

February 23, 2022

To: West Tisbury Conservation Commission

Re:

Map 39 Lots 7& 8/SE 79/tbd. 208-216 Middle Point Road, owned by Middle Point Bend, LLC

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 house and related construction. We note that we have not yet seen plans for the site and a house, so there may be other issues raised by the specific design once that is available.

We are very concerned about the large nitrogen loading that will result from demolishing a modest sized house and replacing it with a 6,000 square foot house that will likely have many more bathrooms and of course both a much larger footprint on the land and much greater use given its greater size. The septic system for such a large house will have greatly increased nitrogen loading that is likely to cause algae blooms in both the cove on the east side of the site and in Tisbury Great Pond on the west side of the site. Increased nitrogen and resulting algae will destroy the shellfish and other fish in both the cove and the pond. This will undermine the natural diversity of these waterbodies and destroy their traditional health.

We note an article from *The Vineyard Gazette* from June 24, 2021 headed "Coalition Forms to Monitor Cyanobacteria in Great Ponds" which in part describes the damage and negative health consequences of algae in the Great Ponds:

"Cyanobacteria, also known as blue-green algae, are naturally occurring phytoplankton. But excessive nutrient loads in the Great Ponds [including Tisbury Great Pond] and hotter summers have fueled toxic blooms of cyanobacteria in the past two summers. The blooms can produce cyanotoxins which can cause serious adverse health effects in exposed humans, pets and livestock."

In addition, we note that this site has a high natural water table due to its proximity to both the cove and Tisbury Great Pond. We are worried that the large leaching fields which would be necessary for a 6,000 square foot house will lead to contamination of the aquifer, and hence to contamination of the Great Pond and the cove. Contamination of the aquifer would negatively affect the purity of the drinking water which is used by all the other homes along this end of Middle Point Road. Furthermore, it would also destroy shellfish and other fish in these water bodies. Contamination would also negatively impact all who use and enjoy these water bodies, including the public who accesses Tisbury Great Pond through both Long Point Wildlife Refuge and Sepiessa Point Reservation. The long term health of the Great Pond is of vital concern as the number and size of houses near its shores increases. We think the proposed building is too large for the site.

We are also worried about wildlife fragmentation that will result from both the site disruption caused during the construction process of building such a large house and by the house itself.

These will almost certainly disrupt the natural otter trails in the area that link the cove and Tisbury Great Pond. This impact again will undermine the traditional natural course of wildlife in the area, destroying habitat and animal life.

Thank you for the opportunity to express our grave concerns to you. We hope you will be able to both reduce the size of any proposed construction on this fragile site and ensure that the natural wildlife and water, including the aquifer, will be protected from contamination and disruption.

From:

Louise Elving and Stephen Carr

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

Permanent address:

36 Cottage Street

Cambridge, MA 02139

Phone: 617-864-4481

Email: carr-elving@comcast.net

Conservation Commission

From: Martha Moore <martym6466@gmail.com>
Sent: Saturday, February 12, 2022 11:06 AM
To: Maria McFarland
Subject: Middlepoint

To the West Tisbury Conservation Commission:

I am writing in regard to the Edens' application to build a 6000 square foot house on Middlepoint. I live two properties from where the house will be built. My concerns are the following:

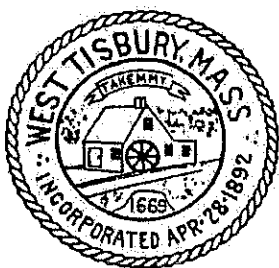
Nitrogen loading in Middlepoint Cove and Tisbury Great Pond from the septic systems, not only of the new house, but also the two other sizable Edens' houses on the point. The resultant possibility of algae blooms and deterioration of the health of crabs, oysters, clams, eels, and fish in the cove and pond.

High water table and possible contamination of the aquifer from the Edens' leaching fields.

Safe distances between wells and leaching fields of all the Edens' houses and abutting properties.

Wildlife habitat fragmentation: There are otter paths from Middlepoint Cove to Tisbury Great Pond. The size of the new house doesn't leave much room for wildlife to traverse from the cove to the pond.

Martha Moore
176 Middlepoint Rd.
West Tisbury
508-696-7980
2/12/22



Town of West Tisbury

PLANNING BOARD

P. O. Box 278

West Tisbury, MA 02575-0278

508-696-0149

planningboard@westtisbury-ma.gov

February 15, 2022

Inspector of Buildings
Joe Tierney
P.O. Box 278
West Tisbury, MA 02575

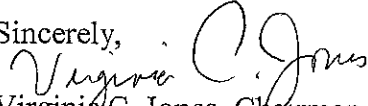
Dear Joe:

At our meeting of February 14, 2022, the Planning Board reviewed a Site Plan Review application from Sourati Engineering on behalf of Middle Point Bend LLC 39, Lots 7 and 8 (merged lots) 246 Middle Point Road Blackthorn Road, for a house over 3000 square feet.

