



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

August 24, 2022

West Tisbury Zoning Board of Appeals
P.O. Box 278
West Tisbury, MA 02575

Dear Board Members:

At our meeting of August 22, 2022, the board reviewed an application from, referred by your board under Section 9.2-1D, for the property located on Assessor's Map 22, Lots 4.9, 4.10, 4.11, 4.13, 20 Stillpoint Meadows Road, RU District.

The board determined it may request further review on this application to determine the final plan regarding activities, events, hours and days of operation and a final parking plan, and to review the decision from the Martha's Vineyard Commission.

Thank you.

Sincerely,

Virginia C. Jones, Chair



West Tisbury Zoning Board of Appeals
P.O. Box 278
West Tisbury, MA 02575

Dear ZBA,

The PHA will not be able attend in person the upcoming ZBA review on the recently shared plans for the Stillpoint Project. After meetings of our board and staff, enclosed, please find our comments.

First off, as conservationists, we are deeply appreciative to see this land preserved by the wonderful collaboration of so many groups. Over the last twenty-four years, we have had immense concern and anxiety over the possibility of large-scale suburban development on our northern border.

We have these general comments and concerns:

- The projected number of events after 5:30 pm is a concern for us. We have just embarked on the groundbreaking of our staff housing initiative. The homes are projected to be completed by June 2023. They are within close proximity of our shared property lines. Stillpoint is an estimated 150ft. north of our new dwellings.
- The Arboretum begins events at 5:30 pm, and completes them by 8:00 pm in the summer months; this eliminates the need for lighting our parking lot. We also notice the configuration of the parking lots would have car lights shining into our housing development. Our visitors walk far from our parking lot to our paid entryway. Looking at the parking spaces clustered so close to our housing development, it would be better to move many of those to the east. We understand the need for parking close to the barn for those with limited mobility.
- We are not enthused about live outdoor music or weddings. We have this impacting us on our southern border at the MVAG society. It affects the rural vernacular of this primarily agricultural corridor and negatively impacts wildlife.
- Phase 2 is a concern for us as any new structures built along our property line may negatively impact our staff housing development. We would like to see more of a long-term master plan before commenting on those buildings and their placement.



In general, we believe that this current plan should take into consideration our concerns, and those of our neighbors.

In closing, the PHA values collaboration and thoughtful planning. We are happy to see a non-for-profit bring a community-focused organization to the Island.

Thank you all for this opportunity to share our thoughts and concerns.

A handwritten signature in black ink, appearing to read "Tim Boland". The signature is fluid and cursive, with a long horizontal stroke at the end.

Timothy M. Boland
Executive Director

A handwritten signature in black ink, appearing to read "Emily Ellingson". The signature is cursive and includes a long, sweeping horizontal line at the end.

Emily Ellingson
Curator-Assistant Director