

Martha's Vineyard Commission – Referral Form for Developments of Regional Impact

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JUN 20 2019

RETURN THIS FORM WITH DRI REFERRAL

STATEMENT FROM MUNICIPAL LAND USE REGULATORY AGENCY: This Board has determined that the proposed project, for which application for a development permit has been made, is one of regional impact using the following criteria:

(Please circle the appropriate number or numbers using the DRI Checklist Standards & Criteria)

- | | |
|---|---|
| 1.1 a) Discretionary Referral – “In-Town” | 4.1 a) 10 or more Dwelling Units |
| 1.1 b) Discretionary Referral – “Between-Town” | 4.1 b) 10 or more Rooms for Rent |
| 1.1 c) Discretionary Referral – “Island-Wide” | 4.1 c) 10 or more Dwelling Units or Rooms |
| 1.2 Previous DRI’s – Modification | 5.1 a) Development in Harbors |
| 2.1 Division of Land – Commercial | 5.1 b) Development in 10+ Acre Body of Water |
| 2.2 a) Division of Land – 10 or more lots | 5.1 c) Development in the Ocean |
| 2.2 b) Division of Land – 6 or more lots (rural) | 5.2 Change in Intensity of Use of Comm. Pier |
| 2.3 a) Division of Land – 10-16 acres, 3+ lots | 5.3 a) New Comm. Facilities on Pier |
| 2.3 b) Division of Land – 16-22 acres, 4+ lots | 5.3 b) Expansion of Comm. Facilities on Pier |
| 2.3 c) Division of Land – 22-30 acres, 5+ lots | 5.3 c) Change in Intensity of Use of Pier |
| 2.3 d) Division of Land – 30+ acres, 6+ lots | 6.1 a) Private Place Assembly – 3,500+ s.f. |
| 2.4 a) Division of Farm Land – current | 6.1 b) Private Place Assembly – 50+ seats |
| 2.4 b) Division of Farm Land – Since 1974 | 6.2 a) Public Place Assembly – 3,500+ s.f. |
| 2.4 c) Division of Farm Land- Prime Ag. Soil | 6.2 b) Public Place Assembly – 50+ seats |
| 2.5 Division of Habitat | 7.1 a) Transportation Facility to or from M.V. |
| 2.6 ANR in Island Road or Coastal DCPC | 7.1 b) Transportation Facility – Internal System |
| 3.1 a) Dev. of Commercial – 3,500 s.f. | 8.1 a) Demolition/Ext. Alt. of Historic Structure |
| 3.1. b) Dev. of Comm – 2,500-3,000 s.f. | <u>8.1 b)</u> Demolition/Ext. Alt Structure > 100 years |
| 3.1 c) Dev. of Comm – Aux. of 1,000 s.f. | 8.2 Archeology |
| 3.1 d) Dev. of Comm – Combination 2,500 s.f. | 8.3 Significant Habitat |
| 3.1 e) Dev. of Comm – 6,000 s.f. Outdoor Use | 8.4 a) Costal DCPC – New access to coast |
| 3.1 f) Dev. of Comm – Change of Use | 8.4 b) Coastal DCPC – New hard surface |
| 3.1 g) Dev. of Comm – Increased Intensity | 8.4 c) Coastal DCPC – New parking for 5 vehicles |
| 3.1 h) Dev. of Comm – Parking 10+ vehicles | 8.4 d) Coastal DCPC – Development on Noman’s |
| 3.1 i) Dev. of Comm – High Traffic Generator | 8.5 a) Development on Current Farmland |
| 3.2 a) Mixed Use – 3,500 s.f. | 8.5 b) Development on Former Farmland |
| 3.2 b) Mixed Use – 4+ units | 8.5 c) Development on Prime Agricultural Soils |
| 3.3 a) Changed Threshold – B-I and B-II Districts with Area Development Plans | 8.6 Development designated in DCPC |
| 3.3 b) Changed Threshold – Special Permit | 9.1 a) Telecommunications Tower over 35 feet |
| 3.3 c) Changed Threshold – no other trigger | 9.1 b) Telecommunications Tower Reconstruction |
| 3.4 a) Vehicular Refueling | 9.2 a) Wind Energy Facilities over 150 ft |
| 3.4 b) Storage of fuel | 9.2 b) Wind Energy Facilities in Ocean Zone |
| 3.4 c) Drive-thru window service | 9.2 c) Wind Energy Facilities in Land Zone |
| 3.4 d) Restaurant in B-I (50+ seats) | 9.2 d) Wind Energy Facilities near Town Bound |
| 3.4 e) Restaurant outside B-I | 9.2 e) Wind Energy Facilities other |
| 3.4 f) Formula Retail | 9.3 Solar Facilities greater than 50,000 s.f |
| 3.4 g) Container or Trailer used for Storage | |