The board strongly urges the applicant to consider installing a denitrification system to serve the property. The applicant proposes to reduce the size of the historic (over 100 years) hunting cabin, eliminate the existing kitchen and create a detached bedroom with a bathroom. The board informed the Surveyor it is a requirement that the applicant inform the Historic Commission of their plans prior to alterations. The applicant should be aware that the lot is too small to allow a guest house, so the issue of the historic hunting cabin over 400 square feet must be resolved or the new building cannot be approved. The board was informed that construction will not take place during the summer months and the relocation of the road will be addressed with the neighbors.

Thank you.

Sincerely,


Virginia C. Jones, Chairman

Cc: BOH and Conservation Commission

Conservation Commission

From: George Sourati <gsourati@souratigroup.com>
Sent: Thursday, February 17, 2022 2:53 PM
To: Conservation Commission; Bryan Collins
Cc: Angela George; Donna Paulnock; Fred Barron; Geraldine Brooks; mturnell@yahoo.com; Peter Rodegast (peter.rodegast@comcast.net); Whit Griswold; Jane Rossi
Subject: RE: Map 39 Lots 7 & 8
Attachments: image001.jpg

Hi Maria,

To clarify, there is no plan to do any work on the outside of the building at this point including siding or roofing. We will be removing the interior kitchen for the structure not to be counted as a guest house by the Building Department. Michael Barkley, the architect, and I met with Joe Tierney late last year, walked thru the building and discussed the current project of demolishing the single-family residence and constructing a new single-family residence. Joe required the removal of the kitchen from the "fishing shack" which we are planning on doing for the project to comply with zoning.

I explained to the Planning Board on February 14 that after the Building Permit for the house is obtained (prior to June 1st and after the required other permits are issued) we plan on filing an application with the Con Com, the ZBA, the Planning Board and the Historic Commission to allow renovating the structure into a detached studio not a guest house.

The renovation of the fishing shack is not part of the current application to the Conservation Commission. It will be applied for at a later time. Currently we are trying to get a Building Permit issued for the new house prior to June 1st.

Please let me know if you have any questions.

Thanks,

George A. Sourati, P.E.



107 Beach Road, Suite 202
PO Box 4458
Vineyard Haven, MA 02568
(508) 693-9933 ext. 101

From: Conservation Commission <concomm@westtisbury-ma.gov>
Sent: Thursday, February 17, 2022 12:55 PM
To: George Sourati <gsourati@souratigroup.com>; Bryan Collins <bcollins@souratigroup.com>
Cc: Angela George <george.angela@rocketmail.com>; Donna Paulnock <donna.paulnock@wisc.edu>; Fred Barron <fbprod1@gmail.com>; Geraldine Brooks <ozbrooks@aol.com>; mturnell@yahoo.com; Peter Rodegast (peter.rodegast@comcast.net) <peter.rodegast@comcast.net>; Whit Griswold <awgriswold@yahoo.com>
Subject: Map 39 Lots 7 & 8

Hi George and Bryan,

The CC was copied on a letter from the Planning Board to the Building Inspector regarding their review of the new house project. In part the letter mentions plans to convert the historic camp on lot 7 to a detached bedroom. Copy attached. There is no mention of this in the NOI. What exactly is the plan for this camp? A portion of the camp is within the No-Build Zone. Please provide more details on this.

Maria McFarland
Board Administrator
West Tisbury Conservation Commission
508-696-6404

Conservation Commission

From: Tara J. Whiting <tarajw@yahoo.com>
Sent: Monday, February 21, 2022 9:47 PM
To: Maria McFarland; Whit Griswold; John Brannen; Donna Paulnock; Mike Turnell; Angela George; Peter Rodegast
Subject: Middle Point Bend, LLC

Hi all,

I am writing out of deep concern for the project being proposed at this property. I was hoping that the planning board would have referred it to the MVC as a DRI, but they did not. I am here as a former Con Com member, part of a family of owners on the Pond and as someone very concerned for the future of the island and the Great Pond to ask the Con Com to refer this project as a DRI to the MVC. This is a significant, multi layered project in a sensitive area of the island. It is also yet another large project, and the MVC has the ability to look at the whole project, not just what is within the Con Coms jurisdiction.

According to MVC Map B-7, DRI checklist items 2.6 & 8.4, this project is within the MVC coastal DCPC of the Tisbury Great Pond. That fact alone should be cause enough for referral.

A passing glance at the DRI check list and one finds numerous items that check the boxes for referral, aside from the one above.

