

Alison Kisselgof

From: MICK WALSDORF [REDACTED]
Sent: Tuesday, April 12, 2022 1:30 PM
To: akisselgof@chilmarkma.gov
Cc: Russell Maloney; christinewalsdorf@gmail.com
Subject: 18 Greenhouse Lane

Alison, Russell

Thank you for your consideration with respect to neighbors concerns at 18 GHL.

In case we are not able to attend the April 28 hearing, please find below a basic statement of our position as it relates to the application. Please let us know if this is adequate or if you require a signed letter.

Best

Mick & Christine

To the Chilmark Zoning Board of Appeals:

Greetings, hope that everyone is well.

We are writing today to express serious reservations with respect to the application before you at 18 Greenhouse Lane. This property was acquired recently at a discounted price given the clear risks that erosion presented to the structure in the near term. In our view, the proposal in front of you seeks to take advantage of the special permit process to build a new house that would never be permitted given the extreme lack of conformance with the wetland buffer and property line setbacks (not to mention being a non-conforming lot with respect to acreage). Please note that these plans show 10' setback to the western property line, but fail to note that it is much closer than that to Greenhouse Lane, which is commonly used by the neighboring properties to get to the beach, and by Ms. Conroy and the Langmuir family to access their properties.

Wedged within a triangular corner of the site, with seemingly 5' between the long façade and Greenhouse Lane for much of it, this proposal would certainly damage the aesthetic character of the lane irreparably. While hopefully this is a meaningful consideration, please also consider

1. The increased proximity to Mr. & Mrs. Rockefeller's home immediately to the east.
2. The important reality that staging this project is virtually impossible on our Lane. Note that during the renovations done to the existing house on the site this past season, the contractors cut into the wetlands in order to facilitate parking. You had to see it to believe it, not ok.. Given the slope of the site, and that another neighbor (The Darling's) own the property in front of the beach stair, there is barely room to park for occupants of the house much less construction crews. A construction project would require equipment and access that doesn't exist. The Langmuir lot beyond this property was also damaged with trucks turning around on their land during the construction- so much so that they put a barrier in place. To the extent that you visit the site, imagine how a large construction truck turns around without using someone else's property..
3. The scheme seems to anticipate parking on the delicate bluff on the south side of the property. I'd point out that 21 feet came off of that bluff during Sandy, and even absent a major event it is well documented that the bluff is moving north quickly. What happens when the parking is gone, what will the next application be to allow them access to this house? Is parking on the edge a good solution regardless? The existing retaining wall on the west side of the property is not adequate for parking without blocking the lane.

Sadly, the reality of our lane is that the bluff is moving fast. It is coming for us all. While some other properties have room to move their houses directly backwards, this one unfortunately does not. It seems that the eastern portion of the existing home could be maintained as a small cottage on the existing footprint if the western side has to come down sooner, but we hope the board will consider the negative impact of a more ambitious scheme.

Respectfully

Mick & Christine Walsdorf
11 Greenhouse Lane



MICK WALSDORF, CEO
Tidal Real Estate Partners, LP
T: 212.352.8224 | tidalrep.com

Barbara and Edward Law
165 State Road
Chilmark, Massachusetts 02535

April 14, 2022

Chilmark Zoning Board of Appeals
Town of Chilmark
Beetlebung Corner
Post Office Box 119
Chilmark, Massachusetts 02535

Re: Darrow Project – 18 Greenhouse Lane, Chilmark, Massachusetts

Dear Board Members:

We are writing to request that you deny the Petition for a Special Permit on the Darrow project (18 Greenhouse Lane).

Our home at 165 State Road enjoys a deeded easement along Greenhouse Lane for beach access. We fully share - and incorporate by reference - the significant and well-reasoned objections for opposing the proposed project as set forth by the Darling family in their letter to this Board, dated April 14, 2022.

In addition to wetland encroachment, acceleration of bluff erosion, and the short-term disruption to neighbors that would invariably arise from the Darrow's plan, we are concerned that the location of the proposed new structure would materially and inappropriately interfere with our, and others', deeded property right to use the Lane to access the beach. I believe further legal analysis would be required to determine the extent to which any interference with the deeded easements arising directly or indirectly out of the proposed plan constitutes an actionable "taking."

While we are among Chilmark's newer residents and property owners (2017), we nonetheless share the Darling's resolve to preserve The Vineyard's character and way of life, and their emphasis on community – particularly the Greenhouse Lane and Quitsa Pond reciprocity that the Mayhew family created when they originally sub-divided their property many, many years ago. We hope the Board also feels a sense of urgency regarding these priorities.

Based on the foregoing, we respectfully request that you deny the Darrow project in its entirety.

