was a sheep meadow for many years) as well as recreational and wildlife significance. We believe the Commission should consider this first 5 lot development as part of a much larger development and consider this as a DCPC. Thank you for your help in preventing excessive development in one of the few remaining open areas of Edgartown.

Sincerely,

Jeffrey and Francine Agnoli