

From: [Chris Murphy](#)
To: [Alex Elvin](#)
Subject: Stillpoint
Date: Tuesday, November 22, 2022 12:08:38 PM

Dear MVC Commissioners,

As a fan of Stillpoint and all that Mr. Bena is trying to do there I think it is important to keep returning to the big picture.

In 2020, this land, with its two houses and a barn, was on the market and available for purchase by any buyer. With MVC and town subdivision approvals in hand, it was all ready to be built out. Because no conservation group stepped forward to protect the land in the way that the owner (Claudia Miller) had hoped, she gave Thomas Bena a year to put a plan together that would protect the land and do what he wanted with the barn. The stipulation that Ms. Miller made was that all of the land, and the houses, must sell at the same time. The only way to make that work was to totally commit and Thomas did. He set up a non-profit to own and operate the barn and he worked with the Land Bank and various donors to permanently preserve all the lots along the brook and the ponds. Working with a real estate broker, they found great owners for the two existing houses. His request before you now is to modify the original DRI in a way that will vastly reduce the impact on the land, the watershed, Tisbury Great Pond, and the housing crisis. Additionally, it will create a space where the people of MV can meet for classes and small functions.

Affordable Housing: first the property has already been tithed for a buildable lot to offset the impact of developing 12 homes on the approved lots. The proposed vacation homes will now never be built. **I believe that the MVC should not be trying to extract further donations of land or money unless it first returns the lot the MVC already extracted.** Each large summer home, and that is what the approved 12 lots would have been, generates the need for the equivalent of a year-round worker. So 12 lots, 12 more families that need year round housing but nothing more was required by the town or the MVC. The Stillpoint plan removes the need for those families and their homes as well as reducing the need for town services that both the vacation homes and their workers would require.

Thomas lives here, the one or two people he may employ likely already live here - Stillpoint is working hard to help the housing issue while providing a much needed space for people who already live here. Stillpoint is such a win-win gift to the Island.

Chris Murphy, Chilmark