

- BBC looked at Mass Ave land now included in Lot 1 (Toll Bros) or Lot 2A (Town Center LLC) and declined to pursue due to issues noted with wetlands and sightlines.
- Large-scale map showing wetlands with 50 ft, 75 ft and 100 ft buffer zones makes it clear that Lot2A is severely constrained.
- The town would face formidable cost, uncertainty, and difficulty to develop a public safety facility on Lot 2A. We need to abide by the rules we set for others.
- It appears the sight lines issues on Mass Ave may be even worse than believed in the brief 2017 investigation. Judging from our experience with Mass DOT on our sidewalk project, mitigation would add years of delay and huge additional costs.
- Even if it were possible to access a buildable upland portion of Lot 2A, there would be insufficient area for a public safety facility where only an estimated 2 acres might be found. This is too small. Allowing for parking and equipment movements, well and septic system, we need at least 6 acres for a public safety facility, as indicated in the sketches developed by members Edson and Murphy.
- Moreover, the facility would have to be located in the upland area away from the front wetland, placing it towards the rear of Tisbury Meadows and far from Mass Ave.