

To: The Town of West Tisbury Planning Board
Virginia Jones, Chairman
Planning Board
Box 278
Tisbury, MA 02575

Re: Application for a Special Permit from Bangs Family to Create Four Homesite Lots on
Map 16, Lot 118, 101 Old Coach Road, RU District

From: Pamela Danz
20 Old Coach Road
Map 16, Lot 48
West Tisbury, MA 02575

Dear Ms. Jones and Planning Board,

I have 6 points to bring up.

Before I begin, please excuse if I bring up anything that seems to be unkind as I have been known to bring up the white elephant in the room that no one wants to talk about but is there, Please know I only come from a place of respect!!

1. Children of IFRA(Island Farms Road Association) is paramount!!
I will come back to this with each point

2. Past history of Island Farms Road and State Road
There have been multiple accidents at the corner of Island Farms Road and State Road. It took an accident of two mothers with their infants in car seats in the back to have the tree that was there removed. The angle of bend on STATE ROAD, makes for Danger to all pulling out with there being no double line and people passing on the left after passing up island Cronigs. This is the past with far less people pulling out and with new housing that could be divided even more...well, its exponential in the amount of accidents to come, please see #1.!

3. Future of Island Farms Road and State Road
Let's spend some time considering...

- a) You give permission without parameters, the 3 lots are divided and sold and who bought them give permission to lots behind Old Coach to have easement thru their lots, we now have Old Coach Road being a major throughway to I can't even count how many cars
- b) You give permission with conditions, a lot that large encourages farms of all kinds and farms of all kinds have BIG trucks of all kinds and have buyers coming thru to farms...you get the picture...This will be a disruption to an existing 80 homes and please consider #1.

4. Utilites

There is so much uncertainty here. We have no idea what the utilities companies are going to ask for, disrupting pre-existing 80 homes and please consider #1.

5. Fire/Ems/Police/Safety

In the past you denied opening Island Farms Road thru to Old County Road when it was expressed that Fire and safety issues needed to be considered. Will this change with new developments being aloud. Any opening makes Island Farms Road Association a major thuway. Does the town want to take over the road and maintain? Please consider #1.

6. Affordable Housing

I know affordable housing is attractive and lucrative to the town. How many homes/apartments will be added? Again, please consider #1.

I thank you for your time in considering there is another way!

Pamela Danz