



TOWN OF EDGARTOWN
Massachusetts

September 20, 2022

Mr. Adam Turner
Executive Director, Martha's Vineyard Commission
turner@mvcommission.org
508-338-7321

Dear Mr. Turner,

As the Chairperson of the Edgartown Master Plan Steering Committee (MPSC), I am writing to you, on behalf of the Committee*, in support of the application submitted by the Island Housing Trust, in partnership with Affirmative Investments, for the Meshacket Commons Project.

As part of the Master Planning Process in Edgartown, we have had many conversations with town personnel; each of those conversations has come back to the ever-increasing need for more access to attainable and affordable housing. Many talented professionals in our community, both young and old, are being forced to leave the island due to the lack of available housing and the Town of Edgartown is certainly not alone in facing the challenges of retaining qualified employees. Many of our town departments are currently understaffed, including the Wastewater, Police and Fire Departments. Approval of this project, and with it the creation of 40 housing units for our community, would be a massive step towards addressing the island's housing crisis.

Although the MPSC does have some concerns about the potential increase in traffic associated with this development, we understand that is not what is under consideration by the MVC at this time. As part of the Master Planning Process, we will continue to work with Town officials to ensure the areas around the Meshacket Commons remain safe and accessible for both the residents and the community at-large.

Aside from traffic concerns, members of the MPSC have conveyed strong support for the project: Ms. Croteau says, "The planning that has gone into this project has made a difference. The emphasis on community, walking and biking and a layout that encourages neighbor involvement is exactly the type of features that our committee has discussed and recommend. I heartily endorse the project". Mr. Strayton stated, "I was very impressed with the plan for Meshacket Commons and agree with others that it seems to be exactly the type of development we in Edgartown, and on the Island, should encourage. It has my full support".

The MPSC was graciously invited to a community presentation by IHT and Affirmative Investments in which the developers described the details of the project. The presentation was thoughtful and thorough and questions were answered in a way that demonstrated the high level of thought and consideration that has gone into the development of the Meshacket Commons plan. The Town of Edgartown has been working towards the completion of this project for nearly ten years and the project has received financial support from the voters on multiple occasions. Please convey to the Martha's Vineyard Commission members that, as members of the Edgartown MPSC, we encourage the approval of this application. Thank you for your consideration.

Sincerely,
Juliet Mulinare
Chair, Master Plan Steering Committee

**Please note that one member of the MPSC also serves as an elected member of the MV Commission. To avoid any potential conflicts of interest in voting on this application, Mr. Jeff Agnoli has abstained from participating in the submittal of this letter.*