

Adam Turner, Executive Director
Rich Saltzberg, DRI Coordinator
Martha's Vineyard Commission
33 New York Ave.
Oak Bluffs, MA 02557

RE: DRI 755 – Proposed offers for Pimpneymouse Farm Subdivision

The Applicant, the Welch Chappaquiddick Trust, hereby submits the following Offers to the Martha's Vineyard Commission relative to the property known as Pimpneymouse Farm (the "Property")

- Commitment to place approximately 82% (171 acres) of the proposed project with conservation organizations in order to provide substantial long-term community, open space, agricultural, visual and environmental benefits. The sale of 87 +/- acres of the Property to the Martha's Vineyard Land Bank (MVLB) will enable permanent conservation of a substantial acreage suitable for future agricultural use as well as an important priority habitat. The sale of an additional 84 acres +/- of the Property to the Sherriff's Meadow Foundation (SMF) will enable permanent conservation of substantial acreage in contiguous priority habitat woodlands and marsh.
- Within the family retained property, a commitment by the family to permanently protect an additional 9-acre property abutting Cape Pogue Pond providing further protection to that waterway, and an additional 4 acres of agricultural open space.
- Commitment by SMF to provide a Priority Habitat mitigation opportunity to the Town of Edgartown to support potential town projects (eg: cemetery expansion).
- Establishment of an extensive network of trails and a trail head for parking on the SMF and MVLB Property to enable broad public access to the conserved property and provide significant enhancements to the cross-Chappy trail network.
- Prohibiting any further subdivision of the Property that creates any additional buildable lots beyond what is currently requested. The plan includes a reduction in the current number of vacant buildable lots on the Property from six to two.
- Commitment to protect one of the largest saltmarshes on Martha's Vineyard and the adjacent inland buffer from further development and its ability continue to play an important role in supporting climate change resilience.
- Protection of substantially all of the Priority Habitat on the Property involving multiple endangered and threatened species in a manner such that no "Take" is required, as

indicated by a Determination Letter (and associated conditions) from Department of Fish and Wildlife.

- Restoration of agriculture on the Property, not to exceed the nitrogen loading limits for the Property as defined in MVC water quality guidelines, via the MVLB under the supervision of the Massachusetts Secretary of Environmental Affairs
- Protection of the pastoral vistas and view sheds along the Chappaquiddick Road, through the use of conservation protection and encouragement of agricultural activities, which includes more than 2200 contiguous feet of roadside overlooking Martha's Vineyard Land Bank conserved fields, as well as close to a mile and a half of undisturbed and undeveloped Pocha Pond shoreline.
- Commitment to donate 2 parcels of land to an Affordable Housing organization for the purpose of supporting the creation of a greater than ½ acre affordable house lot from multiple contiguous parcels on Litchfield Road.
- Commitment to meet water quality or nitrogen loading requirements as determined by MVC water quality policy and Edgartown Board of Health.
- Utilization of a significant State of Massachusetts Landscape Partnership Grant for the benefit of the island community (project must be completed by year end to qualify).
- Commitment that any new construction will be in accordance with the applicable Town of Edgartown regulations in place at the time and will comply with Dark Sky downward lighting principles.