

PARADISE LAND TRUST

60 KUFFIES POINT WAY

To: Tisbury Planning Board

Attn: Chair Ben Robinson

November 22, 2023

Re: power service

The question on the power supply in Northern Pines and how our Estate Plan will affect it, is a question that only breeds more questions. Every what if is countered by ten more what ifs.

I have discussed the question with my electrician and a friend who has extensive experience in the power transmission business.

Here is what we know today.

- The line is serviced by Eversource.
- In the last 50 years of my time out here, most of the old simple family camps have been sold, torn down, and huge houses with gigantic power demands have been built in their place. There has never been a discussion that there was not enough power. These projects flow through the Building Inspector's department by way of the Martha's Vineyard Commission and the Planning Board. Perhaps the Building Inspector will ask the question if and when a permit is applied for.
- If I had the means and desire, I could tear my house down and build a trophy house with 800-amp service. I could decide to perform some type of agricultural activity that consumed significant power. The Planning Board would not vet these activities.
- We Have built a 76 KW solar array that for the last 13 years has lessened the load on the infrastructure, a disaster could put it out of service at any time.

- All of my neighbors could decide to go green, get electric cars, get rid of their fossil fuel heat, and go electric.

All this has and can happen without the Planning Board's review or approval.

On top of all this unknown future power use, the Board would like to know how our Estate Plan will affect the power supply.

- Perhaps if we were planning to do a full buildout immediately, that could be calculated.
- That is not our plan as we have stated, rather we have been proposing staggered growth over decades.
- We do not yet know how much power these future houses will require.
- In Our 38 years of living on the farm, we lived four of those years off the grid, and we have used firewood for approximately half of our heating needs.
- With clean burning wood furnaces, an ample supply of firewood, some solar power and batteries, there is no telling if the kids will even go on the grid.

For arguments sake, if our plans go off the rails and we decide to sell all the lots, we know the Town has the right of first refusal.

- The Town might not want or be able to afford the land, but they could proxy buy it for affordable housing and open land bank space. I cannot even guess how many dozens of units would be built, or the power that would be required.
- A 40b Developer could buy the land and mix affordable housing with high end housing. The power load would be anyone's guess.
- Or maybe the Land Bank or a wealthy person will buy the land, and not change a thing.

Conclusion: We are the 3<sup>rd</sup> and 4<sup>th</sup> generation stewards of the land. We did not ever ask for a maximum lot subdivision of the farm. We have put the land in a Family trust. We have stated repeatedly that we plan to have slow growth. Janet and I have lived on the land and built one house. We now want to provide lots for the children we raised on the land. If the plan were to cash out, we would have subdivided before we pushed through the 3-acre zoning.

The future is unknown to us all, we can produce 'what if' scenarios till the cows come home. It can be a helpful exercise for sure. However, in this case it is best to assume we will do as we propose, and the power situation will take care of itself. If our plans change, whatever that change looks like we will come back to the Town for review. We are well aware that the town still maintains the right of first refusal.

I hope you find this an adequate answer to your question about the power supply.

Respectfully John Packer