1. DESCRIPTION

1.1 Applicant: Casaltamar LLC; Reid Silva (Vineyard Land Surveying and Engineering)
1.2 Owner: Casaltamar LLC
1.3 Project Location: 50 Beach Road, Chilmark, Map 2, Lot 2
1.4 Proposal: Subdivision of an approximately 11-acre parcel into two parcels
1.5 Zoning: Agricultural-Residential (II-A)
1.6 Local Permits: Planning Board (endorsement of plan not believed to require approval)
1.7 Surrounding Land Uses: Residential (II-A)
1.8 Project Summary: The proposal is to subdivide an approximately 11-acre parcel at Seven Gates Farm into a 5.41-acre parcel (16-A) and a 5.87-acre parcel (16-B). An existing single-family home built in 1978, along with an existing garage, would be located on parcel 16-A, and a new home would be built on parcel 16-B. Access to the new house would run along the new southeastern property line and extend from the existing access from Beach Road. Seven Gates has a minimum five-acre lot size, so further subdivision of the properties would not be possible.

2. ADMINISTRATIVE SUMMARY

2.1 DRI Referral: Chilmark Planning Board
2.2 DRI Trigger: 2.6b (ANR in Coastal DCPC), 8.3 (Alteration of 1+ acre of significant habitat)
2.3 LUPC: May 3, 2021
2.4 Public Hearing: To be determined

3. PLANNING CONCERNS

3.1 Coastal impacts: The northern tip of each lot (100-200 feet) would be within the Inland Zone of the Coastal DCPC (between 100 and 500 feet of mean high water), some of which consists of wetlands. However, no changes are proposed in that area, other than the new lot line.

3.2 Significant habitat and natural features: The northern half (approximately) of each lot would contain NHESP Priority Habitat, and both lots would consist primarily of state-designated Prime Forest Land. Neither the existing nor proposed house is within the NHESP habitat, but the proposed house and access road would be within the Prime Forest Land. The MVC Open Space Policy indicates that 40-80% of the developable area of a property should be conserved as open space. The proposed building envelope on lot 16-B is about one acre, so about 70% of the developable area of the lot would remain as open space.