

# Martha's Vineyard Land Bank Commission

May 18, 2023

Martha's Vineyard Commission  
Post Office Box 1447  
Oak Bluffs, Massachusetts 02557

Dear commissioners:

I write regarding the application submitted by John and Janet Packer for a subdivision on the Northern Pines Road in Tisbury.

Several conservation properties are nearby, including one — Hillmans Point Preserve — that was sold to the land bank by the Packer family. The land bank continues to be grateful to the family for its having entrusted such beautiful property to land bank care and oversight.

Because of its management of the preserve and the public's use of the preserve's beach, the land bank is familiar with this neighborhood. As a result, the land bank wishes to bring two matters — the first is resource protection and the second is transportation planning — to the MVC's attention.

The valued resource here is the active farmland. When any such land is subdivided it is important to the land bank that due caution be taken to ensure that the agricultural areas are protected.

The transportation planning consideration relates to the Northern Pines Road. All development ultimately intensifies the use of access roads — this is true whether the development is for year-round or summer use, or on public or private roads. Indeed, and generally speaking, the history of the Vineyard is that of steadily increasing intensity, in all quarters. Trails that act as sidewalks (unpaved, it should be noted) are invaluable in protecting bicyclists and hikers from such intensity.

The land bank's trail-sidewalk along Edgartown's North Neck Road — which bears much resemblance to the Northern Pines Road — has been so appreciated by neighborhood residents. Siting such a path along the far southerly edge of the locus would bring a similar benefit to this neighborhood. As the Martha's Vineyard Commission well knows, timing is critical in transportation planning — planning at the right time spares

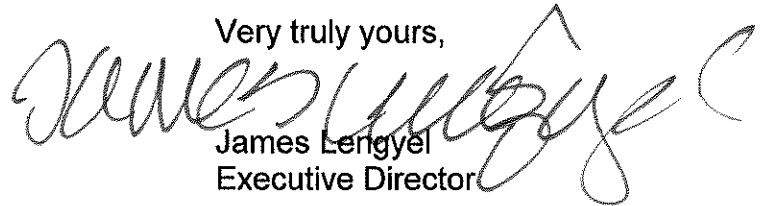
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neighborhoods from difficulties later.

Thank you.

Very truly yours,

A handwritten signature in black ink, appearing to read "James Lengyel", written in a cursive style. The signature is positioned to the left of the typed name and title.

James Lengyel  
Executive Director