

received
2/7/22
WTCC

December 7, 2022

To the Conservation Commissioners:

Please do not approve the Edens' project at 216 Middlepoint Road, map 39, parcels 7 & 8. At some point the land on Middlepoint, especially at the south end, needs to be protected. So much building has already occurred that there's not much left undeveloped. This new project (garage, pool & spa) will further degrade the point and fragment habitat.

Martha Moore
176 Middlepoint Rd.
West Tisbury
508-696-7980

received
12/7/22
WTCL

Dear Conservation Commission,

I am writing to oppose the proposal before the Conservation Commission to construct a large non-conforming / coastal zone infringing garage, spa and pool on the Wes Edens 216 Middlepoint Road property in addition to the large new house that has already been approved by the Commission. The large new Edens house alone is going to destroy a great deal of environmental habitat on this fragile site so I don't see how the Commission can approve the further destruction of the natural resources in this location. It should be noted that the approved new house on this property will be the third or fourth house owned by this family on adjacent properties.

My family has owned several of the abutting properties to the north side of the Edens property for my entire lifetime (58 years) and I began staying in our camp house in 1974. To date I have not had any major issues with the landowners on the Wes Edens site however as an "environmentalist" I cannot countenance the attempt to build out a huge proportion of this land and I don't see how the Commission can approve this additionally proposed structure while also adhering to your mandate to protect the wetland resources of West Tisbury.

Sincerely yours,

Alden Maddry
Architect
15817 28th Avenue
Flushing, NY.
11358
(917) 204-9119

10 December 2022

12/12/22
WTCC

Dear West Tisbury Conservation Committee,

This letter is written in response to the proposed plan by Edens to add a pool, spa, and covered garage, and to relocate the parking area at 216 Middle Point Road as marked in the S427 Con Com Site Plan, 11-21-2022, stamped.

I am a neighbor at 167 Middle Point Road, and, unfortunately, will be traveling during Tuesday's zoom meeting.

A couple of points / questions I hope you will evaluate:

1. If the "proposed parking area and proposed garage" is to be considered for approval, will in turn the "previously approved parking area" be abandoned and restored to its natural state? I am assuming that the "previously approved parking area" has already been excavated to accommodate the construction process.
2. In the Con Com zoom meetings this past fall, I distinctly remember George Sourati stating to Maria and the Committee that the size of the Edens house will fall within the limit of the new West Tisbury Big House bylaw which restricts new houses on 3 acre lots to 3,500 feet in size. I don't see how the math works. However, will the addition of the "proposed garage" (more building area) affect the overall size of the house as it relates to the new bylaw? And would it be allowable?
3. I serve as a commissioner of the Riparian Owners of Tisbury Great Pond. We are charged with opening the pond to the ocean about 4 times a year. When the pond gets high, riparian owners often contact us to say that their basements are flooding. Will you please open the cut! This begs a question: How does the depth of the proposed pool relate to the ground water level especially when the pond is high. The depth of the pool is unspecified on the plan. I think everyone feels that ground water and the Tisbury Great Pond need to be protected, always.
4. This is a question for George Sourati and the architect: Why were the pool, spa, and garage not respectfully included in the initial and revised proposals last fall so that Con Com could consider the project both holistically and efficiently?

Alley Moore
167 Middle Point Road
West Tisbury, MA

December 12, 2022

To the West Tisbury Conservation Commission

12/22/22
WTCC

Re:

**Map 29 Lot 8/SE 79 TBD, 216 Middle Point Road, owned by Middle Point Bend, LLC
Notice of Intent Submitted by Sourati Engineering Group
NHESP File No. 22-40813**

We are writing about the project noted above. We have several significant concerns about the proposal which is before you. These are described below. We hope you will be able to reduce the size and impact of the proposed swimming pool, garage, parking area, and other new equipment.

First, we want to note that major plans were submitted to the Conservation Commission less than a year ago to replace a small existing house with a new 6,000 square foot house with extensive decks and new on-site parking. We find it disingenuous that the same project proponent is returning while the new house has begun construction to ask for major recreational and garage additions to it. Why weren't these submitted at the time the new much larger house project was proposed, so that the entire project could be reviewed? We find it hard to conceive that the proponents did not have these additions in mind last year.

When the initial plans were presented, the proponents noted that parking would be behind the house, away from Tisbury Great Pond, and so away from the views of abutters and the public using the pond. Now, a new garage and additional on-site parking are proposed that will be visible from the Pond and abutting properties. We respectfully request that these not be approved.

In addition, the proposed pool is roughly half above grade, which will make an unsightly addition on the side of the house toward Tisbury Great Pond. Although no elevation for the side of the pool toward the Pond seems to be available now, by extrapolation from plan information it appears that the pool will be a 52 foot long concrete box that extends between 3 and 4.5 feet above ground on the side toward the Pond. The area between the pool and pond has few trees and only low vegetation, so it will be extremely ugly. It will further disrupt the precarious landscape abutting the Pond. When the original plans for the new house were approved, the proponents were asked to reduce the size of the decks in order to reduce disruptions to the area, and the proponents agreed to some modest reductions. The pool will make much greater disruption than the amount of deck which was eliminated. So now the proponents' plans are far more problematic than what they originally proposed and, of course, much more than what was approved earlier in 2022.

We respectfully request that you not approve these new additions to the project.
We thank you for the opportunity to submit these comments to you.

Comments submitted by:

Louise Elving and Stephen Carr

Seasonal renters on Middle Point Road since 1974, including annually since 1982 at 179

Middle Point Road

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