

Martha's Vineyard Commission
33 New York Ave
Oak Bluffs, MA 02557

July 8, 2016

To the LUPC,

Lagoon Legacy is the owner of the subject property; it is comprised of two members, Maciel Land & Tree and John Keene Excavation, Inc. Lagoon Legacy, LLC purchased 24 Huseby Mountain Road (Map-21/L-6.1) which is a 9.67 acre piece of property that has been referred to you by the West Tisbury Planning Board. The subdivision plan is attached.

Lagoon Legacy, LLC proposes to subdivide the property into 4 lots. Lots 1 & 2 would be used by John Keene Excavation, and lots 3 & 4 would be used by Maciel Land & Tree. No new structures are proposed. All use has and will continue to conform to permitted zoning. The West Tisbury Planning Board has stated its willingness to endorse the Plan and that it feels that review by the MVC is not necessary. Their letter is attached.

In the past, there have been two separate businesses that have operated from the property. Maciel Land and Tree has been using this property since 2000. They are currently located on Lot #1 and would move approximately 200 yard to lots # 3 & 4.

John Keene Excavation will occupy lots 1 & 2.

I'm available to discuss details of the plan or any other questions that the LUPC may have.

Thank you,

Joe El-Deiry



Town of West Tisbury
PLANNING BOARD
P. O. Box 278
West Tisbury, MA 02575-0278
508-696-0149
planningboard@westtisbury-ma.gov

June 22, 2016

Martha's Vineyard Commission
LUPC
P.O. Box 1447
Oak Bluffs, MA 02557

Subject: Lagoon Legacy LLC, Map 21, Lot 6.1, 24 Huseby Mountain Road, Light Industrial District.

Dear LUPC Members:

It has come to our attention that the above application, which we recently referred to the MVC as a DRI, will be reviewed by the LUPC on July 11, 2016. When we originally wrote we mentioned that the applicants have been exemplary to work with and have proposed a very minor change of an existing project and work site. Please be aware that we have never experienced the slightest problem with the applicants. They have consistently followed the correct process and always cooperate fully. As well, they have never required any additional nudge to comply with the conditions of any project that they have undertaken. For this reason the board feels compelled to emphasize that this plan, application and project do not rise to the level of requiring a full hearing and review before the Commission. We request that you give us permission to go ahead and deal with the application on the local level.

Best regards,

Virginia C. Jones, Chairman

Cc: Joe El-Deiry, John Keene and Vincent and Heather Maciel