

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

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 ft²
- 3.1 b) Dev. of Comm – 3,500+ ft²
- 3.1 c) Dev. of Comm – Addition of 1,000 ft²
- 3.1 d) Dev. of Comm – Combination 2,500 ft²
- 3.1 e) Dev. of Comm – 6,000 ft² 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+ ft²
- 6.1 b) Private Place Assembly – 50+ seats
- 6.2 a) Public Place Assembly – 3,500+ ft²
- 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 ft²

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Name of Applicant: Owner: Lucy Thomson Agent: Darran Reubens

Name of Project: 17 School Street

Brief Project Description: demolish existing structure and replace with single-family dwelling

Address: 17 School St.
Oak Bluffs, MA 02557

Phone: 508-693-8272 Fax: _____ Email: darran@breesearchitects.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: AE Flood Zone

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: Matthew Rossi

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: Matt Rossi

Print Name: Matthew Rossi

Board: Oak Bluffs Building Department

Town: Oak Bluffs

Darran Reubens

From: Lucy Thomson <lucythomson1@mindspring.com>
Sent: Wednesday, December 22, 2021 3:53 PM
To: Darran Reubens
Subject: 17 School Street Oak Bluffs -- Authorization for Breese Architects to act as my agent

TO:

Town of Oak Bluffs, MA

Building Department

I hereby appoint Breese Architects as my agent authorized to represent me in connection with business regarding 17 School Street, Oak Bluffs, MA.

/s/ Lucy Thomson

Lucy L. Thomson, Esq. M.S. CISSP CIPP

Livingston PLLC

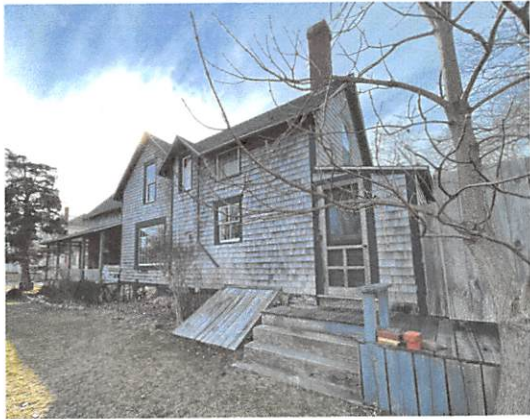
Washington, D.C.

m: (703) 798-1001

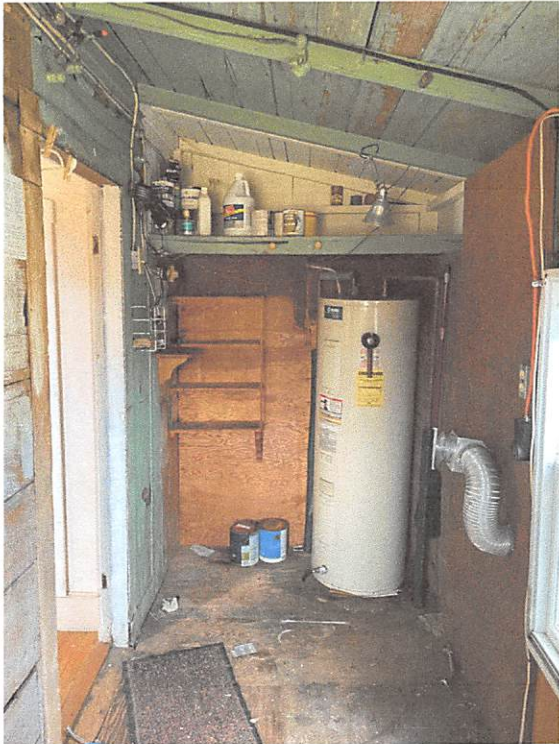
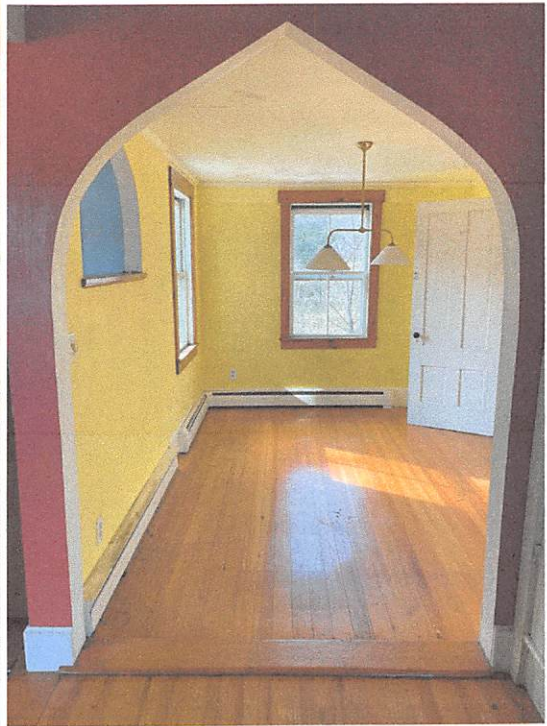
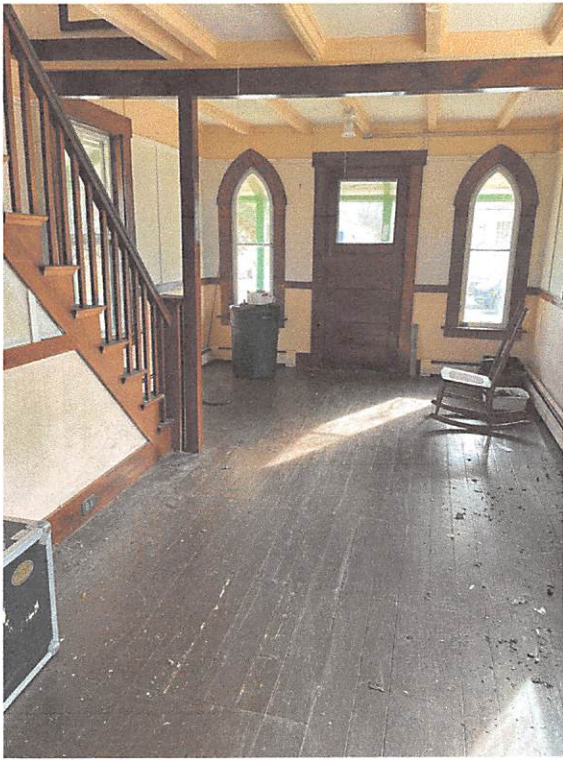
lucythomson1@mindspring.com

