

Jane Rossi

From: David Fielder <fielderd78@gmail.com>
Sent: Monday, March 21, 2022 3:19 PM
To: planningboard@westtisbury-ma.gov
Subject: Huseby Meadows proposal - 3/21 meeting

Hi Jane,

This message is for Ginny Jones, Chair of the Planning Board.
Thank you!

Best regards,

David

To Ms. Jones,

My name is David Fielder, I was born on Martha's Vineyard and lived on Old Courthouse Road my entire childhood. My family has roots going back over 150 years and we have no intentions of ending that run. Over the last few years, I've followed the Huseby Meadows project with a growing concern and, at this time, I feel the need to voice it.

Growing up on Old Courthouse we had a smaller neighborhood but still enough of one to be able to have other kids to spend the summer days riding bikes, skateboarding and rollerblading the days away. During the fall and winter months we commiserated while waiting for the bus at the end of the road. As we grew so did our road. Many new families moved or built here and infused a new vibrance and life to "Old" Courthouse. People I rode the bus with as a child are now raising their own children in very much the same way my parents and theirs did. My brothers and I all plan on having children one day and being able to raise them in this community we've all built is our greatest hope. My most intense concern with the Huseby Meadows project is not so much the influx of new neighbors, although I do believe incorporating large groups together does pose its own challenges, it's what it entails, much more traffic, damaging home equity of surrounding neighbors, environmental impacts etc. I worry that by forcing such a large-scale project upon the families currently living and raising children we could end up destroying all that we've built over the years. I believe that the neighborhood has shown its willingness to work with the town and affordable housing but the size and scope of this project seems too much for this road to handle.

I hope that my message has come across in the right light and while I worry about this project it shouldn't be seen as a lack of support for injecting new life into our community.

Best regards,

David Fielder



Jane Rossi

From: Linda Vadász <linda.vadasz@gmail.com>
Sent: Monday, March 21, 2022 4:09 PM
To: planningboard@westtisbury-ma.gov
Subject: Huseby Meadows Development



Dear Members of the West Tisbury Planning Board,

We live at 35 Old Courthouse Road (OCR) in an affordable apartment in our daughter and son-in-law Nicole and Ben Cabot's house. Obviously, we are in favor of affordable housing on our road, including the duplex that is currently being built on the site of the old firehouse. However, we are opposed to the Huseby Meadows subdivision for a number of reasons.

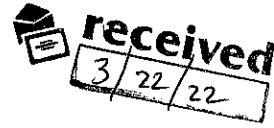
1. The population density that will result from the homes that will be built along the proposed road that leads to OCR will mean an increase in traffic on a quiet street where many children live and play. There is no way to widen our road since there are utility poles, mature trees, and stone walls along the way.
2. The developer plans to use the affordable units for 'teacher housing.' There are others who work for town government who also need affordable housing. Will their needs be met?
3. What about the impact on our water table? Has this been addressed? Since there are no sewers here, it will mean that septic systems will have to be installed.
4. Since there is no master plan, there are several property owners here who have large tracts that have been in their families for many generations who most likely will consider subdividing their land along OCR in the future. How will that impact the environment?

Sincerely,

Linda & Gaston Vadasz

Jane Rossi

From: Brad Fielder <bradfielder@yahoo.com>
Sent: Monday, March 21, 2022 4:44 PM
To: planningboard@westtisbury-ma.gov
Subject: Huseby meadow proposal



Good afternoon,

My name is Bradley Fielder. I've lived almost my entire life on Old Courthouse Road and have a family connection dating back well over 100 years. I understand that there's a meeting tonight regarding the Huseby Meadows proposed project and I wanted to send a quick email detailing some of my concerns with it.

As I'm sure many other people with a connection to this road have most likely stated, I'm worried about this projects size and scope.

I fully understand and appreciate West Tisbury's desire to make itself better able to help support young and lower to middle-income year-round residents and believe that it's a laudable goal. My worry is that this project could end up hurting the exact group it's meant to help. The road I grew up on is more than just a road, it's family(literally in some cases). I worry that the densest populated area of the road which contains the majority of young families is about to be doubled in size and I have a tough time seeing how that can truly be a net positive for their investment and safety on the road.

In closing, I worry about what a project of this size will do to our road and can't in good consciousness get behind something I feel may hurt the community I've grown up in. I hope that everyone understands that while I'm for affordable housing and that some sacrifices must be made to keep this island the great community it is, if the brunt of the sacrificing is made by the people it's purporting to help, I think we may need to rethink some things.

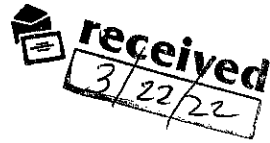
Best regards,

Bradley Fielder

Sent from my iPhone

Jane Rossi

From: Bill Fielder <billfielder1991@yahoo.com>
Sent: Monday, March 21, 2022 5:04 PM
To: planningboard@westtisbury-ma.gov
Subject: Huseby Meadow development



Good afternoon,

My name is William fielder, I've lived on Old Courthouse Road for most of my life and my family has called this road home for over a century. I thought it important to reach out and share my concerns regarding the Huseby Meadows subdivision plan.

