

Town of Tisbury
Office of the Town Administrator/Personnel Director
51 Spring Street, P.O. Box 1239
Vineyard Haven, MA 02568
(Tel. 508-696-4203)

November 18, 2020

Michael Busby, 40B Specialist
MassHousing
One Beacon Street, 5th Floor
Boston, MA 02108

Re: Comprehensive Permit Site Approval Application, 386 State Road, Tisbury, MA 02568

Dear Mr. Busby:

The Tisbury Select Board supports mixed use development and housing opportunities. However, the Select Board cannot support this proposed development, since it can potentially cause significant adverse community impacts to the Town of Tisbury.

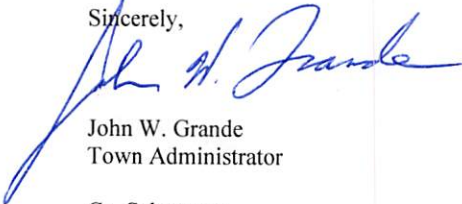
The proposed concentration and the intensity of development requested by the proponent will adversely impact the capital budget and tax base of the Town of Tisbury. The Town will need to raise and appropriate significant dollars to fund new municipal infrastructure and services to offset the anticipated loss of capacity or increased capacity demands resulting from this project and may need to defer other important capital projects.

Please be mindful that the concentration and the intensity of development is proposed on less than an acre of land. This intensity of development is precedent setting for Tisbury and the Island of Martha's Vineyard, (see enclosed Planning Board letter dated September 15, 2020). The Select Board's concerns with the project are as follows.

- The development plan does not provide adequate parking and loading facilities for the proposed uses.
- The development plan does not include traffic mitigation to ensure adequate levels of service for pedestrian, bicyclist and vehicle traffic will be maintained or provided for on adjacent roadways, intersections and driveways or to address potential traffic hazards.
- The development plan needs to ensure adequate minimum square footage is provided for residential units to avoid unreasonably undersized dwellings.
- The development plan needs to ensure that adequate common and private open space areas are provided for residents.
- The development plan needs to ensure that the on-site drainage system controls the rate and volume of stormwater runoff.
- The extent of impervious surfaces needs to be reduced to provide space for the installation of a low intensity drainage system to address the quality and quantity of stormwater runoff and infiltration on-site.
- The development plan demands wastewater flow from the Town which exceeds the estimated allocation utilized in the long-term planning of treatment and leaching improvements that are under currently underway.
- The project will require substantial flow capacity from the State Road Sewer Extension Project, which is a nitrogen loading reduction project for the Lake Tashmoo Watershed as part of the Massachusetts Estuaries Project initiated by the Massachusetts Department of Environmental Protection.
- The development plan does not mitigate the demand for municipal infrastructure and services.
- The development plan does not include a comprehensive development impact assessment accompanied by traffic, environment, community service and financial impact assessments for this project, which may also be mandated by MEPA.

In conclusion, the proposed level of development is not context sensitive to the B 2 Zoning District. The proposed concentration and the intensity of development are contrary to the growth management plans and strategies of the Town of Tisbury and Island of Martha's Vineyard.

Sincerely,



John W. Grande
Town Administrator

Cc. Selectmen