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March 16, 2018

Mrs. Virginia C. Jones, Chair
West Tisbury Planning Board
P.O. Box 278
West Tisbury, MA 02575

Via Email

Re: **Flat Point Farm**

Dear Mrs. Jones:

I wanted to follow up on my letter of March 6, 2018 concerning the Form B plan filed for Flat Point Farm, for a point of clarification.

The Form B plan of Flat Point Farm that has been filed is a conceptual plan and a preliminary plan that shows the effect of both the intended final Form A plan and the intended final Form C plan that will both be filed by The Priscilla P. Fischer 1994 Trust after final review of the preliminary plan.

The conceptual framework of the Form B plan is to also satisfy MVC concerns regarding "incremental development" by showing the effect of both plans together as to the entire property.

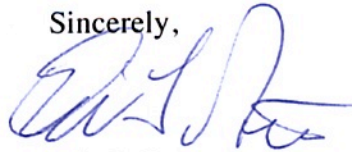
The final Form A plan will include the five lots with existing structures (Lots A through E on the Form B plan), the four existing lots that will be reduced in size (Lots 4A, 5A, 6A and 7A on the Form B plan), and the two parcels not available for building ("Field" and "Agricultural Preservation Parcel" on the Form B plan), all as outlined in my letter of March 6, 2018.

The final Form C plan will show the relocation of the access road (Road to Great Neck) and the four new lots which will be available for building (Lots 4B, 5B, 6B and 7B on the Form B plan), also as outlined in my letter of March 6, 2018.

The two final plans will be filed together and we intend to seek joint review of these two plans once filed with the Planning Board and referred to the Martha's Vineyard Commission.

The issue of affordable housing and the requirements of West Tisbury Zoning Bylaw Section 4.4-6 "Affordable Housing Requirement" will be part of the review of the final Form C plan, once it is filed.

Sincerely,



Eric L. Peters

cc: Eleanor D. Neubert
Jean F. O'Reilly
Arnold M. Fischer, Jr. (by email)
Martha's Vineyard Savings Bank, Trustee (by email)
Paul Foley, Martha's Vineyard Commission (by email)
Reid Silva, VLSE (by email)