

Daniel J. Larkosh
PO Box 1659
Vineyard Haven, MA 02568
Email: larkosh@aol.com

August 6, 2026

VIA EMAIL DELIVERY

planningboard@westtisbury-ma.gov

Jane Rossi, Board Administrator
West Tisbury Planning Board
P.O. Box 278
West Tisbury, MA 02575

RE: Objection to Definitive Subdivision Plan of Mckacou Realty Trust
0 Old Holmes Road; Assessor Parcel 16-125

Dear Ms. Rossi:

This letter is written on behalf of the following parties:

Name of Owner	Parcel	Address
1. LRT LLC	21-12.2	93 Dr. Fisher Rd.
2. Dan Larkosh	16-141	85 Dr. Fisher Rd.
3. Larkosh Realty Trust	16-141.1	71 Dr. Fisher Rd.
4. Cristofori LLC	16-141.2	63 Dr. Fisher Rd.

in order to lodge an objection to the Subdivision Plan of Mckacou Realty Trust currently before the Planning Board.

As the closest abutters to the proposed residential buildings, our sole objection at this time is the location of the proposed affordable homesite lot designated on the proposal as "Parcel A".

Our objections are as follows:

- A. The applicant's plan divides 90 acres into four lots, one of which is designated Parcel "A" for an affordable homesite lot. The proposed homesite lot is sited as close as possible to

the West Tisbury Light Industrial District. As the owner of property in the LI Zone, we are asking the applicant to please reconsider the location of this lot. As the board is aware, the LI Zone was created to provide a space for uses that are incompatible with residential uses. The proposed location, as close as possible to the LI Zone, will create conflict between the new purchaser and LRT LLC as the lot provides a homesite virtually abutting the daily noises of an ongoing construction site.

This is somewhat akin to moving into a nuisance and will create conflicts going forward that the town will need to resolve. The owner of the affordable homesite will not enjoy any wooded buffer although 90 acres of property provides the opportunity to select a location more suitable for a residence. Attached at Exhibit "A" is a proposal to move the affordable homesite across the road which will undoubtedly make the family who purchases the lot much happier and will reduce the potential for conflicts due to the ongoing noise and activities allowed in the LI District.

- B. The location of the affordable homesite lot deprives the owners of 85 and 71 Dr. Fisher Road with the full amenity of three-acre zoning because the one-acre homesite lot is shoe horned into a small wooded area that has pre-existing residential housing on both sides. The creation of such density in the area is just unnecessary and the alternative location shown at Exhibit "A" allows a buffer to exist that is more consistent with the three-acre zoning on our side of the line. Our family purchased our parcels in 1970 and we have been living there full time for approximately 25 years. As it is, we already experience regular disturbances from parties and gatherings of the existing neighbor. Putting another home into that small area between us will create a greatly diminished quality of peace and privacy for all.
- C. The location of the affordable homesite lot is very close to our walking path. As the planning board may know the Confirmation issued by the Land Court provides a three-foot-wide walking path from our properties located at 71 and 85 Dr. Fisher Rd. to Island Farms Road. A copy of the recorded confirmation showing our path and describing our rights is attached at Exhibit "B". This path is used frequently by our family and guests to bike and walk directly to the North Tisbury Business District, and also for recreation. The path is very close to the building envelope for Parcel A and I don't think our new neighbor will appreciate us coming right through their front yard so close to their house. Again, this is a loss of privacy for them and a loss of aesthetics for us. Once again the location creates the potential for conflicts as we continue to cut through their front yard close to their house on a regular basis. I don't think they will be very happy with it, and we are not going to happily give up or reduce our use of the walking path amenity.

We hope the applicant and the Planning Board will consider relocating Parcel A to the

Ms. Jane Rossi, Board Administrator

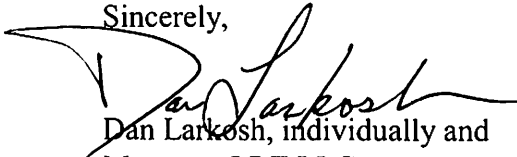
August 6, 2026

Page 3.

other side of the driveway as shown on Exhibit "A". Otherwise, we have no objection to the proposed subdivision at this time.

