

Zoning Board of Appeals

From: vyans <viriniayans@earthlink.net>
Sent: Wednesday, November 8, 2023 9:20 PM
To: zba@westtisbury-ma.gov
Subject: for Larry Schubert re: comments from a Great Plains Rd abutter on the Greenfield pool proposal to be discussed at the Nov. 16 ZBA meeting

To: Town of West Tisbury Zoning Board of Appeals

Comments on the Greenfield and Dumortier application for a Special Permit from Matthew Greenfield and Laurence H.Dumortier re: inground swimming pool

I am a Great Plains Rd. abutter to the property for which the permit is requested. Initially, I was very concerned because I consider in ground swimming pools to be inconsistent with the rural, residential character of the surrounding neighborhood.

I am very pleased to see that my neighbors have thoughtfully proposed a plot plan and design which protects my privacy and the enjoyment of my property and, hopefully, leaves the 20 ft way and its trees separating my property from theirs undisturbed.

I wish that all neighbors could be as considerate and aware of the environmental impact of their proposed projects as the Greenfield-Dumortier family is. I have no objections to their proposal.

I do have concerns: it seems that some of my neighbors are not aware that the 20 ft way separating Great Plains and Oak Lane lots is not to be used or developed. This was a condition set by the board re: the Baumrin/Jampel Agreement for Judgment on the Great Plains Rd. development of more than 20 years ago. The board was determined that this way not be developed or used as a road of any kind. I see that it is now designated as a "bridal path" on the Greenfield and Dumortier plot plan ; this is consistent with the neighborhood's rural/residential character. I know, however, that some residents have been cutting trees down on the 20 ft. way, using it to store vehicles and construction equipment and materials, and driving on it. I want to make the board aware that this is happening and to assure that the current proposers do not use the 20 ft. way for any purpose, including storage of construction devices/materials and that no trees or flora are removed during the construction process.

I also want to express my concern to the board that Great Plains Rd. abuts a major island aquifer. The science on how pools and the use of cement can compromise underground conditions is not conclusive. Given that residents depend upon wells and septic systems, this must be seriously considered now. Thank you for your efforts on behalf of your fellow West Tisbury residents.

Sincerely

Virginia Yans McLaughlin

81 Great Plains Rd.

West Tisbury, Ma.