

West Tisbury Planning Board  
1059 State Road  
Post Office Box 278  
West Tisbury, MA 02568



January 13 th , 2023

RE: Proposed subdivision and development of 140 Merry Farm Road  
Dear Planning Board Members,

We are property owners and longtime year-round residents on the upper end of Merry Farm Road. Although we are not abutting what was once the working Merry Farm, we are nearby and will feel the impact of the proposed development; consequently, we have concerns.

All of us who live and work on Martha's Vineyard are concerned about the lack of "affordable" or "workforce" housing. Enough of it doesn't exist. Young islanders (including our families) have had a hard time making a home here. This development appears to address the need, but we question how it's going to work. The developer controls any restrictions. Who buys, who sells, and how much. Who will oversee and enforce these restrictions?

The developer has appeared before you twice now. At his first appearance he proposed two small lots. At the second appearance he proposed three small lots by making one of the initially proposed lots even smaller adding enough square footage to create a third buildable lot. By his own admission he thought he should maximize his development now, not later. When does it stop?

In addition, there is a lot with the so-called "Goat House" on it. We believe the right terminology is "pre-existing non-conforming." No mention has been made of plans for this marketable property. Will it be developed as well? Any sale would add to the impact of the development.

Further, the developer's sentiments are interesting regarding the large home situated on Lot 1. The plans involve expensive seasonal rentals but in the winter renting to a teacher or a nurse. We are skeptical. This is a large luxury home and we find it hard to believe a teacher or nurse will be renting it.

It appears that the developer is certain of his legal rights to apply for permits in order to go forward with his proposal. Your careful consideration of the proposal's impacts is appreciated. We are grateful for the careful examination you give all these types of changes to our town.

Thank you all,  
The Gannon Family  
Carol Saguero  
Lyle & Abbie Zell

A collection of handwritten signatures in black ink. At the top left is a signature that appears to be "Rose M. Gannon". To its right is another signature, possibly "Alan Gannon". Below these are several other signatures, including "Katie Satt Gannon", "Greta Gannon", and "Carol Gannon Saguero". There are also some large, stylized initials or signatures that are difficult to decipher.