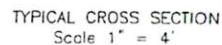
Thank you for your attention to this matter.

Sincerely,

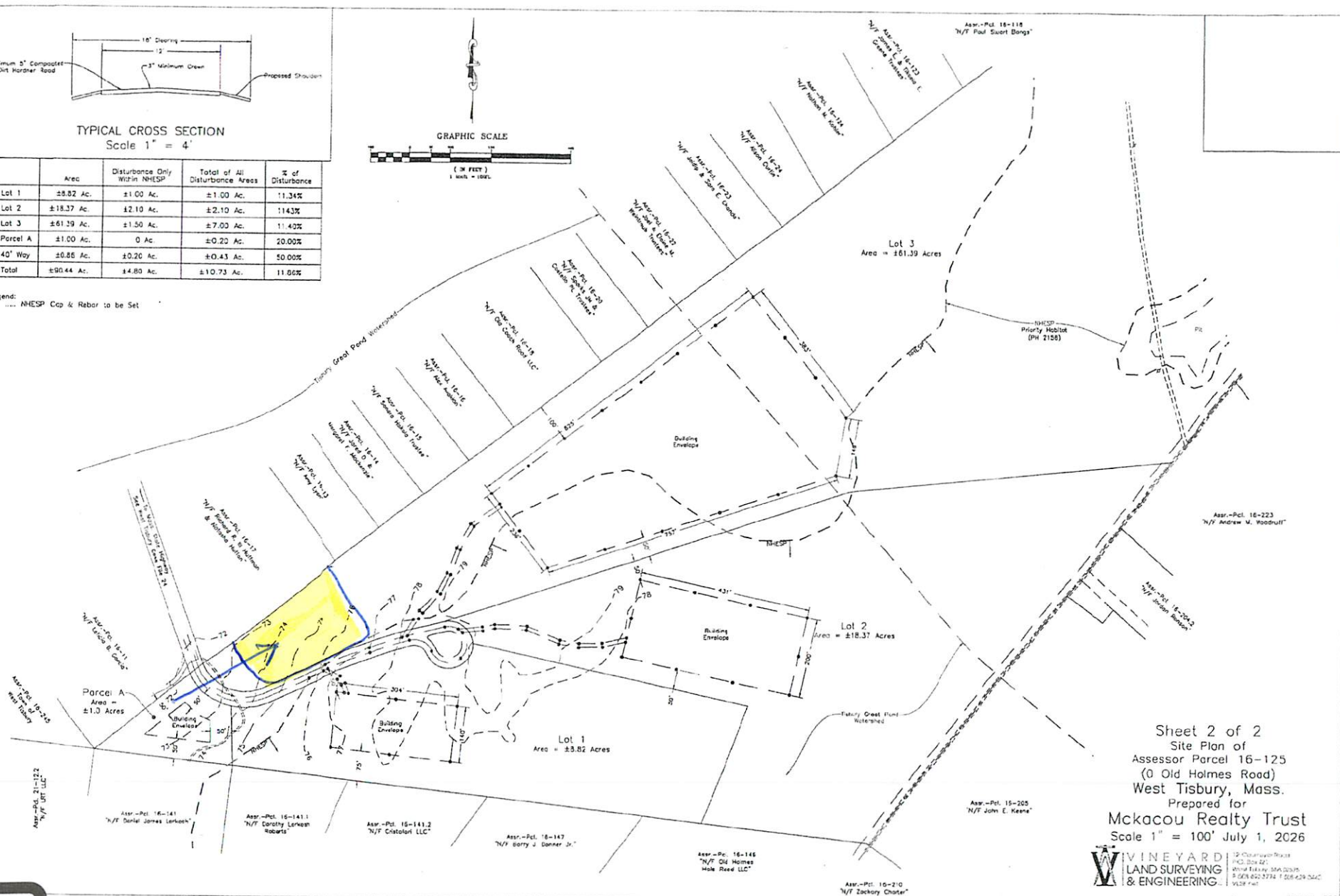
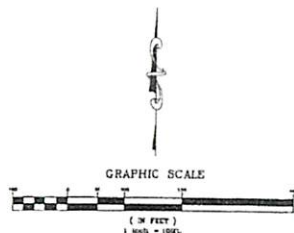
A handwritten signature in black ink, appearing to read "Dan Larkosh", written over the printed name.

