



July 2, 2020

Martha's Vineyard Commission
P.O. Box 243
West Tisbury, MA 02575
morrison@mvcommission.org

RE: DRI 682B Meeting House Way 2nd Redesign

Dear Commissioners,

During the June 11th MVC hearing the applicant's representative, Mr. Murphy, suggested that the only people who were upset about the housing density of the proposed Meeting House development were those whose properties lined the Edgartown Great Pond, and that one did not see any of those homeowners being willing to "give up an extra bedroom". In fact, both of these statements are inaccurate.

One of the reasons Edgartown Great Pond is among the healthiest Island ponds is because of the very low housing density immediately surrounding it. Properties with frontage on Edgartown Great Pond (EGP) have an average housing density of **212 square feet per acre** (367,049 ft² / 1734 acres). By the same methodology, the proposed development has an average housing density of **2,385 square feet per acre** (128,800 ft² / 54 acres). **Methodology and corresponding map of properties can be found at the end of this document.*

Native vegetation and intact landscapes have a natural ability to attenuate nitrogen. When housing density is low enough, the landscape is able to transform most of the nitrogen before it enters pond water. The higher the density of the housing, the greater the impact the development will have on watershed and the health of EGP. **The proposed Meeting House development has a housing density that is 10X greater than the housing density of properties fronting EPG.**

The Island has a critical need for affordable housing and a limited environmental and physical capacity to meet this need. When reviewing proposed developments, we ask the Commission to consider whether these projects are meeting the most critical needs of our community and are worth the corresponding the environmental consequences. We appreciate the care with which the Martha's Vineyard Commission conducts the DRI process, and we thank you for your time and consideration.

Respectfully yours,

A handwritten signature in black ink that reads "Emily Reddington".

Emily Reddington | Executive Director

**Methodology:*

- 1) Isolated land parcels that were immediately adjacent to the EGP by generating a 100-meter buffer around the waterbody and selecting parcels that fell within this zone.
- 2) Removed roads from parcel data.
- 3) Isolated homes that existed completely within the adjacent land parcels.
- 4) Total square meters of parcels adjacent to the pond was summed and converted to acres
- 5) Total square meters of house roof prints summed and converted to square feet.
- 6) Density of housing immediately adjacent to the pond calculated as 367049 feet squared divided by 1734 acres of land = 212 square feet of housing per acre, in lots bounding the pond.

All data were provided by the MV Commission and analyzed by David Bouck.

