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Martha's Vineyard Commission

DRI # 24-M3 Olympic Trust/Ferrylawn Deck MVC Staff Report – 2020-01-27

1. DESCRIPTION

- 1.1 Applicant:** DLCD LLC c/o Margie Gladstone; Chris Alley; David Garvin (Builder)
- 1.2 Project Location:** 453 Main Street, Tisbury Map 5 F Lots 1.4 (1.8 acres). Formerly owned by Senator Frank Lautenberg. Part of larger subdivision.
- 1.3 Proposal:** Expand existing deck by 338 square feet.
- 1.4 Zoning:** Residential; Coastal DCPC
- 1.5 Local Permits:** Building Permits
- 1.6 Surrounding Land Uses:** R25 Residential; Vineyard Haven Harbor
- 1.7 Project History:** In 1976, a subdivision of a 3.1-acre lot into three lots, that was part of an earlier subdivision, was reviewed by the MVC and approved with Conditions. The earlier subdivision had created 4 lots. The 1976 Subdivision created 3 lots out of one, Lot 4, for a total of 6 lots. The proposal was referred to the MVC because it was a subdivision proposing new construction within 500 feet of mean high water before the Coastal DCPC had taken effect. In 2014, a proposal to modify two of the conditions from the previous DRI 24 Decision were approved without a public hearing:
 - Condition 4 from the 1976 DRI 24 Decision stated: “No structure shall be constructed, placed or erected on Lot Seven (7) of said plan.” A pool and pool cabana were built on the original Lot 7 (now Lot 1.5).
 - Condition 6 from the 1976 DRI 24 Decision was modified in DRI 24-M in 2000. That Condition stated: “There shall be no further development on Lot Number Six (6 – Now Lot 1.4)...except for a non-residential garage, the second floor of which shall be used for storage only and shall contain no facilitates or means of providing for human habitation; said garage structure to be located no closer than 438 feet inland from mean high water...) In 2014, the MVC approved the proposal to build a larger garage closer than 438 feet from high water that would be connected by a breezeway to the reconstructed main house.

2. ADMINISTRATIVE SUMMARY

- 2.1 DRI Referral:** Tisbury Building Inspector – Received January 6, 2020
- 2.2 DRI Trigger:** 1.2 Previous DRI
- 2.3 LUPC:** January 27, 2020
- 2.4 Public Hearing:** To be determined if necessary, on February 6, 2020

3. PLANNING CONCERNS

- 3.1 Some Key Issues**
 - Does a small expansion of a deck have regional impact?