It is my belief that the current proposed plan will increase the road traffic to a level that is unsustainable and bordering on unsafe. I understand that the developer has the right to build but hiding the over development of our island behind the guise of affordable housing is not the same thing. I worry that we are inching to the point where we must either recognize that the neighboring properties are going to be affected by this in a negative manner and make a change in how we manage these types of projects, or admit that the landowners that have bought, built and loved this area no longer have a voice.

I honestly believe that the idea behind affordable housing is great, I would just like to see it done in a more equitable fashion.

Thank you for your time,

William M. Fielder

Jane Rossi

From: Carolina <carolinastew@gmail.com>
Sent: Monday, March 21, 2022 1:45 PM
To: planningboard@westtisbury-ma.gov
Subject: Old Courthouse Rd Development



Hello, my name is Carolina Cooney and I am the homeowner at 10 Old Courthouse Rd in West Tisbury. I am writing about the planned Huseby Meadows development.

While I am in favor of affordable YEAR ROUND housing, I am very concerned about the impact of the Huseby development to our road, and the lack of a comprehensive town-wide affordable housing plan. There is already a surprising amount of density on some of the lots on Old Courthouse Road, but this would definitely be setting an example to allow this level of density development due to the open space bylaw. We have multiple people on Old Courthouse that own 10+ acres, so we could see this type of cluster development on other lots. While we need to expand affordable housing, let's find a way to do it without ruining the beautiful natural character of our community.

My greatest concern is that this development seems to be a very thinly veiled way to destroy a large area of beautiful, undeveloped land to put in multiple million dollar houses for great profit, using affordable housing as a ruse to get around regulations. It sets a bad precedent for the Island as a whole. While we badly need affordable housing, we must also take great care to protect the Island and our limited resources and capabilities (land, potable water, waste disposal). Thirteen new homes plus additional structures will forever change everything we love about Old Courthouse Rd and West Tisbury as a rural town.

It will be a sad day if this is allowed to move forward. We must be responsible in our development of the Island and protect its beauty for future generations.

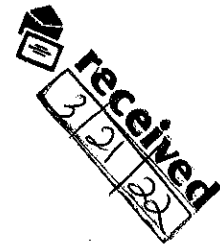
Thank you for your time.

Best,
Carolina Cooney

Carolina Cooney
10 Old Courthouse Rd
Vineyard Haven, MA 02568
530-228-7059
carolinastew@gmail.com

Jane Rossi

From: Christine Fielder <cfielder58@gmail.com>
Sent: Monday, March 21, 2022 1:33 PM
To: planningboard@westtisbury-ma.gov
Subject: Huseby Meadows proposal 3/21 - Homeowner Opinion



This message is intended for Ginny Jones - Chair of the planning board.

Hi Ginny,

I hope this finds you well. My husband and I wanted to reach out and give our 2¢ on the Huseby Meadows proposal that's being presented this evening. Unfortunately, I will be working this evening so will be unable to attend to voice our concerns in person(virtually). Please find below our thoughts in written form.

I have been living on Old Courthouse Road since 1986 and before that my ancestors have lived and farmed here since the 1700's. This has been a child friendly area where children could learn to ride a bicycle, walk home from the bus and play together in a safe environment. I am concerned that such a large increase in road usage would almost certainly pose an increased danger to those who now live on Old Courthouse Road. Not only am I worried about the neighborhood but also the degradation of the road itself. The most heavily trafficked parts consistently have potholes that must be weaved in and out of to either leave or enter the road and 2-3 times more cars to the road would surely drastically increase this problem.

I am also extremely worried about the concentration of buildings being proposed and the waste that they would create. While I'm no expert on this matter I worry that the proposal paints too rosy a picture of the possible environmental impacts to the surrounding properties and families.

To sum up my thoughts on this proposal, my most urgent concern is that in our haste as a community to create a new and vibrant neighborhood we end up destroying the one that is currently thriving. I'm supportive of affordable housing and support it as far as it does as little harm to the community it's meant to benefit but to me the size and scale of this project is too large for the given area.

Best regards,

Christine and Evan Fielder

Sent from my iPhone



March 21, 2022

Attn: Virginia Jones, Chairman
West Tisbury Planning Board
PO Box 278
West Tisbury, MA 02575

Re: Huseby Meadows LLC Subdivision Plan

To the West Tisbury Planning Board:

I am an abutter to the proposed subdivision by Huseby Meadows LLC and writing to share public comment for the first Planning Board hearing coming up today. I expect there is a lengthy public process ahead with additional opportunities for public comment before you and other permitting bodies like the Martha's Vineyard Commission, so I'll aim to keep my initial input brief.

The primary concern I want to raise for the Planning Board at this point is **site engineering for the proposed access road** on the Old Courthouse Road side of the subdivision plan.

For context, my husband Oliver Osness and I live at 56 Old Courthouse Road (lot 22-7.5) abutting the proposed IHT affordable housing site. Our home is on the western side of the ridge visible in the topography lines on the "Overlay Plan." This ridge is at the edge of the moraine. On our property, there is a distinct place at the top of the hill where the soil changes from glacial till to sandy outwash. Our side of the ridge has been a different place from the field side for thousands of years.

