

11/9/22

Selena Roman | PO Box 11 West Tisbury MA 02575

To: Adam Turner, MV Commission Executive Director; Alex Elvin, Mv Commission DRI Corrdinator and the MV Commissioners VIA ELECTRONIC MAIL

Re: Stillpoint MV Inc. DRI #279M

Dear Commissioners,

My husband and I have been year-round residents since 1985 and since 2011 at our home off Littlefield Lane in West Tisbury. I have served on the past Mill Brook Water Shed Management Planning Committee and on the current Mill Brook Watershed Management Committee. While I am presently the President of the Board at the Polly Hill Arboretum, I write this letter as a private citizen and neighbor of the proposed development.

I echo the concerns and questions raised in Purdy Burt's letter of September 8, 2022 to the commission regarding her points of segmented application, particularly the development restriction, septic capacity and use, and the wetlands. Her math spells it out.

I also echo the concerns for Edward O'Neal in his letter of September 8, 2022 to the commission that some of the land has been spared from development but there is grave concern over the remaining unrestricted land, the size and number of evening events, and the noise impact up to 10:00PM in the evening.

This applicant is proposing a change of use, even in the most recent information to the board, that is simply a commercial events venue in a residential area under the guise of an educational non-profit. Allowing weddings, corporate events, or any other sort of party rental use of this property for rentals outside the mission of the non-profit, particularly with amplified music, would seem to be in direct conflict with that mission statement and a great detriment to the surrounding neighbors as well as the animal and bird populations of the immediately abutting conserved woodlands and pond.

Given that we are neighbors that would be directly impacted by this type of rental noise, traffic, impact on the land, and commercial use of what is a residentially zoned property, my husband and I strongly object to any type of use beyond the applicant's proposed quiet, meditative, and limited salon type of occupancy. And even that would have a significant impact on the area.

Further to the change of use in general, please bear in mind the quiet, rural, residential, agricultural, non-commercial nature of this part of West Tisbury. This area is already affected by the limited allowed uses at the Ag Society, which we were fully aware of when we moved in 2011, and we support their mission and the functions that follow it. I cannot imagine the impact of dueling events on a summer night or any night of the year, particularly with amplified music and/or outside events. Consideration must be given to the impact of dozens of headlights, parking lot lighting, and the number of cars entering and leaving with doors opening and closing up to 10PM at night. 40 cars, 80 doors, 80 car round trips in and out of the property on a blind curve of a narrow road. With several meetings a week of 50 or more people gathering at 7:00PM, this is a significant change in the character of this currently residential and agricultural corridor.

Our move to West Tisbury came about in conjunction with Ann Nelson and a sale to the MV Land Bank that put 25 acres and a half mile of the Mill Brook into conservation ownership. We write out of the desire to preserve and for the protection of this unique tract of land and historical corridor from North Road to the town center for the benefit the entire island. We respectfully urge the commission to bear all this in mind when considering the overall plan of this applicant.

Thank you all for your time, efforts, and service to the island as commissioners.

*Selena Roman*