

THE MARTHA'S VINEYARD COMMISSION

P. O. BOX 1447, OAK BLUFFS, MASSACHUSETTS 02557 • PHONE (508) 693-3453 • FAX (508) 693-7894

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Together we achieve the extraordinary

Date: March 1, 2004

To: Building Inspector, Town of Tisbury

From: Martha's Vineyard Commission

Subject: Development of Regional Impact
Re: Modification of a Previous Decision

Applicant: Bridge Housing Corporation
P.O. Box 1064, West Tisbury, MA 02568

Modification of a Previous Decision

Summary

The Martha's Vineyard Commission (the Commission) held a regular meeting on Thursday, February 19, 2004 at 7:30 p.m. in the Commission Offices, Olde Stone Building, 33 New York Avenue, Oak Bluffs, Massachusetts.

The Commission took up the matter of a request from the Applicant regarding a request to modify the plans as originally submitted and to modify several conditions. The modifications are as follows:

1. On page 2, paragraph 3 "The Plan", to replace "'Sketch of land in Tisbury Mass.', Prepared for Bridge Housing Corp; April 30, 2003; Scale 1 inch=30 feet, consisting of two sheets, by Vineyard Land Surveying, Inc. P.O. Box 421, West Tisbury, MA (508) 693-3774" with "'Sketch of Land in Tisbury, Mass.', Prepared for Bridge Housing Corp; dated January 30, 2004 and revised February 12, 2004; Scale 1 inch = 30 feet, consisting of two sheets, by Vineyard Land Surveying, Inc., P.O. Box 421, West Tisbury, MA (508) 693-3774"; and to replace "Housing perspective consisting of seven (7) pages, including '3 Bedroom 1 ½ Bath', '2 Bedroom 1 ½ Bath', & '2 Family 1 Bedroom' no attribution, dated Dec. 9, 2002" with "Housing perspectives consisting of six (6) pages, including 'Bridge Commons 2 Family (3 Bedroom, 1 ½ Bath) (1 Bedroom, 1 Bath)', 'Perspective- 2 Family House (2 Bedroom, 1 ½ Bath)' & 'Bridge Commons Perspective – 2 Family House (2 Bedroom, 1 ½ Bath Units)', no attribution, dated February 6, 2004".

2. To amend "Appendix A - Conditions", by replacing Section 4.2, on page 8, with "The 200' buffer along State Road shall be left untouched, with the exception of the road, including a sidewalk and mail facility; one house, the Land Bank pedestrian access, the leaching facility, the addition of the white pines, and water and other underground utilities trenched with minimum disturbance to the existing vegetation and which shall not be laid out in a single straight line across the buffer."

3. To amend "Appendix A - Conditions", by adding to Sections 4.3, 4.4, and 4.5, on page 9, the following "In the 50-foot no-cut zones, trees may be removed if they are within 15 feet of a building foundation or if they prevent the installation of three monitoring wells along the eastern boundary of the property".

The previous decision was approved by the Martha's Vineyard Commission on June 19, 2003, and duly recorded in the County of Dukes County Registry of Deeds, Book 954, Pages 254 through 264.

Following discussion, the Commission voted, on a motion by Christina Brown, that was duly seconded, the changes to be made to the DRI Decision were, in accordance with the Regulations of the Martha's Vineyard Commission, Section 2.500(5)(b) Modification of a previous DRI Decision, insubstantial changes that did not warrant further review and therefore the Commission should approve the modification requests as presented. So voted on a voice vote.

The permit granting boards or agents in the Town of Tisbury having jurisdiction may now proceed in accordance with applicable local and state laws to take any actions necessary based upon this modification.

James A. Aldea
Chairman

March 10, 2004
Date

Ann Taylor
My Commission expires
February 11, 2011

March 10, 2004
Date

Edgartown, Mass. March 10, 2004
at 3 o'clock and 55 minutes PM
received and entered with Dukes County Deeds
book 991 page 612

Attest: Deanne E. Powers Register