

MV Commission members,

Attached please find a letter that was written to the West Tisbury Planning Board in opposition of the Paul Bangs sub-division proposal.

This plan was submitted to the Planning Board for approval without any notice to the current occupants. We neighbors understand Mr. Bangs right to access but we are concerned with the changes this will bring to our neighborhood. Island Farms is surrounded by 100+ pristine acres all with access issues, all are already seeking access through Island Farms, particularly if Mr. Bangs is granted unrestricted access through our sub-division. It's been brought to our attention he has since revised the proposal by increasing the number of proposed lots, the neighbors discovery of the original proposal came by accident.

Mr. Bangs is only the most recent to propose changes to this small 50 year old neighborhood of well maintained properties. We enjoy the dirt roads, mature trees and vegetation, the safe environment for residents, children and animals and the limited (speed controlled) traffic.

We have respected the old mail route and Old Coach Road "Special Way" and have kept the neighborhood in it's original state; constant heavy equipment, increased traffic, ruined roads, increased liability and more safety issues will not support our efforts.

We pre-date the zoning requirement for WT so all of our lots are smaller than the 3 acres minimum, we have the lowest sub-division RA fees on the Island and many of our homeowners are 25 year or more residents. With each of these positive attributes, we believe we have achieved a successful balanced formula of supportive neighbors, road association (RA) management , neighborhood safety concern and more.

Increased traffic by newly attained access through our Island Farms sub-division will change this neighborhood forever.

Thank you,

Greg Lucas

PS: We were just informed our letters written to the WT Planning Board regarding this matter were not forward to the MV Commission.

Re: Public Hearing regarding Paul Stuart Bangs et al., application for a Special Permit on Map 16, Lot 118, 101 Old Coach Road, West Tisbury, MA

Dear Ms. Jones et al:

As Island Farm residents at 26 Old Coach Road, we ask the Planning Board to more closely review and not approve the request for the above-referenced Special Permit. It is our feeling that not enough consideration was given to the current occupants, the natural and peaceful surroundings of the neighborhood and the approved "special way".

Our roads are narrow, dirt roads that currently do not support two-way traffic; we currently find ways to pull off to the side allowing for oncoming traffic. Particularly on Old Coach Road, this often means someone has pulled in or across our driveways requiring yearly maintenance. The erosion of driveways due to traffic only exacerbates the significant drainage issues. These roads are not meant to handle consistent heavy equipment traffic and the subsequent increase of vehicle traffic. Increasing the width of these private roads is not a simple matter, this will negatively impact the "special way" and a significant number of properties (i.e., loss of property and mature coverage, not all our utilities are underground). Our roads have capacity and safety limits; exceeding them poses a significant threat to the area's children, pets, pedestrians, bicycles, horses etc., who have rightful access to use them.

The potential for the proposed subdivision to be further subdivided adding additional housing and guest housing to each further subdivided lot will again increase traffic and risks to all. We do not yet know how many units the Affordable Lot will be allowed, again, increased traffic and risk to safety.

Our roads need constant maintenance at great cost and aggravation, especially in the winter and rainy seasons when the roads become difficult to navigate. The traffic increase will create an additional burden to keep roads maintained; not only for vehicles, but for the children who reside here in the current rural environment.

The entrance to Island Farms in the morning and afternoon is highly congested with children/parents and vehicles waiting for school buses. For several years we were denied a school bus shelter at the Island Farms entrance "due to traffic congestion", it was built finally to keep the children off the State Rd. There have been a number of accidents at the Island Farms entrance. Additional

foot and vehicle traffic will place the children at a higher risk for another tragic event.

The number of mailboxes at the entrance would increase dramatically causing more congestion at the entrance. These mailboxes currently obstruct the view of drivers exiting Island Farms. Our attempts to rectify this issue failed (we moved the row of boxes back off the road by 1 foot) and we were required by the post office to put the mailboxes back in the original dangerous location.

Additionally, this same entrance at the State Rd. (Island Farms entrance) supports a double yellow passing line and there have been many head-on near misses at this site (me included).

No DRI has been done by the MVC nor a Conservation Committee study of the subject property for any rare or endangered species. Why does the subdivision proposal ask for an exemption to an Environmental Impact Study? We ask that this request for exemption be denied.

The subdivision request states no plans for construction are "immediate", or at least until the road and utilities are completed. Approval of this originally submitted request will only open a door that we have fought to keep closed, unregulated development. Island Farms is surrounded by acres of woods and undeveloped land, others have attempted unsuccessfully to block the special way with debris preventing the children from using the "special way" to go to the W. Tisbury School, developers have unsuccessfully requested access over the same special way to access the State and County Roads. It seems every few years there is a challenge for access through this small Island Farms neighborhood and the challenges to keep things safe and manageable are getting costly and more complicated.

It should be noted that the land behind the "special way" that is Old Coach Road is land-locked and we have become aware that the owners of those properties are watching closely what action the Planning Board will take. Island Farms could potentially be surrounded by new development, losing all its natural beauty and rustic charm for which the Town is known and of which we treasure. Unrestricted access and easements are a pandora's box for the Island Farms subdivision.

In making your decision please seriously consider the impact on property values, increased liability to each existing Island Farms landowner, the increase of HOA maintenance dues and the neighborhoods well-being, and general character.

We take pride in this rural community, and we don't want to take on the appearance of suburbia as have some of the down-island communities.

Respectfully submitted,

Gregory C.B. Lucas

Kim M. Lucas

26 Old Coach Road

West Tisbury