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Mr. Jean Pierre Oriol
Acting Commissioner
Virgin Islands Department of Planning and Natural Resources
Coastal Zone Management Program

Dear Mr. Oriol,

I have been a visitor to St John since 2001 and proud to be a permanent resident as of 2011. In all of those years, Coral Bay has been the only place I ever stayed. I have seen a lot of changes and development over the years, but believe the proposed "mega yacht marina" by Summers End Marina could destroy so many of the elements that make this community the thriving jewel it is today. Even the most casual boaters can recognize the location and layout of the proposed marina and mooring field defy rational logic as presented. The plans, as presented, would clearly displace many of the current boats and live aboard residents of Coral Bay harbor. How can SEG claim to be working closely with a community it seems to know so little about? I support development and believe a small marina in a more appropriate location would be a very positive addition for this community, but implore you to deny the permit request for the Summers End Group (SEG) project.

One of my key concerns is the economic damage that could (or, rather, would) be sustained to villa rentals during what is sure to be a VERY long construction process. Short term rentals are critical for both owners who need to make mortgage payments, as well as those residents who provide service support. Surely you must understand the bad press that would ensue on various travel websites if a project of this scale were to move forward. No one wants to spend precious vacation time in a construction zone. The natural amphitheatre of the hillsides surrounding Coral Bay would only magnify the noise and disperse it far away from the actual construction site. This doesn't even address the permanent noise and light pollution created once the marina was operational.

Another concern is the lack of infrastructure to support a build of this scale. SEG will surely be required to have all approvals for water, fuel and waste treatment at the site in place before moving forward, but please also consider the impact on our existing fragile infrastructure (e.g., Centerline Rd., waste management, limited barge operations, etc.)

While SEG claims this project will be a boon for local employment, what assurances can or will you require ensuring both the construction phase and finished

businesses employ local residents? How will you measure and weigh the impact of lost revenue and jobs in the existing hospitality and retail businesses during the construction phase?

I also have many concerns regarding maritime safety and environmental impacts, but will leave it to those who are much more knowledgeable to address those issues.

Thank you for your consideration of my request to deny this permit application.

Sincerely, Mary Magee