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Name of Applicant: RITA STERN MILCH

Address: 3130 WILSHIRE BLVD SUTIE 600

SANTA MONICA, CA. 90405

Phone: 310-433-4147

Fax: _____

Email: _____

This project will require the following permits from the following local Boards: *(Please Specify)*

Building Permit: XX

Board of Selectmen: _____

Board of Health: _____

Conservation Commission: XX

Planning Board: _____

Zoning Board of Appeals: _____

Wastewater Commission: _____

Others: _____

100-A-4

For Town Use Only

Referring Board or Agent: BUILDING/ZONING DEPARTMENT

I have reviewed the development application and have determined that it meets one or more of the items contained in the Standards & Criteria, I am therefore sending, via certified mail, the development application to the Martha's Vineyard Commission as a Development of Regional Impact.

Signature: _____

Print Name: KENNETH A. BARWICK

Board: BUILDING /ZONING DEPARTMENT

Town: TISBURY

60-A-4

T: 508.693.3453 • F: 508.693.7894 • P.O. Box 1447 • 33 New York Avenue • Oak Bluffs, MA 02557

INFO@MVCOMMISSION.ORG • WWW.MVCOMMISSION.ORG

MARTHA'S VINEYARD COMMISSION • SERVING AQUINNAH, CHILMARK, EDGARTOWN, GOSNOLD, OAK BLUFFS, TISBURY & WEST TISBURY

Property Location: 556 CHAPPAQUONSETT RD

MAP ID: 60/A / 4 /

Bldg Name:

