



**Town of West Tisbury**  
PLANNING BOARD  
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July 23, 2009

Christina Brown, Chairman  
Martha's Vineyard Commission  
P.O. Box 1447  
Oak Bluffs, MA 02557

Dear Ms. Brown:

Last week we referred the Form B Preliminary Plan application submitted by Arnold Fischer Jr., Flat Point Farm, as the property was previously the subject of a DRI review.

We have reviewed the proposal and feel that it is a relatively benign development of this large parcel compared to the density that could have been proposed. The plan creates two conservation parcels for a total of 67.6 acres. The majority of the lots are created around existing structures. The three new buildable parcels are 1.1 acres and are clustered together. Overall, we feel the plan embodies the Zoning Bylaw's Open Space Development goals.

Thus, we feel that the Planning and other Town Boards can adequately resolve any issues for the benefit of the Town and its inhabitants (including creation of a road association) without necessitating a full DRI review.

Thank you for your consideration.

Best regards,

*David Douglas*

David Douglas  
Chairman

Cc: Arnie Fischer; Vineyard Land Surveying and Engineering