

Walking Man Close
Edgartown, Massachusetts

Project Summary

Applicant/Property Owner: Robert M. McCarron, Trustee of The Jean G. Cohen Family Trust dated July 1, 2016

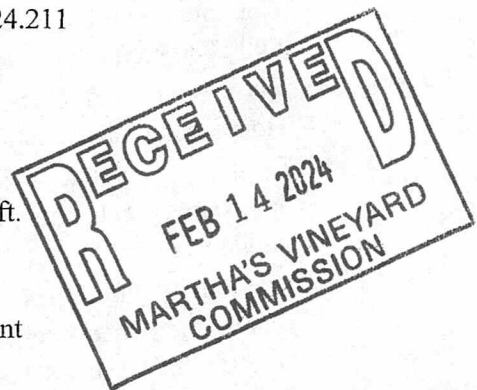
Property: The Property is located off Jernegan Pond Road and consists of approximately 17.28 acres. It currently contains two single family dwellings and a shed.

Assessors Map/Parcels: Map 21, Parcels 75, 76 and 124.211

Zoning District: R-20 Residential
Lot Area: ½ acre
Front Yard – setback: 30 ft.
Side/Rear Yard – setback: 10 ft.

Zoning Application: Edgartown Zoning Bylaws
Article IX Cluster Development

Project Summary: Create 10 restricted “Community” lots and 7 “Market” lots which include the two existing dwellings. Total new developable land, including roads, will not exceed five acres. Approximately 10* acres will be donated to Sheriff’s Meadow Foundation, which owns the abutting Dark Woods Preserve.



Community Lots

The purpose of the Community Lots is to create affordable, year-round housing for the Vineyard community. The target demographic is persons or households who struggle to afford market rate housing but earn too much to qualify under existing Affordable housing programs. Community Lots will be permanently restricted in a manner that will temper market forces to prevent future resale of these lots from becoming unaffordable to this demographic. Restrictions will be in the form of development restrictions and re-sale price limit protections.

- Average lot size is 7,964 square feet; front yard setback will be 10* feet; side and rear will be 5* feet.

- 5 lots will be limited to homes with not more than 2 bedrooms; 5 lots will be limited to homes with not more than 3 bedrooms
- 2 bedroom Community lots are limited to 1,500* square feet of livable space, inclusive of finished basements
- 3 bedroom Community lots are limited to 1,800* square feet of livable space, inclusive of finished basements
- Each Community lot will be limited to one outbuilding, without heat or plumbing, and be not larger than 320* square feet (16 x 20) and single story.
- Decks, porches, screened areas, patios and covered car ports are limited to 400 square feet in the aggregate.
- Swimming pools, spas, sports courts and the like are prohibited.
- A 2 bedroom Community lot will be offered for sale at \$190,000.00; and a 3 bedroom Community lot for \$225,000.00. This represents a discount of between \$350,000 and \$400,000 per lot, or roughly 60% below fair market value.
- The discount and other permit conditions will be secured by a mortgage to the Homeowner's Association.
- Each Community lot will include access to municipal water, power, telephone, internet and connection to either the municipal sewer system (if allowed) or a shared Santoe Septic System.
- Community lots may not be rented more than 3* times totaling 31* days per calendar year (not less than weekly), although an owner in residence may rent a bedroom to unrelated third parties, such rental to be for a term not less than three months.

Affordable Housing

- A 2-bedroom Community Lot will be offered for sale to a not-for-profit entity so it can construct Affordable Housing.
- The entity may elect to construct a 2-bedroom dwelling or seek a special permit to construct a 2-family building. If the special permit is allowed and sufficient septic capacity is permitted and the Cluster Development Permit authorizes the reduced lot size, then the number of bedrooms permitted at the Affordable Lot will increase to 4.
- The Affordable dwelling unit(s) will not be obligated to pay dues to the Homeowner's Association.

Community Lot Resale and Ownership Restrictions

Ownership shall be limited to persons occupying the property as their primary residence. At the time of purchase, a Purchaser may not own other real property nor have assets in excess of

150%* of the value of the improved lot to be purchased. A lottery selection may be used, depending on the numbers in the applicant pool.

Future sales of Community Lots will be subject to a maximum resale price equal to the price that a hypothetical household earning 220%* of area medium income could afford for the number of bedrooms authorized at the Community lot to be sold.

Market Lots

Market lots will be available for sale at current market rates. Vacant market rate lots average 13,598 square feet, limited to 5 bedrooms, restricted to residential use, and may contain a guest house and other customary accessory structures. Front yard setback will be 10* feet; side and rear will be 5* feet. But for lot area, setbacks and frontage, all other regulations will be as per Article 2.3 (R-5 Zoning District) of the Edgartown zoning by-law and other applicable regulations.

Market lots may not be rented for less than a weekly basis (7 continuous days), nor more than four* weeks during the months of June, July and August. In addition, a guest house may be rented on a year-round basis

Septic Systems

(If Municipal Sewer connection is not authorized)

All lots will be served by shared Santoe Septic Systems. There will be four* Systems, with flow allowing for between 13 and 18 bedrooms. The Santoe Septic System is a system approved by Mass DEP as a pilot program. There have been several Santoe installations on the Vineyard and Cape Cod. Instead of a standard tank and leaching field, a Santoe Septic System contains a tank with baffles; intermediary digestion tanks; and a leaching field. Testing demonstrates that resulting total nitrogen levels are below safe drinking water criteria.

Miscellaneous

- At time of subsequent sales (after sales by the applicant), a fee payable in the amount of 1.0%* of the sale price shall be paid to the Edgartown Affordable Housing Committee to be used in its discretion. This transfer fee will terminate if and when a transfer fee is implemented in Edgartown to support housing programs.
- 35 Jernegan Pond Road (Hayden's home), M 21, P124.210, also was devised by Jean G. Cohen, but is not part of this proposal.
- Subdivision road will be paved to a width of approximately 16* feet

- Jernegan Pond Road, between West Tisbury Road and the entry to the subdivision road will be widened as per the subdivision plans. Site lines will be cleared at the intersection of Jernegan Pond Road with West Tisbury Road to improve visibility.
- Heating, cooling and cooking appliances and fixtures shall be electric and not run by fossil fuels. No fossil fuel powered generators will be allowed to operate within the subdivision
- Utilities will be installed underground
- Municipal water service will be supplied to each lot
- If applicable, connections to a Santoe Septic System will be available to each lot . . . each lot will be responsible for installation its own collection tank
- Siding for all buildings will be either cedar shingles or wood clapboards
- Association Covenants will provide for regular road maintenance, regular clearing of vegetation to maintain improved sight lines at West Tisbury Road, and a capital reserve fund. Affordable unit owners shall not be required to pay dues to the Association.
- All landscape maintenance equipment at each residential lot shall be electrically powered and not powered by fossil fuels.
- The Trust's interest in the narrow lot between the Mass State Highway and Jernegan Pond will be offered for no consideration to the Town of Edgartown to be combined with its abutting land.
- Lots shown as Open Space A, B and C will be conveyed to Sheriff's Meadow Foundation.
- Lots shown as Parcels D, E and F are reserved for components of the shared septic systems. If connection to the municipal wastewater system is approved, then areas not required for wastewater infrastructure will be conveyed to Sheriff's Meadow Foundation. Otherwise, Sheriff's Meadow Foundation will have easements over Parcels D, E and F to install and maintain walking trails

* These items are suggested parameters and are for discussion purposes.