



Mead, Talerman & Costa, LLC  
Attorneys at Law

730 Main Street, Suite 1F  
Millis, MA 02054  
Phone 508.376.8400

[www.mtclawyers.com](http://www.mtclawyers.com)

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BY EMAIL

Martha's Vineyard Commission  
The Stone Building  
33 New York Avenue  
Oak Bluffs, MA 02557

Re: 3 Uncas Avenue – DRI # 744

Dear members of the Martha's Vineyard Commission,

As you will recall, I represent Flowerwood, LLC on the above-referenced matter. It was, as always, a pleasure to meet with the Commission last week and to discuss this small but important project. I am chagrined to provide notice, however, that based upon the Commission's reaction to the project, my client has elected not to move forward and is withdrawing its application. Please also let this letter serve as my client's expression of concern with respect to the manner in which the regulatory process is frustrating the development of affordable housing on the Island.

My client, as you know, purchased the subject property in 2018. As discussed, immediately upon purchase, it became apparent that it would be too costly to preserve the property and, as a consequence, my client sought to replace the current dilapidated building with a modest eight-unit affordable housing project. However, notwithstanding the indisputable need for affordable housing on the Island, my client has faced nothing but resistance from the day he proposed to redevelop the site. Notwithstanding my client's firm position that it could not (and would not) feasibly retain the existing building and develop the housing, the Town has thwarted the project at each turn. It was his hope therefore that he would find a more receptive audience at the Commission where he hoped that the Commissioners would focus on the benefits of affordable housing, even as it justifiably lamented the unavoidable loss of an older structure with a rich history. However, to my client's disappointment, the focus of the first session of the hearing was almost entirely on the demolition of the structure, despite the fact that we made it clear that my client would not, as is his constitutional right, be preserving the existing building. Only passing reference was made to the enormous benefits of the eight units of housing that my client had intended to develop.

And while my client (and I) admires the excellent work that the Commission has done throughout the years on truly regional issues, he is concerned that the Commission's duplicative regulation of purely local issues is delaying and frustrating the development of affordable housing. This is especially so where, under G.L. c. 40B, the Commonwealth has already bestowed enormous authority on local zoning boards of appeal to review nearly every single matter that the Commission has suggested it must also review.

*Newburyport Office*  
30 Green Street  
Newburyport, MA 01950

Years ago, my client was quoted in the Martha's Vineyard Times as follows: "Most developers and builders are frustrated and discouraged by the minefield of obstacles and expenses placed upon them by the very communities and the MVC that should be supporting and encouraging efforts. The MVC must reach out as a partner with responsible developers and not create obstacles, but rather say, '*How can we assist and make this project happen?*' So many developers and builders pale with the anticipation of the obstacles and expenses they will confront with the MVC."

Again, my client, and indeed all of my Vineyard clients, are grateful for the good work of the Commission. It is disappointing that the regulatory hurdles have caused my client to withdraw this project but we look forward to working with you in the future on other projects.

Sincerely

A handwritten signature in blue ink, appearing to read 'J. Talerman', with a long horizontal flourish extending to the right.

Jason R. Talerman