Sincerely,



Edward and Barbara Law

Windway
Darling Family
7 Greenhouse Lane
Chilmark, Massachusetts 02535

April 14, 2022

Chilmark Zoning Board of Appeals
Town of Chilmark
Beetlebung Corner
Post Office Box 119
Chilmark, Massachusetts 02535

Re: Darrow Project – 18 Greenhouse Lane, Chilmark, Massachusetts

We are **opposed** to the Petition for a Special Permit on the Darrow project (18 Greenhouse Lane).

The Darrow property has been extremely close to the bluff for several years and the Darrows were fully aware of this when they purchased the property. We understand the Town's requirement for a retreat plan as the bluff erodes. However, the Darrow's proposed plan is unacceptable.

In our view, the proposal seeks to take advantage of the special permit process to build a new house that would never be permitted given the extreme lack of conformance with the wetland buffer and property line setbacks (not to mention being a non-conforming lot with respect to acreage). Please note that these plans show a ten foot (10') setback to the western property line, but fail to note that it is much closer than that to Greenhouse Lane, which is commonly used by the neighboring properties to get to the beach and by Ms. Conroy and the Langmuir family to access their properties.

The proposed dwelling would be wedged within a triangular corner of the site, with approximately five feet (5') between the long façade and Greenhouse Lane for much of it, this proposal would certainly damage the integrity and character of the lane.

In addition, the increased proximity to the Rockefeller's home (16 Greenhouse Lane) immediately to the east would be greatly impacted, both now and in the future.

The numerous large vehicles and trucks that would be necessary for this type of project where there is only minimal parking for a car or two is also an issue for maintaining the integrity of our beach lot and has great impact on the lane as well as the bluff. Our beach lot property (0 Greenhouse Lane) is adjacent to the Darrow's and extends back into the wetlands.

As you are aware, the Darrow renovation last year was intrusive to our property as well as the destruction into the wetlands by their workmen. This was unacceptable to us **and** the Town of Chilmark. Their blatant disregard for the procedures required by the Town and their thought process for asking for forgiveness instead of permission is disrespectful to us, the Town of Chilmark, as well as the balance of the owners of Greenhouse Lane. We fear that if this was "acceptable" once, then the Darrows may continue to use this as a precedent for this project as well as potential future projects.

The Langmuirs (8 Greenhouse Lane) were also negatively impacted significantly by the abuse of the work trucks using their property as a turnaround. As a result, they installed a barrier to prevent future intrusions and trespassing.

As you are aware, the size of the lane and parking situation around this proposed project also presents issues. Imagine the difficulty for multiple trucks and large vehicles at the Darrow property during demolition and construction. Obviously, you are aware of this situation first hand because you have asked and were given permission to park in our parking area at 7 Greenhouse Lane, to view the issues last year and again this year.

With an approval, it would mean that the Darrow's frontage to the beach would then become a parking lot on the very fragile bluff. The bluff has eroded many feet over the years creating parking issues to date. As the bluff erodes more in the future, and it will, parking between the proposed new home and the bluff becomes an even bigger problem. Any kind of construction in this fragile area will only accelerate the issue. It is imperative that we keep up the strength of the bluff for as long as possible.

The Darling Family purchased our property in 1941. Peter Darling, Sr. spent many summers as a child growing up, getting married, raising his children and having grandchildren to love and enjoy the property as he did. He told us that as a child there used to be the length of three (3) football fields before he reached the beach. We know that Mother Nature can be fearsome at times. Hence, we only have about half the length of one football field left before it reaches our home/cottage.

In general, new property owners of Martha's Vineyard, with total disregard for past generations and the overall simpler way of life, feel that destruction of the old to bring in the new is acceptable. We strongly disagree. The Vineyard is the Vineyard because the values of the Islanders have kept it that way. We hope you see this as well.

Since our ownership over 81 years ago, the community of Greenhouse Lane, has always respected each other with their projects and in keeping with the character of Martha's Vineyard. Mr. and Mrs. Darrow have stamped Greenhouse Lane with unacceptable changes.

We fear that with the massive destruction of the current home and rebuild of the Darrow project, it will accelerate the deterioration of the bluff, negatively impact the adjacent wetlands, take advantage of the Special Permit process and affect the integrity and character of Greenhouse Lane where several other families also enjoy their time.

We respectfully request that you deny this project in full.

Sincerely,

The Darling Family
Odila "Della" Darling
Susan (Darling) Greeley – 508-801-7603
Scott Darling
Peter Darling, Jr.



April 19, 2022

To: The Board of Appeals
Town of Chilmark, MA 02535

Please consider this letter as my nonsupport of the retreat plan proposed on behalf of the Darrow's property at 18 Greenhouse Lane. The change to the character of the lane, the proximity to the wetlands, the size and scope of the construction project, the light pollution etc. will create an adverse effect on the quiet enjoyment of the neighbors and abutters.

Sincerely,

A handwritten signature in cursive script that reads "Natalie E. Conroy".

Natalie E. Conroy

Abutter

22 Greenhouse Lane

South Road • Box 661
Chilmark • MA
02535 • 508 645-3533