
OFFERS FOR THE BANGS SUBDIVISION - DRI #743

1. To join and participate in the road associations of the Island Farms & Haynes subdivisions
2. Prior to any building permits being issued, a board of health application will be submitted for an advanced nitrogen reduction septic systems - such as the "Nitro" or equivalent - the design will conform to the specific requirements of the MVC and the West Tisbury Board of Health at the time of the application
3. To prohibit the installation of any type of asphalt paving surfaces within the entire property
4. To prohibit pickleball & tennis courts
5. To minimize disruption of the neighbors by limiting the months that building construction can occur to September thru May
6. To follow through with the West Tisbury Zoning Board of Appeals to obtain a Special Permit for Parcel "A" to become an affordable housing site.
7. To limit the total future disturbed areas (roads, driveways & building envelopes) on each lot to the maximum allowed by NHESP and to preserve as "open space" the wooded areas outside of any future building envelopes
8. To notify the Massachusetts Natural Heritage and Endangered Species Program and obtain any necessary permits and approvals prior to commencing construction on any lot
9. To require any dwellings/outbuildings and all appliances to be constructed and/or installed to meet Energy Star certification and the MVC Energy Policy
10. To require all exterior lighting to be down-lit
11. To permit only slow-release, water-insoluble, nitrogen-source fertilizers be used on landscaping

12. To provide the Martha's Vineyard Commission's Land Use Planning Committee with a copy of the proposed "Declaration of Restrictive Covenants and Road Maintenance Provisions" for this subdivision for review and approval prior to the issuance of any building permits
13. Any modification to this subdivision resulting in a change or expansion of use will be referred back to the MVC for review and approval
14. Principal dwellings shall be limited to a maximum of 6 bedrooms