Water resources; the issue of nitrogen loading is significant considering the current health of the pond. It would also appear, with confirmation from the FEMA flood maps, that this project may have an adverse impact. There are a few other issues within the water resources that would require a professional consultant to answer. This is an option for the Con Com that I think would be critical with a project of this size and scope.

Open Space and Habitat; It seems this whole area is in priority habitat. Once again, a referral as a DRI will allow for a comprehensive study (I realize there will be a NHESP determination) of the entire site and project. Further, this is another situation where the Con Com should hire (at the applicant's expense) a professional.

The impact on the road, the excavation of site, the sheer amount of alteration in this fragile area are all reasons enough to send this to the MVC. I appreciate this will not be a popular course of action and there will potentially be a lot of pushback. The town is trending in the right direction with a 'big house bylaw' on the town meeting warrant and talks of enhanced septic systems through the Board of Health. But those things have not passed yet, and projects like this need to be reviewed thoroughly. The Con Com has limited jurisdiction and this project has far reaching ramifications.

I hope to be at the meeting but wanted to get our concerns to the board in writing.

Thank you,

On behalf of the Whiting family,

Tara J. Whiting-Wells

Conservation Commission

From: pmcocroft@aol.com
Sent: Monday, February 21, 2022 4:24 PM
To: concomm@westtisbury-ma.gov
Subject: Middlepoint

To Whom It May Concern:

I am concerned by the enormous scale of the house being proposed at Middlepoint. Its construction will destroy what makes Middlepoint such an exquisite, desirable area for both wild plant life and wild animal and bird life. The structure being proposed will also have large rooms, presumably for entertaining. What will enormous numbers of cars coming and going to the new house do to the tranquility of those who are already living in the area? Although the existing historic former Pease camp is apparently to be preserved as a remote bedroom, the 6,000-square-foot structure for which it will be a "bedroom" will be so altered, I fear, that it will no longer be an historic structure. Sincerely, Phyllis Meras Cocroft

Conservation Commission

From: Martha Moore <martym6466@gmail.com>
Sent: Monday, February 21, 2022 4:53 PM
To: Maria McFarland; Ginny Jones
Cc: Sandy; Paddy; Alley; Ellen Lockridge
Subject: Fwd: Priority Habitat overlay - Edens house
Attachments: NHESP Map002.pdf

My son did an overlay showing the Priority Habitat map on the Edens' property where the new house is to be built. Is the new road going to be a problem? Also, the old camp is not 100 feet back from the shore and I'm wondering how a bedroom/bath can be inside the 100 foot setback and how another septic system figures into this plan.

Martha

----- Forwarded message -----

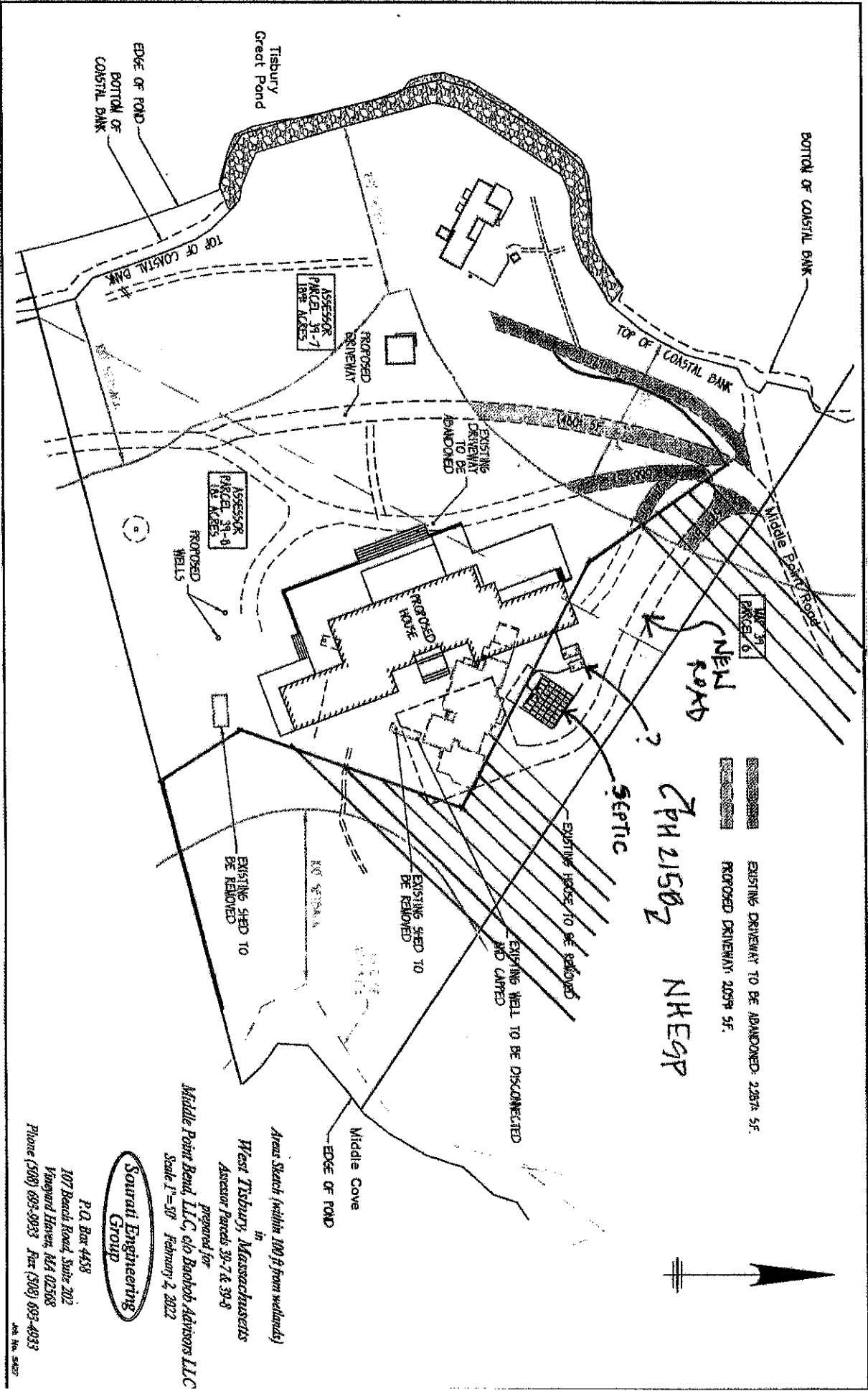
From: Alden Maddry <aldenmaddry@gmail.com>
Date: Mon, Feb 21, 2022 at 2:22 PM
Subject: Priority Habitat overlay - Edens house
To: Martha Moore <martym6466@gmail.com>

