



Martha's Vineyard Commission
Landuse Planning Committee
P.O. Box 1447
Oak Bluffs, MA 02557

January 19, 2023

Dear MVC,

We have participated in the hearings regarding Stillpoint and remain very concerned about the the recent LUPC set of conditions and the response by Stillpoint representatives.

- Draft Condition 1

PHA Response: This cautious approach to events with continual monitoring is something we support with the uncertainty of how impactful this will be in the State Road corridor and to our visitors and adjacent staff housing. We are also concerned with this hybrid mix of Stillpoint mission events, combined with “off-mission” events. When I see the response to these conditions as “unworkable” by Stillpoint representatives, that is cause for alarm.

The PHA rarely has events that exceed 60 people, when we do, we have a police detail. The traffic study can only postulate potential traffic. The traffic should be monitored as a proof of concept in the operation of Stillpoint given the proposed hybrid events model.

- Draft Conditions 2, 3, 4 and 7

PHA Response: We are most concerned with rentals of the property and the unknown (off-mission) vendors who will occupy the space. We agree with the monitoring of these activities, although find fault with the hybrid use of the property for profit under a not-for-profit umbrella. Amplified or ambient music (however defined) should be subjectively reviewed and monitored, and the PHA should have the right to challenge this determination given the potential negative impacts on our staff and visitors.

- Draft Condition 8

PHA Response: This condition presented by the LUPC is there to protect the ecology of the woodlands and the privacy of the Arboretum. We would like to work with the MVC, Stillpoint, and the MVLB to avoid negative impacts to the woodland ecology.



THE
POLLY HILL
ARBORETUM

- Draft Condition 12

PHA Response: Light and sound mitigation are of greatest concern to us. Looking at the current placement of parking, we object to the placement of the car parking areas closest to the barn, facing south. The layout of the parking lot, and landscape screening would benefit from a professional Site Analysis employing a landscape architect or designer. While the PHA has expertise in native plants and woodland ecology, we are not master planners, and believe this project deserves more thoughtful planning in co-hort with Stillpoint, MVLB, PHA and the MVC.

Thank you all for this opportunity to share our thoughts and concerns.



Timothy M. Boland
Executive Director



Emily Ellingson
Curator-Assistant Director