

## **61 Beach Road Subdivision**

### Narrative Description

61 Beach Road is an approximately 76,000 sf parcel of land containing three dilapidated buildings owned by Harborwood LLC. Vineyard Wind LLC has approached Harborwood to purchase approximately 35% of the land in order to build a headquarters building and warehouse to support their nearby offshore wind project in the Atlantic Ocean.

**SUBDIVISION DETAILS:** The proposed subdivision is shown on the attached subdivision plat prepared by SB&H Engineers. This is an ANR or Form A subdivision that is a matter of right so long as the resulting parcels have the required area and street frontage under the Zoning Law. In this case the required frontage is 20 feet and the required area is not specified.

The small 20' wide spur at the rear of Lot 1 is to provide fire access and a turn-around area.

**USES:** Lot 1 is the Vineyard Wind Parcel and Lot 2 is the remainder. The use of the remainder is not yet known.

**SEWER:** The property is not currently connected to town sewer but the parcel has a sewer flow allotment of 575 gpd subject to an annual betterment of \$928 per year through 2029. The betterment payments are current. This flow is more than adequate for the Vineyard Wind offices.

Since the use of the remainder parcel is unknown the existing capacity may or may not be adequate to serve Lot 2. A portion of Lot 1 is reserved in an easement to create a reserve septic area should Lot 2 require additional sewage. This portion of the lot is in the harbor watershed and could be used for a septic system.

**UTILITIES:** The property is served by two overhead electric lines, one along the east property line on Lot 1 and the other along the west line on Lot 2. There is a water service on the west side on Lot 2.

**EXISTING BUILDINGS:** There are three buildings on the property, a 4000 sf metal shed on the east boundary, a 4000 sf frame building on the west side of the property and another 2800 sf frame building in the center. None of these is expected to remain as the property is developed.

ROAD IMPROVEMENTS: Massachusetts DOT is currently renovating Beach Road. There are two mature honey locust trees on Beach Road that are preserved and these have already been boxed by DOT. Also there are three existing curb cuts to be preserved in the improvement plans. DWY 17 is on future Lot #1, and DWY 13 and DWY 15 are on future Lot #2.