



BOX 1447, OAK BLUFFS, MASSACHUSETTS, 02557, 508-693-3453,
FAX 508-693-7894 INFO@MVCOMMISSION.ORG WWW.MVCOMMISSION.ORG

Martha's Vineyard Commission

DRI 743 Bangs Subdivision

Commission Staff Report – 2023-9-19

1. DESCRIPTION

- 1.1 **Owners:** Bangs brothers (Paul. S. Bangs, James D. Bangs, Charles D. Bangs)
- 1.2 **Applicant:** Capt. Paul Bangs
- 1.3 **Applicant's Agent:** Glenn Provost of Vineyard Land Surveying & Engineering
- 1.4 **Project Location:** 101 Old Coach Road, Assessor's Parcel 16-118
- 1.5 **Proposal:** Subdivision of an approximately 26-acre "wood lot" into six 3.95-acre building lots, a 1.37-acre affordable housing lot, and a 1.22-acre right of way.
- 1.6 **Zoning:** Rural District
- 1.7 **Local Permits/Reviews:** West Tisbury Fire Department & West Tisbury Planning Board
- 1.8 **State Permits/Reviews:** Natural Heritage & Endangered Species Program (NHESP)
- 1.9 **Surrounding Land Uses:** While there are some residences in the vicinity of this acreage, much of the surrounded area is wooded, undeveloped land or sparsely developed land. A segment of Old Coach Road designated a Special Way terminates at the Southeastern corner of the Subdivision Site on the border of the 1.37-acre Affordable Housing lot
- 1.10 **Project History:** According to the Applicant, the proposed Subdivision Site has been a wood lot since the Applicant and his brothers inherited it, if not before. An easement to access the Subdivision Site from the Island Farms Subdivision is recorded in the Dukes County Registry of Deeds. **There is also a second easement to access a section of Old Coach Road.**

2. ADMINISTRATIVE SUMMARY

- 2.1 **DRI Referral:** West Tisbury Planning Board
- 2.2 **DRI Trigger:** 2.3 Division of ten or more acres: land exceeding 22 acres but less than 30 acres
- 2.3 **LUPC:** Slated August 28, 2023
- 2.4 **Full Commission:** Slated September 21, 2023

3. PLANNING CONCERNS

- 3.1 **Wastewater:** The proposed Subdivision Site is within the Lagoon Pond, Sengekontacket Pond, and Lake Tashmoo watersheds. The Applicant's draft Nitrogen Calculations are below the limits for all three watersheds: 56.11% for Lagoon Pond, 70.32% for Lake Tashmoo, and 97.02% for Sengekontacket Pond. The Applicant intends to install NitROE wastewater treatment systems for each lot when the time for construction comes
- 3.2 **Environment / Habitat:** Maps indicate the proposed Subdivision Site contains NHESP Core Habitat. A site plan with building envelopes has been generated. A Project Review Checklist has been signed by the Applicant and submitted to the Commonwealth. Commission staff have reviewed the habitat mapping that accompanied the project review Checklist and found it appears to accurately correspond with habitat maps available to the Commission
- 3.3 **Traffic and transportation:** The Applicant's Agent has indicated that the Applicant may be amenable to a trail easement across the edge of the affordable lot that would connect the Special

Way section of Old Coach Road to the regular section of Old Coach Road. The Applicant has expressed concern about hampering the proposed right of way into the proposed Subdivision Site should such an easement be too strict or cumbersome. In correspondence, residents of Island Farms Subdivision (through which the proposed Subdivision Site has an easement) have expressed concern about increased traffic from future residents, increase traffic from construction vehicles, wear and tear on the road, and vehicular risk to children and pets.

3.4 Housing: The proposed Subdivision Site incorporates an affordable housing lot. The affordable lot appears in accord with West Tisbury affordable housing bylaw and Commission Housing Policy. It's not clear if the affordable lot will be transferred by donation or sale and whether it will go to the Town of West Tisbury, IHT & the Town for town development, or be a deed restricted lottery sale direct to a qualified purchaser through DCRHA.

3.5 Municipal Services & Taxpayers: The Applicant would like a waiver from a town Subdivision Control Law requirement. Under the requirement, a West Tisbury Fire Department approved firefighting water source be created as part of a development. According to the West Tisbury Fire Department, the proposed Subdivision Site would require a minimum 10,000 gallon underground water tank. If that requirement were waived, according to the West Tisbury Fire Department, the appropriate alternative would be a requirement that all dwellings in the Proposed Subdivision have sprinkler systems.