



Martha's Vineyard Land Bank Commission

June 6, 2023

West Tisbury Conservation Commission
Post Office Box 278
West Tisbury, Massachusetts 02575

Dear commissioners:

The land bank commission has asked me to correspond in order to register its concerns about Mr. and Mrs. Brody's application, pending before you.

From the land bank's perspective, a core consideration is the extensive public investment that has occurred in and around the Ice House Pond and its watershed. This precinct of the island has proven to be a conservation priority and it is the land bank's hope, in making these investments, that public permit-granting authorities will seek to harmonize nearby proposed development with the neighborhood's conservation accomplishments.

In prioritizing this area, the land bank focused on two particular conservation goals: water quality and preservation of scenic vistas.

Accordingly, the land bank asks that you examine (1.) whether the scale of the development may portend additional nitrogen load in the watershed, and whether the proximity of the septic system to the wetland poses any jeopardy; and (2.) whether any expansion of the view channel between the proposed house and the pond will alter the pond's inherent natural qualities.

On that subject, and generally speaking, the margins of the Ice House Pond are remarkably natural — leafy and green. Few ponds can boast such distinction. The land bank asks the conservation commission to scrutinize the details of the view channel so as to avoid an interruption in the vegetative flow along the pondshore.

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2

One final note. A key component of the land bank's management plan for its Manaquayak Preserve is noise management: sound bounces athletically off water and the land bank tries hard to keep things soft. If Mr. and Mrs. Brody's construction were to take place in the off-season it too would have a soft impact.

Thank you.

Very truly yours,

A handwritten signature in blue ink that reads "James Lengyel". The signature is fluid and cursive, with a long, sweeping tail on the "l" at the end.

James Lengyel
Executive Director