

October 31, 2022

West Tisbury Zoning Board of Appeals  
P.O. Box 278  
West Tisbury, MA 02575  
Att: Larry Schubert, Chair

Re: Development of 193 Vineyard Meadow Farms Road, West Tisbury

Dear Mr. Schubert,

We own the property next to Emanuel and Kathleen Gulino. Our address is 199 Vineyard Meadow Farms Road. We received the notice of a public hearing on November 3rd and cannot attend in-person. We have also seen the maps, etc. provided by West Tisbury's Zoning Department. This letter should serve as our comments on the establishment of an apartment on their property.

We have the following concerns:

- Our concerns primarily relate to the increased number of bedrooms on the property with the inclusion of the apartment. Our understanding is that there is a limit of 6 bedrooms for the entire lot. How many bedrooms will there eventually and continually be? An excessive number of bedrooms means more use of the septic system. We have become familiar with Massachusetts Title 5 septic system regulation. The septic tanks and leaching trench are adjacent to our property line. Should there be a problem relating to the overuse of the septic system, it could potentially impact us, ex, contamination of our groundwater.
- Although the apartment is set in the middle of the property (66 feet from our property line), the property is narrow. The apartment's side yard, which is accessible via a door, seems to open directly across from our front door. If this space is used for lounge chairs, barbeque grills, toy/play structures, etc, the residents will be even closer to our property than the map shows. In an area where there is usually little activity on our neighbor's side, it seems that this will be a big change for us.
- Where will the tenants of the apartment park? It does not indicate proposed parking on the map. Again, we are concerned about the close proximity and location of any new structures so close to our front door.

To further explain why we present these questions, when we built our home in the early 1980s, there were no neighbors. We were pretty much alone on this end of the street. We placed our home in the center of the lot to keep our distance from our neighbors and maintain privacy for all. We provide this explanation in the hopes that we do not offend anyone with our questions. A reply to our questions is appreciated. Thank you.

Sincerely, Valerie and John DeWitt

