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RICHARD J. MCCARRON (1930-2009)  
SEAN E. MURPHY (1961-2021)

**DELIVERED BY ELECTRONIC MAIL**

May 16, 2023

Adam Turner, Executive Director  
Rich Saltzberg, DRI Coordinator  
Martha's Vineyard Commission  
33 New York Avenue  
Oak Bluffs, MA 02557

RE: **DRI 741 - OFFERS**  
**SURKE MEADOWS SUBDIVISION - 35 DIVISION ROAD, EDGARTOWN**

Dear Adam and Rich,

The applicant, ADEC Meeting House Real Estate LLC, hereby submits the following Offers to the Martha's Vineyard Commission relative to the property located at 35 Division Road, Edgartown, Massachusetts (the "Property"):

1. Fifty-Nine percent of the Property will be preserved for open space in perpetuity. The open space will not only include the central meadow (Open Space B on the Plan), but will feature buffers along Meeting House Way (Open Space A) and Division Road, as well as additional open space buffers along the abutting Island Grove subdivision (fragmented open space, that is not included in the 59% number).
2. The meadow in Open Space B shall not be mowed more than three times per year, and that the vegetated buffer between the meadow and Division Road shall be maintained in its current width, and the

meadow shall not encroach into the vegetated buffer immediately adjacent to Division Road.

3. No further subdivision that creates additional building lots will be permitted at the Property in perpetuity.
4. Surke Meadow Association will record covenants and restrictions regarding road maintenance, architectural review, ownership of open space, and management of open space.
5. No paving of any subdivision roads, driveways or Division Road by this applicant will be permitted, and said requirement shall be part of the above-referenced covenants.
6. The applicant shall comply with all Edgartown Fire Department regulations and recommendations.
7. The applicant shall tie the Property, and all of the proposed lots in the application, into town sewer, and will meet the MVC Water Quality Management Policy.
8. The subdivision will be a phased subdivision. Lot 5 will be built upon first, and only the driveway to Lot 5 from Division Road shall be constructed. The other lots, and their 30 feet wide access road, will not be constructed until necessary.
9. The construction of any dwellings and outbuildings on the property shall use environmentally sound practices to maximize energy efficiency and must be designed and constructed to meet Energy Star 3.1 certification in accordance with the MVC Energy Policy.
10. All heating and cooling systems will be electric and environmentally efficient, in accordance with the MVC Energy Policy. Propane gas may be used for cooking.

11. All appliances (refrigerators, ovens, dishwashers, and ceiling fans), except for any cooking ranges, will be electric and Energy Star certified, in accordance with the MVC Energy Policy.
12. All exterior lights will be down-lit and Dark Sky compliant.
13. This is a family subdivision. The applicant asks that any contemplated approval be conditioned upon a requirement that should any of the lots be transferred out of the Ross family an affordable housing contribution shall be made as required by the MVC Affordable Housing Policy.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert D. Moriarty". The signature is fluid and cursive, with a large initial "R" and "M".

Robert D. Moriarty, Esq.

Dated: May 16, 2023