State Use: 1090

Vision ID: 3173

Account #

Bldg #: 1 of 3

Sec #: 1 of

1 Card 1 of 3

Print Date: 11/27/2018 11:58

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				<div>1306</div> <div>TISBURY, MA</div> <div>VISION</div>										
MILCH DAVID TR						Description	Code	Appraised Value	Assessed Value											
MILCH RITA TR						RESIDNTL	1090	1,080,100	1,080,100											
3130 WILSHIRE BLVD STE #600						RES LAND	1090	6,450,700	6,450,700											
						RESIDNTL	1090	16,000	16,000											
SANTA MONICA, CA 90405						RESIDNTL	1091	383,400	383,400											
Additional Owners:						RESIDNTL	1091	29,000	29,000											
		SUPPLEMENTAL DATA																		
		Other ID: 00060A 00000 00004				BETTERMEI														
		RES EXEMPT																		
		GIS ID: M_271923_801277				ASSOC PID#														
						Total				7,959,200										
										7,959,200										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)												
MILCH DAVID TR		1081/0422	05/04/2006	U	I	1	1A	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value							
MILCH DAVID		826/ 097	03/08/2001	U	V			2018	1090	1,148,800	2017	1090	1,346,700							
MILCH DAVID & RITA TRUSTEES		683/ 379	02/29/1996	U	I	4,000,000	1F	2018	1090	6,450,700	2017	1090	7,834,900							
MILCH DAVID&RITA TRUSTEES		668/ 606	01/19/1996	Q	I	4,000,000	00	2018	1090	16,000	2017	1090	12,400							
PHILLIPS LAUGHLIN& JENNIFER		00338/0376	09/30/1976			0		2018	1091	284,300	2017	1091	370,000							
								2018	1091	30,600	2017	1091	6,400							
								Total:		7,930,400	Total:		9,570,400							
											Total:		9,324,000							
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Type	Description	Amount	Code	Description	Number	Amount							Comm. Int.						
Total:																				
ASSESSING NEIGHBORHOOD																				
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch												
0140/A																				
NOTES																				
TASH PONDFRNT/ONLY 1 LOT																				
WALK THRU BDRMS TO GET TO BACK BDRMS																				
TEN CT PUMPHSE=10X8 -																				
SHD1=8X10/PMPHSE FOR																				
DEED 668/379 CONFIRMATORY																				
XFIX=BAR SNK,2SNKS KTCH,3 SNKS BDRM,																				
CF6,CF117																				
SNK IN UBM																				
BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY										
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result						
7180	11/17/2005	RS	Residential	100,000		100		REN EXSTG GST HSE	09/13/2017	02		AP	02	Measur+2Visit -Info card 1						
TCC	02/10/1995	RS	Residential	1		100		LANDSCAP	07/24/2017	02		AP	01	Measur+1Visit						
									07/19/2017	01	3	AC	00	Measur+Listed						
									06/22/2017	01		AP	00	Measur+Listed						
									06/05/2017			DM	10	Field Review						
LAND LINE VALUATION SECTION																				
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing		S Adj Fact	Adj. Unit Price	Land Value
1	1090	MULTI HSES MDL-01	R3A				130,680 SF	1.94	1.0000	4	1.0000	0.90	0140	3.85	LIMITED ACCESS	W50	5.00	5.00	33.61	4,392,200
1	1090	MULTI HSES MDL-01	R3A				4.00 AC	14,500.00	1.0000	4	1.0000	1.00	0140	3.85		W50	5.00	5.00	279,125.00	1,116,500
1	1090	MULTI HSES MDL-01	R3A				15.00 AC	14,500.00	1.0000	4	1.0000	0.50	0140	3.85	REAR ACREAGE/OFF WATE	W22	2.25	2.25	62,803.13	942,000
Total Card Land Units: 22.00 AC																Parcel Total Land Area: 22 AC		Total Land Value:		6,450,700

Property Location: 556 CHAPPAQUONSETT RD

MAP ID: 60/A / 4 /

Bldg Name:

