

To Whom it may concern at the Martha's Vineyard Commission

I am writing on behalf of the Fischer family at Flat Point Farm to express my support for the subdivision of their property. I feel that the plan shows a conservative and comprehensive plan for the future of Flat Point. The 4 new lots that are being created are only 3 acres each and therefore no guest houses will be built there. It is my understanding that the family intends these lots for family members and we should support them. The clustering of the dwellings is done smartly and should directly benefit the occupants while keeping the maximum open space and views in tact.

The amount of land that will be protected in perpetuity is also important factor of this plan. As of now there are 25 and a half acres in Agricultural Preservation and 12.9 that the Landbank owns outright as well as a 2 mile trail easement. Further the recent effort to put the front field into long term conservation with public access is wonderful and The Ficher Family deserves recognition and respect for their light use of their farm. This means that over 70 acres and well more than half of the farm will remain as it is today. Having this space preserved as farmland and public space is a benefit to the Island to the town and to myself as a neighbor.

As a farm neighbor and co user of the Road to Great Neck, I do not think that the additional lots would amount to any real burden on the road. My house sits right on the road and I would say currently the road is lightly used, and mostly cared for by the Ficher family. I encourage this body to approve the Ficher's Plans without modification and to thank them for putting together such a reasonable and thoughtful plan.

Respectfully,

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