



Martha's Vineyard Commission

C.R. # 8 – 2017 Steele ANR

MVC Staff Report – 2017-11-17

1. DESCRIPTION

- 1.1 Applicant:** Russell O. Steele; George Sourati (Engineer/Agent)
- 1.2 Project Location:** 61 Dukes County Avenue, Oak Bluffs Map 11 Lot 352.
- 1.3 Proposal:** ANR Division of one 0.44 acre lot in the B-1 District into two lots (one 12,361 sf lot and one 6,772 sf lot).
- 1.4 Zoning:** B-1 Commercial. B-1 has no frontage requirement and only 5' setbacks on all sides.
- 1.5 Local Permits:** The ANR Division only needs endorsement by the Planning Board and MVC. Any commercial project will require an Order of Conditions from the Oak Bluffs Conservation Commission; a Building Permit; Site Plan Review and Wastewater approval for sewer flow. A single family house would require an Order of Conditions from the Oak Bluffs Conservation Commission; a Building Permit; and Wastewater approval for sewer flow.
- 1.6 Surrounding Land Uses:** Residential; across from O.B. Campground.
- 1.7 Project History:** There is a single family house on the property. Historically a lot of old bicycles.
- 1.8 Project Summary:**
- The proposal is the division of one 0.44 acre lot in the B-1 District into two lots (one 12,361 sf lot and one 6,772 sf lot) through the Approval Not Required process.
 - The proposed new lot is within 100 feet of wetlands and within the 100 year flood zone.
 - The Applicant is proposing only a new lot. Any potential buyer would have to obtain permission for construction and sewer flow.
 - The Applicant will remove a shed currently on the property.
 - When the sidewalk was installed on Dukes County Avenue a few years ago they included a curb cut for this potential lot.

1. ADMINISTRATIVE SUMMARY

- 1.1 DRI Referral:** The project was referred by the Oak Bluffs Planning Board.
- 1.2 DRI Trigger:** The project was referred under Section 2.1 (Division in a Commercial District); a Concurrence Review.
- 1.3 LUPC:** November 20, 2017
- 1.4 Public Hearing:** To be determined if necessary November 30, 2017.

2. PLANNING CONCERNS

2.1 Some Key Issues

- Zoning: The Oak Bluffs B-1 Zoning was written based on small buildings on small lots on Circuit Avenue. However, the B-1 District extends out of downtown to Dukes County Avenue where no frontage, no minimum lot size and minimal setbacks may not be appropriate.
- Review: With Approval Not Required (ANR) plans the Planning Board has virtually no review. When someone applies to building something they will have to go to Conservation Commission.