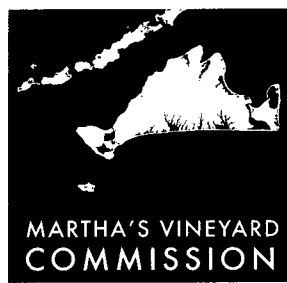


Robert E. Coad
P.O. Box 1189
Edgartown, MA 02539



September 21, 2006

Re: Vote not to grant designation for proposed Mullen Way Neighborhood District

Dear Mr. Coad,

As contact for the sponsors, you are receiving this correspondence regarding disposition of the nomination of the proposed Mullen Way Neighborhood District. The Martha's Vineyard Commission (the Commission) voted on September 7, 2006 not to designate the proposed Mullen Way Neighborhood District as a District of Critical Planning Concern. The nomination is being returned to you at this time (enclosed).

The Commission accepted the nomination for consideration on July 20. On September 7, the Commission met and held a public hearing. The Commission listened to oral testimony presented and reviewed documents pertaining to the hearing. Documents included the nomination, staff report, correspondence and official Commission documents, in particular "Chapter 831 of the Acts of 1977 as amended" (the Act) and the "Critical Planning District Qualifications" (the Qualifications).

The Commission noted that the Act requires that in making a designation the Commission "shall specify why the area is of critical concern to the region". The Qualifications also require that the Commission find "...that damage to the district or impediments to proper development will be a substantial loss to the region or to two or more towns". The Commission was not completely persuaded that the area under consideration can by itself meet this basic standard of regional concern, particularly when there were several references made, including in the nomination, to other neighborhoods similar in nature or possibly in need of planning or special protection.

Although designation was not voted, Commissioners expressed concern for the fate of the Mullen Way neighborhood and others like it facing the uncertainties of potential development. Regulatory tools such as DCPC designation and DRI review will surely be an important part of the Commission's involvement in determining that future. Comprehensive, long-term planning will be of at least equal, and probably greater significance. Planning for neighborhoods is certainly a concern of the Commission and will be addressed by the Commission and/or by the Island Plan presently under production.

Note that the nomination may be reconsidered within one year (of July 20) by two-thirds vote of the Commission.

Sincerely,

Linda Sibley, Chairman

cc: Edgartown Board of Selectmen, Planning Board, Conservation Commission, Board of Health
Island Plan Steering Committee

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