Dan Larkosh, individually and
Manager, LRT LLC

Trustee, Larkosh Realty Trust
Manager, Cristofori LLC



Legend:
 • NHESP Ccp & Rebar to be Set



Sheet 2 of 2
Site Plan of
Assessor Parcel 16-125
(0 Old Holmes Road)
West Tisbury, Mass.

Prepared for
Mckacou Realty Trust
Scale 1" = 100' July 1, 2026

W VINEYARD
LAND SURVEYING
& ENGINEERING

Job No. 50

tables*

EXHIBIT



2017 00002819

Bk: 1437 Pg: 105 Doc: CFFM
Page: 1 of 4 04/25/2017 09:26 AM

SEAL

CONFIRMATION

COMMONWEALTH OF MASSACHUSETTS

LAND COURT

DEPARTMENT OF THE TRIAL COURT

In the matter of the complaint of **Roger D. Matthews and Martha's Vineyard Savings Bank, Trustees of the McKacou Realty Trust**, for confirmation without registration of title under the provisions of Chapter 185 of the General Laws (Ter. Ed.)

numbered **43472** after consideration, the Court doth adjudge and order that

on **August 15, 2012** at **10 o'clock a.m.** said

Roger D. Matthews and Martha's Vineyard Savings Bank, Trustees of the McKacou Realty Trust, Under a Declaration of Trust dated February 14, 2012, having an address of 4 Longfellow Place, 35th Floor, Boston, Massachusetts 02114, and duly recorded with Dukes County Registry of Deeds, in Book 1273, Page 733,

of **Boston**, in the County of **Suffolk**, and Commonwealth of Massachusetts

was the owner in fee simple with power to sell, lease and mortgage only as directed by the beneficiaries

of that certain parcel of land situate in **West Tisbury** in the County of **Dukes County**, and Commonwealth of Massachusetts, bounded and described as follows:

SOUTHEASTERLY by sundry owners, three thousand six and 60/100 (3006.60) feet, being by the Middle line of Old Holmes Hole Mail Road;

SOUTHERLY by sundry owners, one thousand nine hundred seventy five and 15/100 (1975.15) feet;

NORTHWESTERLY by sundry owners, four thousand four hundred ninety four and 04/100 (4494.04) feet;



EASTERLY

**by land now or formerly of Gertsmar Family
Nominee Trust, Martin K. Gertsmar, Tr., six
hundred forty three and 97/100 (643.97) feet,**

Said land is shown on a plan drawn by Schofield, Barbini & Hoehn Inc.,
Surveyors, dated October 29, 2010, filed in the Land Court, a copy of a portion of which will
be filed at the Registry of Deeds with the copy of this judgment.

**43472
Conf.**

Said land is also subject to any of the encumbrances mentioned in section forty-six of said Chapter which may be subsisting:

Said land is subject to reservations of rights to maintain utility poles and lines as set forth in a deed dated September 5, 1972, duly recorded in Book 301, Page 78.

Said land is subject to rights of those lawfully entitled thereto in the 3 foot path traversing the southwesterly corner of locus as shown on said plan.

Said land has the benefit together with others lawfully entitled thereto pass and repass along Old Holmes Hole Mail Road as shown on said plan.

Witness, JUDITH C. CUTLER, Chief Justice of the Land Court at Boston, in the County of Suffolk, the 18th Day of April
in the year two thousand seventeen.



A TRUE COPY; Attest with the seal of said Court

Recorder

A TRUE COPY
ATTEST:

Deborah J. Patterson
RECORDER

43472

Conf.