The next important thing to know about the Old Courthouse Road lots on this side of the ridge is that they are very steep. Much of the slope is 20% or greater, held intact by forest. Our own dirt driveway curving up the hill is an excellent example of why there isn't already an access road going up and over: we see (and continuously repair) a lot of erosion and sections of the driveway are impassable in winter conditions. In the time we've lived here, numerous cars and trucks have gotten stuck and caused damage. Sediment from driveways like ours washes into the road during heavy rain.

We and our neighbors on this side of the road usually park down by the road during snowstorms because our steep driveways are impossible to get up or down safely, even with all-wheel-drive and good winter tires. We've heard of service providers refusing to come because the driveway is too steep to plow. During the most recent major winter storm (an increasingly common occurrence due to climate change) someone's car got stuck blocking our driveway partway up before Oliver and I had a chance to move our cars to the bottom. Their car was stuck for multiple days because no tow truck could get it out until the driveway was plowed. The plow driver couldn't reasonably wait for the tow truck after they plowed the portion of the driveway they could access, so we were snowed in for two more days while we waited for them to return and plow the rest. Thankfully, we were safe and content to stay home. This would have been a much higher stakes situation if more households shared our access.

Not shown on the proposed subdivision plans is the topography of the Old Courthouse Road lots or an elevation profile of the new access road. The slope of this land is such that safe access and good drainage will be very difficult, maybe impossible, to achieve as drawn. I urge the Planning Board to consider this issue carefully and require the Developer to provide a fully engineered site plan.

The other thing I want to share now is my **strong support for the affordable housing component** of this plan.

I think permanently affordable rental housing for school employees would be a positive addition to our neighborhood. In its proposed location, my property would be the most heavily impacted by the development of these apartments. As much as I would like the idyllic forest around my house to stay that way forever, I can accept this change because the affordable housing is so important. I also have confidence that it would be done well.

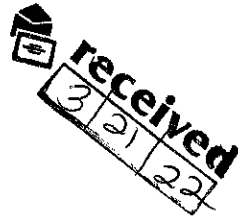
I am much more wary of what happens on the market rate lots, especially those around Farm #2. I think there are too many and none of lots M1-M8 should be accessed from the Old Courthouse Road side. There are serious flaws in the access road as drawn. The Developer has not provided fully detailed design standards. Construction on the IHT site would be disruptive, but finite and done all at once. We could be impacted by years of ongoing construction on surrounding lots depending on when the market rate homes are built. They wouldn't be subject to the same design review or abutter outreach obligation the affordable housing developer is. The affordable rentals would be expertly managed and maintained, whereas the market rate lots would each be maintained by individual owners who may or may not be good neighbors. We have no way of knowing what to expect there.

I should disclose that I was formerly part of the project development staff at Island Housing Trust and I continue to serve on their project development committee. I support their mission and take pride in their work. They build beautiful homes built to last and consistently exceed standard energy efficiency and wastewater treatment requirements. Based on my professional experience working on their projects, I have confidence in the design and permitting process for affordable housing in West Tisbury. Multi-family housing development like the proposed teacher housing outside my kitchen window is subject to much more scrutiny and often stricter standards than by-right single-family homes like those that would be built on the proposed market rate lots. I'm familiar with the work of the design team and I trust that they will work with us to come up with collaborative solutions for mitigating impacts on both side of our shared boundary. We will be impacted by the change in our surrounding environment and the presence of new neighbors close by. Those neighbors will feel our presence, too. I feel confident that we can work together to find good solutions because I know what to expect from IHT.

Thank you for taking these comments into consideration and for all the work you do in service to our town.

Sincerely,

Faren Worthington



March 21, 2022

Attn: Virginia Jones, Chairman
West Tisbury Planning Board
PO Box 278
West Tisbury, MA 02575

Re: Huseby Meadows LLC Subdivision Plan

To the West Tisbury Planning Board:

Old Courthouse Road has been a familiar road to me for most of my life. For at the end of the road, lives my best friend and his family the Fielders who have been a second family for me since childhood. What I did not know about about Old Courthouse before I moved here is the sense of community the road has. Cars are not the dominant presence, instead you are much more likely to encounter people, running, biking, pushing a stroller, walking dogs, or just out and about. It is people of all ages such as the neighborhood kids playing in the road, the older folks taking their time, and people from nearby neighborhoods who walk this way regularly. It is also an important pedestrian route for the entire community. The ancient way connects to other trail systems: Pine Hill, State Road, and Old County. The Ag-Hall, Granary Gallery, Bike Path, Schools, and North Tisbury Marketplace all are connected by this pedestrian route. The MV Commission and West Tisbury Complete Streets Committee has identified Old Courthouse as an important pedestrian route so it is very important to preserve its nature by minimizing vehicle traffic. There is not another road like it in West Tisbury.

I am sharing this as my initial input to help characterize the road. I know that traffic is going to come up as a big issue in the permitting process and I hope this description is helpful in evaluating the Developer's application.

Sincerely,

Oliver Osnoss

56 Old Courthouse Road
West Tisbury, MA 02575