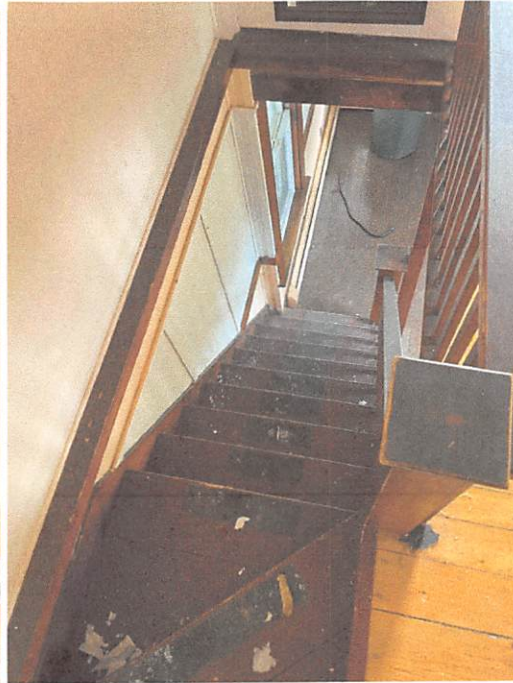
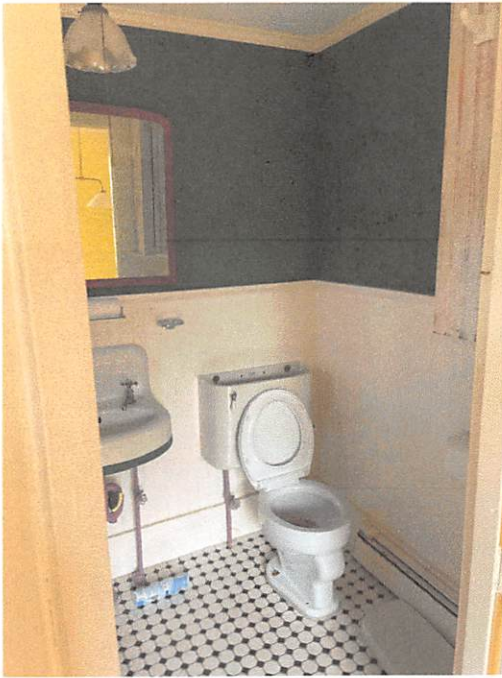
17 School St, Oak Bluffs, MA
Existing Conditions 02/21/2022

Exterior photos:



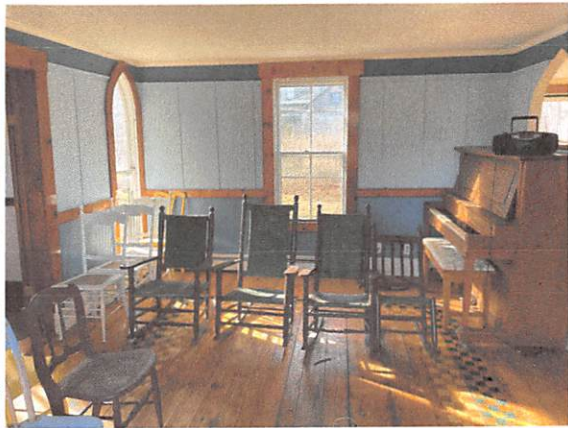
Interior photos:











Basement photos:

