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# Martha's Vineyard Commission

## C.R. 13-2023 134 Katama Road Demolition Staff Report – 2024-4-10

### 1. DESCRIPTION

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- 1.1 **Owner:** Maureen Johnson & Rudolph Johnson
- 1.2 **Applicant:** Maureen Johnson
- 1.3 **Applicant's Agent:** Darran Reubens
- 1.4 **Project Location:** 134 Katama Road, Edgartown
- 1.5 **Proposal:** Demolition a Circa 1918 dwelling and construction of a replacement dwelling, a pool, a pool shed, a detached bedroom/two car garage, and installation of a new septic system
- 1.6 **Zoning:** R-20
- 1.7 **Local Permits:** Edgartown
- 1.8 **Surrounding Land Uses:** To the North the proposed demolition site fronts Clevelandtown Road. To the East, the proposed demolition site fronts Katama Road. To the South and to the West the proposed demolition site abuts residential property.

### 2. ADMINISTRATIVE SUMMARY

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- 2.1 **DRI Referral:** Edgartown Building Department
- 2.2 **DRI Trigger:** Demolition of a structure exceeding a century in age
- 2.3 **LUPC:** Held April 8, 2024
- 2.4 **Full Commission:** Slated April 11, 2024
- 2.5 **Site Visit:** Held April 8, 2024

### 3. PLANNING CONCERNS

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#### 3.1 Wastewater

- A septic plan and corresponding data have not yet been submitted.
- Nitrogen calculation shave not been submitted.
- The project site is in the Katama Bay Watershed, which is impaired.

#### 3.2 Stormwater

- A preliminary stormwater plan has not yet been submitted.

#### 3.3 Character and Identity + Cultural Resources

- No historical associations regarding the dwelling have been unearthed.
- The dwelling appears architecturally unremarkable.
- The dwelling is conspicuous at the intersection of Clevelandtown Road and Katama Road.
- Some transcript portions unearthed by the Martha's Vineyard Museum may speak to the historical context of the area the house is located in (which has a dairy farming legacy).
- An 1886 "Bird's Eye" map of the area does not show the subject dwelling, according to the Martha's Vineyard Museum.

**3.4 Economic Development**

- The Applicant's Agent has indicated a willingness to recycle as much of the dwelling as possible if demolition takes place.

**3.5 Housing**

- A proposal for the use of the detached bedroom (family use, rental etc.) has not yet been received.