

Martha's Vineyard Commission – Referral Form for Developments of Regional Impact

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JUN 23 2021

**RETURN THIS FORM WITH DRI REFERRAL**

STATEMENT FROM MUNICIPAL LAND USE REGULATORY AGENCY: This Board has determined that the proposed project, for which application for a development permit has been made, is one of regional impact using the following criteria from Version 14 of the DRI Standards and Criteria:

(Please circle each of the applicable thresholds triggered by the proposed project)

*Italicized triggers are those that have maps to aid determination.*

- 1.3 C) Discretionary Referral – “In-Town”
- 1.3 C) Discretionary Referral – “Between-Town”
- 1.3 C) Discretionary Referral – “Island-Wide”
- 1.3.D) Previous DRI’s – Modification
- 2.1 *Division of Commercial Land*
- 2.2 a) Division of Land – 5 or more parcels
- 2.2 b) *Division of Rural Land – 3 or more parcels*
- 2.3 a) Division of Land – 10-16 acres, 2+ parcels
- 2.3 b) Division of Land – 16-22 acres, 3+ parcels
- 2.3 c) Division of Land – 22-30 acres, 4+ parcels
- 2.3 d) Division of Land – 30+ acres, 5+ parcels
- 2.4 a) *Division of Farmland*
- 2.4 b) *Division of Farmland – Prime Ag. Soil*
- 2.5 *Division of Significant Habitat*
- 2.6 a) ANR with 3 or more parcels in past 5 yrs
- 2.6 b) ANR in Island Road or Coastal DCPC
- 3.1 a) Dev. of Commercial – 2,500-3,500 ft<sup>2</sup>
- 3.1 b) Dev. of Comm – 3,500+ ft<sup>2</sup>
- 3.1 c) Dev. of Comm – Addition of 1,000 ft<sup>2</sup>
- 3.1 d) Dev. of Comm – Combination 2,500 ft<sup>2</sup>
- 3.1 e) Dev. of Comm – 6,000 ft<sup>2</sup> Outdoor Use
- 3.1 f) Dev. of Comm – Change of Use/Intensity
- 3.1 g) Dev. of Comm – Reduced Dwelling Units
- 3.1 h) Dev. of Comm – Parking 10+ Vehicles
- 3.1 i) Dev. of Comm – Expansion of Parking 10+
- 3.1 j) Dev. of Comm – High Traffic Generator
- 3.4 a) Vehicular repair/refueling/junkyard
- 3.4 b) Storage of fuel/hazardous materials
- 3.4 c) Drive-thru window service
- 3.4 d) Restaurant in B-I not on sewer 50-99 seat
- 3.4 e) Restaurant in B-I 80-99 seats
- 3.4 f) Restaurant in B-I 100+ seats
- 3.4 g) Restaurant outside commercial district
- 3.4 h) Formula Retail
- 3.4 i) Visible storage container/vehicle/trailer
- 4.1 a) 5 or more Dwelling Units
- 4.1 b) 5 or more Rooms for Rent
- 4.1 c) 5 or more Dwelling Units or Rooms
- 5.1 a) Dev. in/within 25’ of Harbor
- 5.1 b) Dev. in/within 25’ of 10+ Acre Body of Water
- 5.1 c) Dev. in/within 25’ of the Ocean
- 5.2 Change in Use/Intensity of Commercial Pier
- 5.3 a) New Commercial Facilities on Pier
- 5.3 b) Expansion of Comm. Facilities on Pier
- 5.3 c) Change in Intensity of Use of Pier
- 6.1 a) Private Place Assembly – 3,500+ ft<sup>2</sup>
- 6.1 b) Private Place Assembly – 50+ seats
- 6.2 a) Public Place Assembly – 3,500+ ft<sup>2</sup>
- 6.2 b) Public Place Assembly – 50+ seats
- 7.1 a) Transportation Facility to or from M.V.
- 7.1 b) Transportation Facility 2+ Town Network
- 7.1 c) Expansion/Alt. of any principal road
- 8.1 a) Demolition/Ext. Alt. of MACRIS Structure
- 8.1 b) Demolition/Ext. Alt Structure > 100 years
- 8.2 a) Subdivision of Archeological Significance
- 8.2 b) Disturbance of Archeological Significance
- 8.3 Significant Habitat – Site Alterations 1+ acre
- 8.4 a) Coastal DCPC – New access to coast
- 8.4 b) Coastal DCPC – New hard surface
- 8.4 c) Coastal DCPC – New parking for 5 vehicles
- 8.4 d) Coastal DCPC – Development on Noman’s
- 8.5 Development per Town DCPC Regulation
- 8.6 a) Development Current/Former Farmland
- 8.6 b) Development of Prime Agricultural Soils
- 9.1 a) Telecommunications Tower over 35 feet
- 9.1 b) Tower Reconstruction/Replacement
- 9.2 a) Wind Energy Facilities over 150 ft
- 9.2 b) Wind Energy Facilities in Ocean Zone
- 9.2 c) Wind Energy Facilities in Land Zone
- 9.2 d) Wind Energy Facilities near Town Bound
- 9.2 e) Wind Energy Facilities – other
- 9.3 Solar Facilities greater than 25,000 ft<sup>2</sup>

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Name of Applicant: JOSEPH MOUTABBER

Name of Project: 10 OAK BLUFFS AVENUE

Brief Project Description: DEMOLITION AND REPLACEMENT OF A BUSINESS STRUCTURE MORE THAN 100 YEARS OLD, AND ADDING APARTMENT IN NEW SECOND FLOOR

Address: 10 OAK BLUFFS AVENUE

GEORGE SOURATI, AGENT

Phone: 508-693-9933 Fax: Email: gsourati@souratigrp.com

This project will require the following permits from the following local Agencies: (Please Specify)

Building Inspector: BUILDING PERMIT

Board of Selectmen:

Board of Health:

Conservation Commission:

Planning Board:

Zoning Board of Appeals: SPECIAL PERMIT

Other Boards:

Please include any narratives, plans, or other materials associated with this proposal before sending

For Town Use Only

Referring Board or Agent: OAK BLUFFS ZONING BOARD OF APPEALS

I have reviewed the development application and have determined that it meets one or more of the items contained in the Standards & Criteria, I am therefore sending, via certified mail, the development application to the Martha's Vineyard Commission as a Development of Regional Impact.

Signature: Robert A. Culbert

Print Name: ROBERT A. CULBERT, ADMINISTRATOR

Board: ZONING BOARD OF APPEALS

Town: OAK BLUFFS

## DRI Referral Receipt

DRI Referral Form from \_\_\_\_\_ Oak Bluffs Zoning Board of Appeals \_\_\_\_\_

Received by ALEX ELVIN on June 22, 2021.  
[MVC Staff Member] [Date]

Signatures:

\_\_\_\_\_

Town Board Representative

Alex Elvin

MVC Staff Member