Hello Mom,

Here is the overlay of the new proposed house (Edens) with the Priority Habitat map.

Take care,

Alden



P.O. Box 4438
 107 Beach Road, Suite 202
 Vineyard Haven, MA 02568
 Phone (508) 693-9933 Fax (508) 693-4033



Middle Point Bend, LLC, c/o Babcock Advisors LLC
 Scale 1"=50' February 2, 2022

Areas Search (within 100 ft from wetlands)
 in
 West Tisbury, Massachusetts
 Assessor Parcels 39-7 & 39-8
 prepared for

Conservation Commission

From: Ginny Jones <islandgirlwt@gmail.com>
Sent: Monday, February 21, 2022 5:43 PM
To: Martha Moore; Maria McFarland; Jane Rossi
Subject: Re: Priority Habitat overlay - Edens house

Here are some good questions. I do not know the answers but others may know them or where to find them. That whole part of the coast is very vulnerable to any sort of intense storm. The 1954 hurricane line is well to the N from the proposed location of the house. That is easily determined from looking at aerial photos. We also know the rate of erosion just off that beach -- thanks to the detailed observations by Henry Laurens Whiting dating as far back as the 1850's. He was the Chief Cartographer and head of the Coast and Geodetic Survey. Quite coincidentally, he was a West Tisbury Farmer and after he retired from the D & G Survey, he made observations and corrections until his death. You can see hi info on the 1850's map website in the early 1900's, and all that is well documented. Further, the late Dr. Kent Healy kept precise and detailed records about all that sort of information for 40 years. Currently the Great Pond Foundation (Edgartown) is in the process of digitizing and preserving Kent's data. Ginny Jones

February 21, 2022 at 4:53 PM Martha Moore <martym6466@gmail.com> wrote:

My son did an overlay showing the Priority Habitat map on the Edens' property where the new house is to be built. Is the new road going to be a problem? Also, the old camp is not 100 feet back from the shore and I'm wondering how a bedroom/bath can be inside the 100 foot setback and how another septic system figures into this plan.

Martha

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From: Alden Maddry <aldenmaddry@gmail.com>
Date: Mon, Feb 21, 2022 at 2:22 PM
Subject: Priority Habitat overlay - Edens house
To: Martha Moore <martym6466@gmail.com>

Hello Mom,

Here is the overlay of the new proposed house (Edens) with the Priority Habitat map.

Take care,

Alden

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PLEASE NOTE: new e-mail address: islandgirlwt@gmail.com or use info@vineyardsailing.com

Virginia Crowell Jones
Foxfire Marine Consulting, LLC
PO Box 400, 39 New Lane
West Tisbury, Martha's Vineyard
Massachusetts, USA, 02575
508-693-6397

For a copy of the cook book FRESH FROM THE VINEYARD, please inquire