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Martha's Vineyard Commission

C.R. 2 – 2016 Soikkeli Subdivision

MVC Staff Report – 2011-10-19 Concurrence Review

1. DESCRIPTION

- 1.1 Applicant:** Heikki Soikkeli (Owner); Dough Hoehn (Agent).
- 1.2 Project Location:** Short Hill Road off of Holmes Hole Road. Map 22-A Lot 4.3 (42,357 sf = 0.97 acres) Tisbury, MA
- 1.3 Proposal:** The proposal is to divide one piece of property with an existing building in the B-2 Business District into 3 lots.
- 1.4 Zoning:** B-2 Commercial. No minimum lot size; 30' front setback; 15' side setback.
- 1.5 Surrounding Land Uses:** The site is across Short Hill road from the Vineyard House. Directly to the south is the Tisbury landfill. There are a few scattered residences to the west and south. The site lies along one of the spurs of the proposed Tisbury connector road.
- 1.6 Project History:**
- 1.7 Project Summary:**
- The proposal is to divide one almost one-acre property into three lots: One 22,015 sf lot, one 10,174 sf lot; and one 10,168 sf lot.
 - The existing building and business houses a contractor's office, mill shop and storage. This would be at the back on the largest (22,015 sf) lot utilizing Vickers Way as its official access. The two 10,000 sf lots would front on Short Hill Road.
 - One of these lots (10,174 sf) has about a third of its area granted as an easement to the Town of Tisbury for the long proposed future Connector Road.

2. ADMINISTRATIVE SUMMARY

- 2.1 DRI Referral:** February 1, 2016 from the Tisbury Planning Board.
- 2.2 DRI Trigger:** 2.1 (Division of Land in a Commercial District), a Concurrence Review.
- 2.3 Pre-Application meeting with staff:** February 9, 2016
- 2.4 LUPC:** March 7, 2016.
- 2.5 Site visits: Public Hearing:** To be determined if necessary March 7, 2016.

3. PLANNING CONCERNS

3.1 Some Key Issues

- Should the Commission review as a DRI the creation of such small lots without any future development plans? The Tisbury B-2 Commercial District has no minimum lot size or frontage requirements.
- One of the proposed lots has an easement for a future road through about a third of the lot. Apparently the minimal side setback required (15') is from the property line and not the easement which results in the possible development area falling within the future road easement. Should the development area be defined now?

3.2 Environment

- **Vegetation:** The site is already mostly cleared with a small patch of woods. The site abuts the old landfill and is developed on all but one side which is undeveloped woods.
- **Habitat:** The site is not designated by NHESP as habitat.
- **Water:**
- **Wastewater / Stormwater:**

Preliminary Nitrogen Loading Evaluation:

- The site is within the Tashmoo Pond watershed. The nitrogen load limit that we currently use for the Tashmoo watershed to maintain average water quality conditions is 5.6 kilograms per acre per year.
- The site lies between two Zone II Areas of Contribution but is apparently not within either.

Stormwater:

- The property lies above Short Hill Road which slopes toward the north to the intersection with Holmes Hole Road. Short Hill is not be paved

3.3 Transportation

- **Access:** The access to the site is through a private road, Short Hill Road which is off Holmes Hole Road, about 375 ft east of Holmes Hole and State Road Intersection.
- **Parking:** About half of the one-acre site is currently an unmarked dirt parking and staging area.
- **Traffic:**

3.4 Economic Development

- **Economic Impact:**
- **Affordable Housing:**

3.5 Scenic Values

- **Streetscape:** The site is not presently visible from State Road.
- **Building Massing**
- **Architectural Detailing:**

Local Impact/Abutters

- Most abutters are commercial or industrial.