



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



May 15, 2024

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

Subject: "Flat Point Farm" - The Priscilla P. Fischer 1994 Trust, Road to Great Neck

Dear Rich:

At our meeting of May 13, 2024, the Planning Board discussed a request for the board to draft a second letter to the MVC stating our opinion on the Flat Point Farm application to be reviewed by the Commissioners on Thursday, May 16, 2024.

Our position on where we stand as a board has not changed since the drafting of the July 12, 2023 letter and we respectfully request that the Commissioners take our letter under thorough consideration. We have attached the July 12, 2023 letter hereto.

Thank you for your consideration.

Best regards,

Leah Smith
Leah Smith, Board Chair



Town of West Tisbury

PLANNING BOARD

P. O. Box 278

West Tisbury, MA 02575-0278

508-696-0149

planningboard@westtisbury-ma.gov

July 12, 2023

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

Subject: "Flat Point Farm" - The Priscilla P. Fischer 1994 Trust, Road to Great Neck

Dear Rich:

At our meeting of June 26, 2023, the Planning Board conducted a public hearing to review an application from "Flat Point Farm" The Priscilla P. Fischer 1994 Trust, to subdivide and create 4 new buildable lots under a Form C application, and to adjust property lines under a Form A application, on Assessor's Map 35, Lots 3.1 through 3.4, 5, 6, 7 with the addresses of 8, 126, 161, 180, 200, 212 and 250 Road to Great Neck, RU District. Prior to the public hearing, the Board conducted a site visit to the property to review the site and gain a better understanding of the layout of the Fischer proposal.

We respectfully refer this application to you as a Previous Development of Regional Impact Modification under Section 1.1.3 D. We believe that we have worked out a good and responsive plan with the applicant.

The entire property is 110 +/- acres of land of which 65% is either restricted as conservation land or Land Bank property, which will be available for agricultural use and/or open space purposes. There is access to a portion of the protected space. There are 13 proposed building lots, 4 of which are new. The remaining 9 lots are grandfathered, as they have structures on them that are pre-existing zoning or are portions of lots created in 1976. On the portion already purchased by the Land Bank, there is public access to the Tisbury Great Pond. There is a walking trail which extends from Tiah's Cove Road along side of the Crow Hollow Farm.

The applicants have presented plans for this project over the past decade, making this proposal familiar to the board with frequent updates. In the past, and at the applicant's suggestion, the board has reviewed the road on two occasions; the first was to offer recommendation for improvements for better traffic flow, and the second was to review and approve the completed improvements to a portion of the road that was excavated for utility installation purposes. The Town Road Inspector has signed off on that inspection. Part of the new configuration of the road was to elevate the from the pond with respect to future sea level rise, and also keeps the traffic to the least impact on the neighboring lots. A fire safety water source at the interior of the farm will

be provided.

We have included a letter from Attorney Eric Peters, representative of the Fischer family, regarding the plan for the lot they propose to develop into an affordable unit under the requirements of the West Tisbury Zoning Bylaws. The project will be reviewed once the MVC has completed this review process.

The Martha's Vineyard Commission has reviewed and approved a Form B application and plan that was presented in 2018.

Best regards,

Leah Smith, Board Chair

Cc: Joe Tierney, ZBA, Affordable Housing Committee, Board of Health, Conservation Commission, Reid Silva VLSE, Arnold Fischer, Jr., Eleanor Neubert, Jean O'Reilly, and Martha's Vineyard Bank, Trustees.