

DRI # 584 – Cozy Hearth Subdivision

1. DESCRIPTION

- 1.1 Applicant:** Cozy Hearth Community Corp.,
William Bennett, Marcia Cini (Attorney)
- 1.2 Project Location:** Watcha Path Road, Edgartown Map 25, Lots 10.1 (3 acres), 10.2 (3.5 acres), and 10.3 (4.4 acres). 10.9 acres total.
- 1.3 Proposal:** To subdivide 3 lots (10.9 acres) into 11 lots.
- 1.4 Zoning:** RA-120 – Residential: Minimum Lot Size of 3 acres, 50' Front Setback, 30' Rear and Side Setback. However, the project is an application for a Comprehensive Permit pursuant to M.G.L. chapter 40B, Sec. 20-23.
- 1.5 Surrounding Land Uses:** Residential, woodlots, not far from the Transfer Station.
- 1.6 Project History:** The Cozy Hearth Community Corporation is a non-profit organization formed in May 2002. The articles of organization for the corporation state that the purpose of Cozy Hearth is: To deal with real property for the purpose of creating a community containing affordable housing which qualifies under a state or federal housing subsidy program, to own and maintain common areas and facilities in the community, and to undertake all other activities authorized or permitted by law. The corporation is composed of a group of people who intend to live in the subdivision, several of whom work in the same company. The applicant anticipates that the housing will be subsidized under the Federal Home Loan Bank of Boston's New England Find (NEF) Program as well or through privately contributed funds through the Island Affordable Housing Fund. The land upon which the project is proposed is scrub oak that has never been developed. It was purchased by Cozy Hearth in 2002.
- 1.7 Project Summary:** The applicants would like to subdivide 3 lots with a total of 10.9 acres into 11 residential lots. They are proposing three lots with houses to be available for families earning less than 80% Average Median Income (AMI), one lot for a family earning less than 100% AMI, four lots for families earning less than 140% AMI, and three lots at market rate.

2. ADMINISTRATIVE SUMMARY

- 2.1 DRI Referral:** Edgartown ZBA
- 2.2 DRI Trigger:** 3.202, subdivision of 10 or more lots; 3.401a, creation of 10 or more dwelling units.
- 2.3 Pre-Application meeting with staff:** Thursday January 20, 2005
- 2.4 LUPC:** Monday February 7, 2005 at 6:00 pm.
- 2.5 Site visits:** TBD
- 2.6 Public Hearing:** TBD

3. PLANNING CONCERNS

3.1 **Some Key Issues**

- Can the intersection of Edgartown-West Tisbury Road handle the increase in traffic?
- Can the property accommodate the water and wastewater needs of the development?
- Is the relief sought from zoning a threat to town character?
- How would the increase in intensity of use affect the neighborhood?

3.2 **Environment**

- **Vegetation:** Presently the property is scrub oak surrounded by rural residential lots
- **Habitat:** To be determined.
- **Water:** The applicant's are proposing individual wells for each house lot. The project site is located on the outwash plain at an elevation of approximately 40 feet. Groundwater should be at a depth of about 30 feet below grade. The soil types in the area are Carver loamy coarse soil that is drouthy and excessively well drained and Riverhead sandy loam, a prime agricultural soil that is well drained.
- **Wastewater / Stormwater:** The applicant's are proposing a Title 5 septic system for each lot. The project site is located within the Oyster Pond watershed. From the limited information we now have on this pond, we know it is a nitrogen sensitive great pond similar to Edgartown Great Pond. The limit selected for Edgartown Great Pond was 17.4 kilograms per acre of surface area. If applied to Oyster Pond (207 acres), the limit for the watershed is about 3,600 kilograms. The watershed contains about 2,600 acres. The nitrogen load limit per acre of watershed is 1.4 kilograms. The load allocation for a 10.9-acre parcel is 15.3 kilograms per year. To estimate the wastewater load, the residences proposed were assumed to include 10 year round units and one seasonal unit. The population model was then applied to determine wastewater flow and nitrogen loading and produced an estimated nitrogen load of 69.8 kilograms. Assuming 3,000 square feet of lawn area per residence the total load from the turf was estimated to be 9 kilograms. Using those assumptions the nitrogen load is 7.2 kilograms per acre.

3.3 **Transportation**

- **Access:** The project would be accessed from Watcha Path off of Edgartown-West Tisbury Road. An access road is proposed to run along the northern border of the property, setback 15' from the property boundary.

- **Parking:** The applicant's are proposing shared driveways for the lots that would result in there being five driveways off of the access road.
- **Traffic:** A quick preliminary estimate is that the project would generate approximately 110 trips a day. A traffic scope is expected to be reviewed at LUPC.

3.4 Economic Development

- **Economic Impact:**
- **Affordable Housing:** Of the 11 lots, 3 are proposed to be a lot and house for families earning less than 80% Average Median Income (AMI) chosen by lottery. The remaining 8 lots are intended for members of the Cozy Hearth Community Organization. Of those 8 lots, 1 will go to a family earning less than 100% of AMI, 4 lots will go to families earning less than 140% of AMI, and 3 lots will be unrestricted.

3.5 Scenic Values

- **Streetscape:** The project will not be visible from the street.
- **Building Massing:**
- **Architectural Detailing:** The proposal is for three modular homes to be built on the three lots proposed for families earning less than 80% AMI. There was some talk at the Staff/Applicant meeting of the potential for design guidelines for the rest.

3.6 Local Impact/Abutters

- Several abutters have called, come in, and written letters opposed to the project so far. Their main objection include the proposal for one-acre zoning in a three-acre zone, the increase in traffic on Watcha Path, and the effect on their land value.

4. CORRESPONDENCE

- 4.1 Town Officials:** Edgartown Resident Homesite Committee wrote that while they endorse the concept of providing affordable housing to 8 island families, they cannot officially act upon this proposal because it does not meet the purpose, goal or intent of the program at this time , of providing homesites for residents of Edgartown.
- 4.2 Public:** Gunner and Kristen lamb of Jennie Lane have written in opposition.