CONFIRMATION

Case No. **43472** clg

**Roger D. Matthews and Martha's Vineyard
Savings Bank, Trustees of the McKacou Realty
Trust**

PLAINTIFFS

JUDGMENT OF CONFIRMATION

Dated: April 18, 2017

Address of Owner:
**4 Longfellow Place
35th Floor
Boston, MA 02114**

**ATTEST: Paulo C. DeOliveira, Register
Dukes County Registry of Deeds**



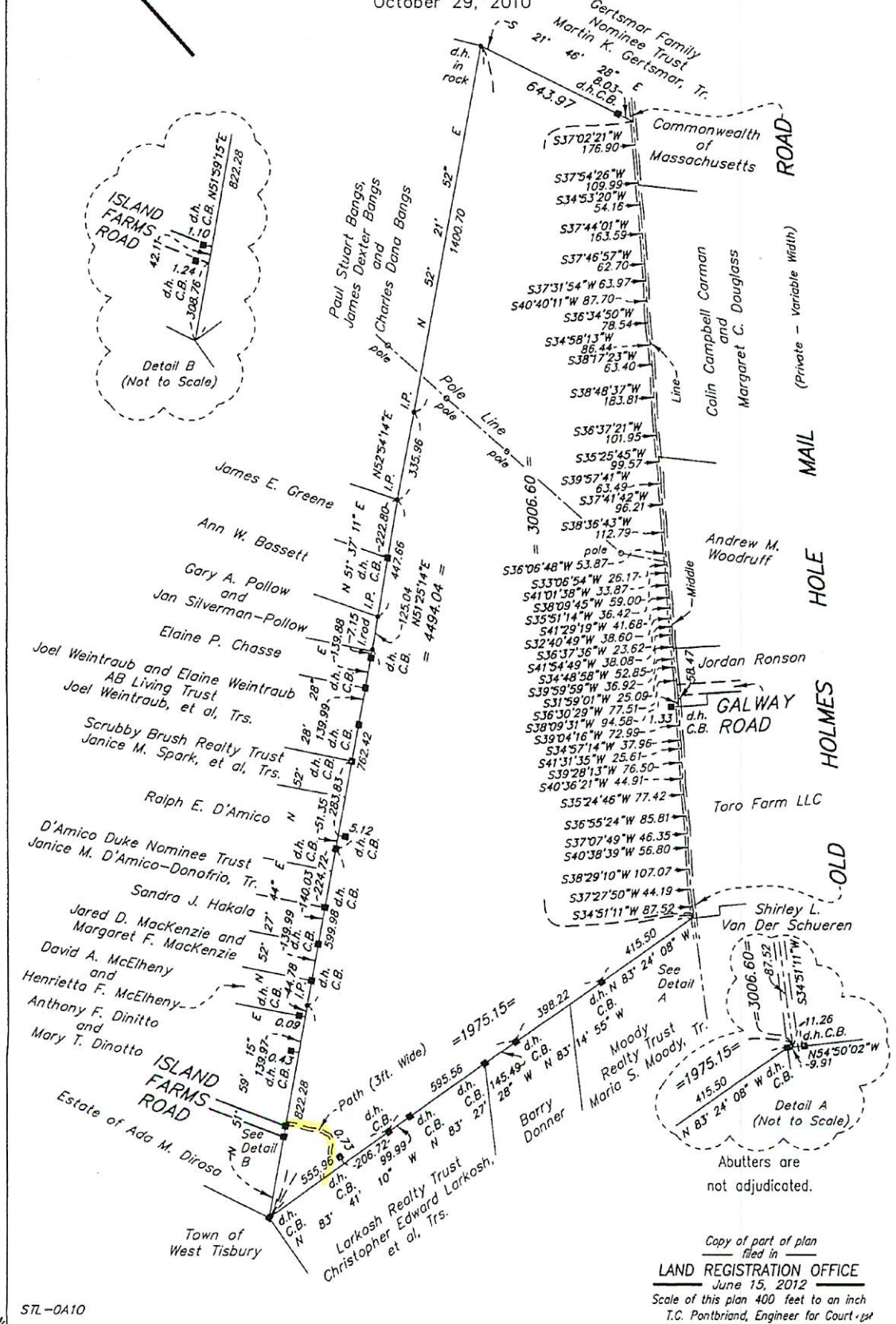
CONFIRMATION

43472A

PLAN OF LAND IN WEST TISBURY

Schofield, Borbini & Hoehn Inc., Surveyors

October 29, 2010



STL-0A10

ATTEST: Paulo C. DeOliveira, Register
Dukes County Registry of Deeds