State Use: 1090

Vision ID: 3173

Account #

Bldg #: 1 of 3

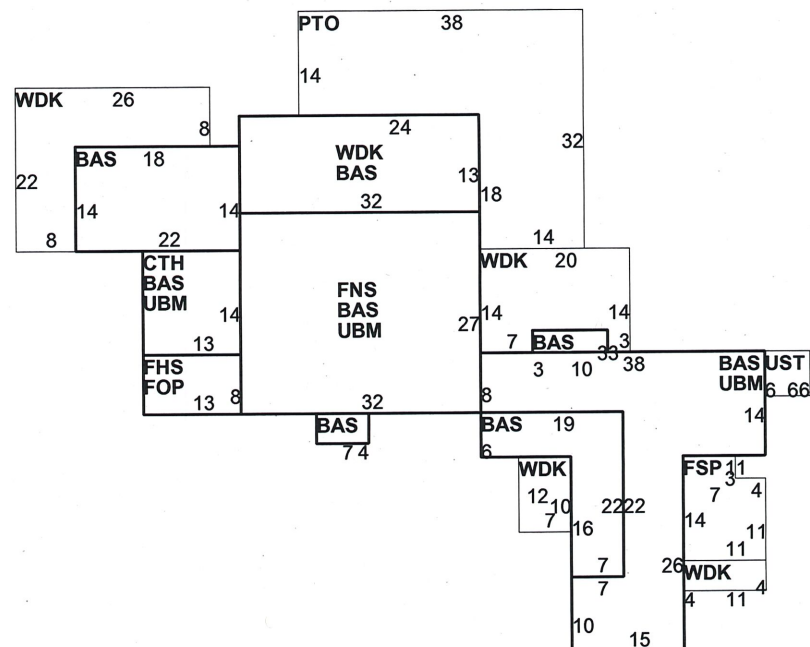
Sec #: 1 of 1

Card 1 of 3

Print Date: 11/27/2018 11:58

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	00		Custom				
Model	01		Residential				
Grade	06		Good				
Stories	2		2 Stories				
Occupancy	1						
Exterior Wall 1	14		Wood Shingle				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	10		Wood Shingle				
Interior Wall 1	03		Plastered				
Interior Wall 2	06		Cust Wd Panel				
Interior Flr 1	09		Pine/Soft Wood				
Interior Flr 2	15		Quarry Tile				
Heat Fuel	03		Gas				
Heat Type	04		Forced Air-Duc				
AC Type	03		Central				
Total Bedrooms	06		6 Bedrooms				
Total Bthrms	7						
Total Half Baths	0						
Total Xtra Fixtrs	6						
Total Rooms	12						
Bath Style	03		Modern				
Kitchen Style	03		Good				
Gas Location							
Gallons							
# TANKS							

CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description
MIXED USE			
Code	Description		Percentage
1090	MULTI HSES MDL-01		100
COST/MARKET VALUATION			
Adj. Base Rate:		340.40	
		1,480,741	
Net Other Adj:		46,284.00	
Replace Cost		1,527,025	
AYB		1880	
Dep Code		A	
Remodel Rating			
Year Remodeled			
Dep %		30	
Functional Obslnc		0	
External Obslnc		0	
Cost Trend Factor			
Condition			
% Complete			
Overall % Cond		70	
Apprais Val		1,068,900	
Dep % Ovr		0	
Dep Ovr Comment			
Misc Imp Ovr		0	
Misc Imp Ovr Comment			
Cost to Cure Ovr		0	
Cost to Cure Ovr Comment			



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
TEN	TENNIS COUR			L	7,200	2.50	1988		0		50	9,000
SHD1	SHED FRAME			L	80	12.00	1988		0		50	500
SHD1	SHED FRAME			L	80	12.00	1988		0		50	500
PER	PERGOLA			L	217	10.00	2006		0		100	2,200
WDK1	WOOD DECK			L	256	15.00	2006		0		100	3,800
FPL1	FIREPLACE 1			B	2	4,400.00	1987		1		100	6,200
FPL3	2 STORY CHIM			B	1	5,600.00	1987		1		100	3,900
FPO	EXTRA FPL O			B	1	1,600.00	1987		1		100	1,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	2,750	2,750	2,750	340.40	936,101
CTH	Cath Ceiling	0	182	18	33.67	6,127
FHS	Half Story, Finished	52	104	52	170.20	17,701
FNS	Ninety Stry, Finished	778	864	778	306.52	264,831
FOP	Porch, Open, Finished	0	104	21	68.73	7,148
FSP	Porch, Screen, Finished	0	142	36	86.30	12,254
PTO	Patio	0	784	78	33.87	26,551
UBM	Basement, Unfinished	0	1,742	436	85.20	148,414
UST	Utility, Storage, Unfinished	0	36	16	151.29	5,446
WDK	Deck, Wood	0	1,100	165	51.06	56,166
Ttl. Gross Liv/Lease Area:		3,580	7,808	4,350		1,527,025



David & Rita Milch
3130 Wilshire Blvd, Suite 600
Santa Monica, CA 90403
Phone: (310) 282-5106

May 31, 2019

Town of Tisbury
Office of Building Inspector
Vineyard Haven, MA 02568

RE: 556 Chappaquonsett Road, Tisbury, MA

To Whom It May Concern,

We would like to determine if our house could be demolished if the need arose.

We would like this letter to serve as our permission for Robert Kendall to ask you to refer our questions to the Martha's Vineyard Commission at your earliest convenience.

If you have any other questions or need anything else, please contact our business managers, Debra Diez and/or Amita Patel at (310) 282-5106.

Thank you,

David & Rita Milch