

Dear Martha's Vineyard Commission:

We are writing this note to lodge our objection to approving the application for subdivision of the Bangs property, as filed.

While the submission by the Bangs family appears to contemplate a modest number of lots, there is no assurance that the number of lots would not increase significantly due to subsequent subdivisions. There is also the possibility of subordinate units, such as guest houses. Taken together, this would mean a total of up to 15 or more additional houses.

A development of more than a few homes would deprive members of the Island Farms Road Association, including us, of the quiet enjoyment of their homes due to construction traffic and the resulting, ongoing residential traffic. There likely would be a negative impact on our property values as well, never mind safety issues for pedestrians/mainly children using the current road system to walk to school/school bus or for recreational purposes, such as bike riding.

While the issues noted above could be considered "local," there is a more "regional" issue with the increased traffic and access to State Road via Island Farms Road. With the traffic from the marijuana dispensary and other nearby commercial properties, the increased traffic from Island Farms Road would create a potentially dangerous situation for all parties.

Exclusive access to State Road via Nip N Tuck Lane (i.e., not using the easement to the road system maintained by the Island Farms Road Association) would not only be a more direct route to State Road, but also would address the issues noted above at minimal cost to all parties. Of course, the Bangs family would need to secure an easement for road use from the two or three owners of Nip N Tuck Lane. While there would likely be a cost to obtaining such an easement, it should not be material, given the overall value of the Bangs property.

Finally, particularly in the absence of sole access to State Road via Nip N Tuck Lane, the issue of any use of the road system maintained by the Island Farms Road Association without dues paying membership of the owners of any of the proposed or future Bangs lots remains to be addressed.

Thank you for consideration of the objections noted in this note.

Peter & Patricia Accinno
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