

July 13, 2023

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

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RETURN THIS FORM WITH DRI REFERRAL

JUL 24 2023

Name of Applicant: The Priscilla P. Fischer 1994 Trust

Name of Project: Flat Point Farm

Brief Project Description: Form A + Form C division of land

Address: 8+ Road To Great Neck

Contact: Eric L Peters / Jane Rossi 696-0149

Phone: 508-693-8836 Fax: 508-627-3781 Email: ericlpetersesg@aol.com

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

Building Inspector: building permits

Board of Selectmen: _____

Board of Health: septic permits / well permits

Conservation Commission: _____

Planning Board: Approval of the form A + Form C

Zoning Board of Appeals: unknown at this time

Other Boards: Affordable Housing Committee in the future.

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

For Town Use Only

Referring Board or Agent: W.T Planning Board - Jane 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: Jane D Rossi

Print Name: Jane D Rossi

Board: Planning Board

Town: West Tisbury

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

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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)

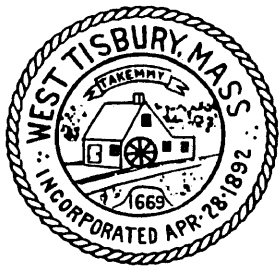
Italicized triggers are those that have maps to aid determination.

- 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

T: 508-693-3453 • F: 508-693-7894 • P.O. Box 1447 • 33 New York Avenue • Oak Bluffs, MA 02557

INFO@MVCOMMISSION.ORG • WWW.MVCOMMISSION.ORG

MARTHA'S VINEYARD COMMISSION • SERVING AQUINNAH, CHILMARK, EDGARTOWN, GOSNOLD, OAK BLUFFS, TISBURY & WEST TISBURY



Town of West Tisbury
PLANNING BOARD
P. O. Box 278
West Tisbury, MA 02575-0278
508-696-0149
planningboard@westtisbury-ma.gov

RECEIVED

JUL 24 2023

July 12, 2023

Rich Saltzberg
Martha's Vineyard Commission
P.O. Box 1447
Oak Bluffs, MA 02557

Subject: "Flat Point Farm" - The Priscilla P. Fischer 1994 Trust, Road to Great Neck

Dear Rich:

At our meeting of June 26, 2023, the Planning Board conducted a public hearing to review an application from "Flat Point Farm" The Priscilla P. Fischer 1994 Trust, to subdivide and create 4 new buildable lots under a Form C application, and to adjust property lines under a Form A application, on Assessor's Map 35, Lots 3.1 through 3.4, 5, 6, 7 with the addresses of 8, 126, 161, 180, 200, 212 and 250 Road to Great Neck, RU District. Prior to the public hearing, the Board conducted a site visit to the property to review the site and gain a better understanding of the layout of the Fischer proposal.

We respectfully refer this application to you as a Previous Development of Regional Impact Modification under Section 1.1.3 D. We believe that we have worked out a good and responsive plan with the applicant.

The entire property is 110 +/- acres of land of which 65% is either restricted as conservation land or Land Bank property, which will be available for agricultural use and/or open space purposes. There is access to a portion of the protected space. There are 13 proposed building lots, 4 of which are new. The remaining 9 lots are grandfathered, as they have structures on them that are pre-existing zoning or are portions of lots created in 1976. On the portion already purchased by the Land Bank, there is public access to the Tisbury Great Pond. There is a walking trail which extends from Tiah's Cove Road along side of the Crow Hollow Farm.

The applicants have presented plans for this project over the past decade, making this proposal familiar to the board with frequent updates. In the past, and at the applicant's suggestion, the board has reviewed the road on two occasions; the first was to offer recommendation for improvements for better traffic flow, and the second was to review and approve the completed improvements to a portion of the road that was excavated for utility installation purposes. The Town Road Inspector has signed off on that inspection. Part of the new configuration of the road was to elevate the from the pond with respect to future sea level rise, and also keeps the traffic to the least impact on the neighboring lots. A fire safety water source at the interior of the farm will

be provided.

We have included a letter from Attorney Eric Peters, representative of the Fischer family, regarding the plan for the lot they propose to develop into an affordable unit under the requirements of the West Tisbury Zoning Bylaws. The project will be reviewed once the MVC has completed this review process.

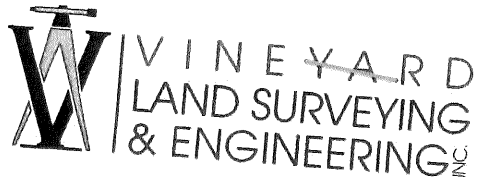
The Martha's Vineyard Commission has reviewed and approved a Form B application and plan that was presented in 2018.

Best regards,

A handwritten signature in cursive script that reads "Leah Smith" followed by a small flourish or initial.

Leah Smith, Board Chair

Cc: Joe Tierney, ZBA, Affordable Housing Committee, Board of Health, Conservation Commission, Reid Silva VLSE, Arnold Fischer, Jr., Eleanor Neubert, Jean O'Reilly, and Martha's Vineyard Bank, Trustees.



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JUL 24 2023

May 11, 2023

West Tisbury Planning Board
P.O. Box 278
West Tisbury, MA 02575

RE: Form A – ANR application
Flat Point Farm, Road to Great Neck
VLSE Job No. 1476

Dear Board Members,

On behalf of our client, Priscilla P. Fischer 1994 Trust, enclosed please find a Form A application and ANR division plan of land at the above address. The ANR plan creates lots around structures that pre-exist the adoption of the Subdivision Control Law in West Tisbury. The enclosed plan was reviewed as part of a Form B Preliminary Plan to this board in 2017, which received approval in 2018 by the Martha's Vineyard Commission and this board.

We believe the enclosed plan meets the requirements for endorsement as an ANR.

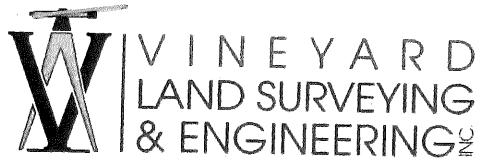
Application fee: Six (6) lots @ \$100/lot = \$ 600.00

Please contact Bill or Reid at our office with any questions or if you need additional information.

Sincerely,

Reid G. Silva, PE PLS

	DELTA	RADIUS	ARC
C1	61'30"18"	20.00'	21.47'
C2	27'36"56"	299.81'	144.50'



May 11, 2023

West Tisbury Planning Board
P.O. Box 278
West Tisbury, MA 02575



RE: FORM C - Definitive Plan submittal
Flat Point Farm, Road to Great Neck
VLSE Job No. 1476

Dear Board Members,

On behalf of our client, Priscilla P. Fischer 1994 Trust, enclosed please find a Form C application and Definitive Subdivision plan of land at the above address. This subdivision plan follows our previous submission of a Form B Preliminary Plan to this board in 2017, which received approval in 2018 by the Martha's Vineyard Commission and this board.

As part of our Form C application, we request waivers from the Planning Board Rules and Regulations as follows:

Section 4.5-2 (N) Plan Contents

1. – existing/proposed topography
2. – road profiles
3. – proposed storm drainage
4. – Environmental Impact Statement

Application fee: Four (4) new lots @ \$150/lot = \$600

Please contact Bill or Reid at our office with any questions or if you need additional information.

Sincerely,

Reid G. Silva, PE PLS

cc. West Tisbury Board of Health