

*Vineyard Land Surveying & Engineering, Inc.*

*PO Box 421, West Tisbury, MA 02575-0421*

*Glenn F. Provost*  
Professional Land Surveyor

*Reid G. Silva*  
Professional Engineer

*William M. Austin*  
Professional Land Surveyor

(t) 508-693-3774

e-mail [vlsl@comcast.net](mailto:vlsl@comcast.net)

(f) 508-693-8575

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Martha's Vineyard Commission  
PO Box 1447  
Oak Bluffs, MA 02557

RE: VLS & E Job 1476; Flat Point Farm; A.M.Fischer 1994 Trust; Priscilla Fischer, Trustee  
Proposed division to create a 12.9 acre lot which now contains an existing camp.

Dear Commission Members,

In consideration of your approval, the Fischer family would like to offer the following conditions and restrictions on the above-mentioned lot:

- The lot can not be further divided to create additional building lots
- The future sub-surface leaching area must be setback a minimum of 300 feet from the shoreline of Tisbury Great Pond
- The future septic design plan must incorporate an advanced treatment system, such as a "Boiclere"
- The number of bedrooms allowed on the site shall not exceed 12
- The maximum number of new structures allowed is three (excluding a pool & a tennis court)
- The maximum footprint of all structures on the site shall not exceed 10,000 square feet (including dwellings, garage, pool, tennis court, shed, etc. but excluding decks and patios)
- No asphalt paving is allowed
- All new structures must be constructed within the "Building Envelope" shown on the plan
- The area outside the "Building Envelope" will be maintained in perpetuity as hay field/pasture land. However, the future sub-surface leaching area and well may be placed outside the "Building Envelope" if deemed necessary to meet the various Town and State regulations. A path to the Pond will also be allowed subject to approval of the Grantors and the West Tisbury Conservation Commission.
- All proposed landscaping will be native materials

And to be consistent with the conditions contained in DRI #34, if you would like, we are certainly willing to include one of those original conditions which states: "There will be no hippie communes allowed".

We hope that you find the above conditions and restrictions in keeping with the goals of the Commission and will grant approval for this project.

Sincerely,



Glenn F. Provost