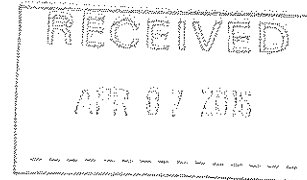


April 6, 2016

Martha's Vineyard Commission
Attn. Paul Foley
33 New York Avenue
Oak Bluffs, MA 02557

Re: DRI 464-M-2



Dear Commissioners:

We live at 20 Oak Wood Lane, which abuts the planned section C in The Lagoon Ridge development plan.

Oak Wood Lane is a single entry road with a cul-de-sac. It consists of seven house lots of approximately 1.5 acres each with modest single family homes built on them. Six of the seven homeowners are year-round residents. Two families in the neighborhood have children going through the school system, both our children graduate this year, and the other homeowners are retirees. It is a quiet year-round community. The lots in this area are residential and there is a 1.5 acre minimum lot size by zoning, which is one of the reasons we, and I suspect many of our neighbors, chose to live in this part of Oak Bluffs.

The addition of many new sub-sized house lots in such close proximity will forever alter the nature of this special part of Oak Bluffs. The land that Mr. Danielson proposes to develop rolls with dips and hills. It is filled with oak and pine trees, blueberry and blackberry bushes, scrub oak and ancient trails that wind through the trees and skirt the other developments that have sprung up in the area. We had hoped Mr. Danielson and the land conservation groups on the Island might find a way to conserve what is increasingly precious land that sits in an already highly developed part of the island, but this has not happened, and so we are resigned to the likelihood that we are soon to see houses instead of hikers.

As such, we are concerned about the high impact of so many house lots in a relatively small area and the direct impact this will have both on our lives and the future health of the Lagoon. In addition, we are concerned that this ambitious and complicated plan will derail, as so many plans have before it, and without proper safeguards in place, has the potential to be a significant drain on Oak Bluffs Town resources.

One of our concerns has to do with construction and road noise. It appears from the plan that Mr. Danielson is proposing a single entry road off of Barnes Road that will wind behind the back of the two end lots in Oak Wood Lane (our lot and the Robillard lot) and feed off into two separate dead ends. We would like clarification on whether this will be the service road for all construction vehicles and the installation of the wastewater treatment plant? Is Mr. Danielson offering to do a study to research the impact of this road. Will it be paved or dirt? How wide will it be? etc. We are additionally concerned that there may be adverse impact on our well water. The town water that fed our house tended to run brown, as it often had high levels of iron in it, so we put in a well approximately fifteen years ago.

At the time of this writing, the covenants Mr. Danielson speaks about in his plan were not available, so some of these points may have addressed. However, here are some concerns we have about whom will monitor these covenants and what will be done if the covenants are breached:

Condition 4.2 - stating that all fertilizers shall be slow-release, water-soluble nitrogen source types.

Condition 4.3 stating that all plantings in lots shall be non-invasive species.

Condition Exterior lighting

5.1 Which mentions that "Dark skies" concepts will be written into the covenants. While "dark skies" has a lovely poetic ring to it, we'd like specific details as to what this actually means.

Condition 7:

Wastewater treatment facility. We have many questions here. In the follow up plan, posted online, the location of the proposed waste treatment plan is not indicated, so we will assume the plans are to have it where Mr. Danielson indicated its location in the previously submitted plan.

The nitrogen loading requirements will be met if the system puts out 14mg per liter, but residential denitrification systems are generally rated for 19mgs per liter, and that number is not historically met by those systems. We request that the commission hires an outside consultant to verify all data the applicant presents regarding the output. In addition, we would request that the system be tested monthly for a minimum of two year after the development if fully built, to factor in the seasonal nature of island housing. Some of these proposed houses may be used as rentals. Some may be resided in by year-round residents, and some may be used as seasonal residences.

Like most people who live on the Vineyard, we have friends who have been priced out of the market and are either stuck in the endless "shuffle" or have opted to move off-island. Affordable housing continues to be a challenging issue on this island. We applaud efforts to assist in this issue, however we have concerns about the actual ability to provide some much needed housing in this proposal.

It is our understanding that Mr. Danielson would like to create 23 lots and 25 units and donate two of the sub-sized lots for use for affordable housing. Habitat for Humanity has apparently declined an offer for these two housing lots. Mr. Danielson states he has since reached out to the Affordable Housing Committee of Oak Bluffs, and writes that "Meetings were scheduled and there were some inconclusive discussions of options." This indicates that little has been resolved as to how these two donated lots will be allocated for affordable housing. And so we have to ask, isn't the entire idea of allowing for this flexible zoning to ensure for some degree of affordable housing?

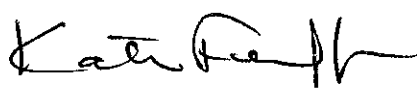
As for the affordable housing units. Mr. Danielson states that as per the OB Planning Boards, "An interpretation of the OB Flexible Zoning regulations emerged claiming that the applicant must build houses, or have houses built". Mr. Danielson has replied by stating, he "is 77 years old, said he wasn't about start a construction company at his age."

His interest in these affordable lots, which he needed to obtain the flexible zoning permit from the town of Oak Bluffs, seems to us rather gratuitous. Even if it is gratuitous, who are we to judge his intentions, the plan is not well thought out or constructed. Mr. Danielson states that the proposed recipient is now the Oak Bluffs Affordable Housing Trust rather than HabitatMV. He writes, "The Trust is associated with the Oak Bluffs Affordable Housing Committee and has overlapping membership, bringing together a strong group of advocates determined to move forward quickly. The Trust has broad powers and can likely take action once they set goals and have a plan. In addition the Trust has received, or soon will receive, over \$700,000 from the Southern Woodlands settlement, and recently applied for CPC funds as well. It already owns or controls of quite a few building lots in Oak Bluffs, which are an added resource." Yet, it is our understanding that this plan is far from realistic. We have many questions about what it means for the OB Affordable Housing Trust to take this land to build on — wouldn't that be a town decision? And isn't the \$700,000 for which he speaks already allocated to other projects?

One last concern has to do with the hours of construction. Condition 2.1 notes that construction noise will be limited to 7am-7pm. We would like clarification of whether this means weekdays or seven days a week? We would like the commission to consider restricting the hours and days of construction, if it is under their purview to do so to allow for quiet family time mornings at breakfast, at dinnertime and on weekends.

Thank you for your time and consideration.

Sincerely Yours,



Kate Feiffer & Chris Alley