

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

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RETURN THIS FORM WITH DRI REFERRAL

Name of Applicant: "Flat Point Farm" The Priscilla P. Fischer 1994 Trust

Address: 126 Road to Great Neck, West Tisbury, MA 02575
Arnie Fischer

Phone: 508-693-5685 Fax: _____ Email: _____

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

Building Permit: Joc Tierney

Board of Selectmen: _____

Board of Health: Omar Johnson

Conservation Commission: Maria McFarland (possibly)

Planning Board: Jane Rossi

Zoning Board of Appeals: _____

Wastewater Commission: _____

Others: Manny Estrella, Fire Chief

For Town Use Only

Referring Board or Agent: West Tisbury Planning Board

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: Virginia C. Jones

Print Name: VIRGINIA C. JONES

Board: West Tisbury Planning Board

Town: West Tisbury

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

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

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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:

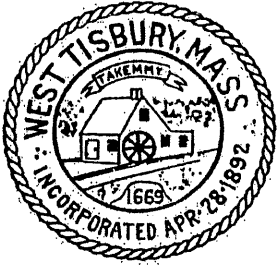
(Please circle the appropriate number or numbers using the DRI Checklist Standards & Criteria)

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

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Town of West Tisbury

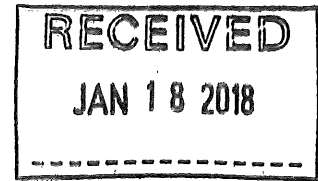
PLANNING BOARD

P. O. Box 278

West Tisbury, MA 02575-0278

508-696-0149

planningboard@westtisbury-ma.gov



December 12, 2017

Paul Foley
MVC
P.O. Box 1447
Oak Bluffs, MA 02557

Subject: "Flat Point Farm" The Priscilla P. Fischer 1994 Trust, Map 35, Lots 3.1, Road to Great Neck.

Dear Paul:

At our meetings of December 4, 2017 and December 11, 2017, the Planning Board reviewed a Form B Subdivision application for the above referenced property. The plan was presented by Glenn Provost and Reid Silva of Vineyard Land Surveying.

We respectfully refer this application to you as a Previous Development of Regional Impact Modification under Section 1.2 of the DRI Checklist. We believe that we have worked out a good and responsive plan with the applicant.

The entire property is 110 +/- acres of land of which 65% is either restricted as conservation land or Land Bank property, which will be available for agricultural use and/or open space purposes. There is access to a portion of the protected space. There are 13 proposed building lots, 4 of which are new. The remaining 9 lots are grandfathered, as they have structures on them that are pre-existing zoning or are lots created in 1976. On the portion already purchased by the Land Bank, there is public access to the Tisbury Great Pond. There is a walking trail which extends from Tiah's Cove Road along side of the Crow Hollow Farm. The existing farm road which accesses the property will be moved and improved to better protect Short Cove and the Great Pond, and to provide access for the farm, for the new lots and for two properties in separate ownership. A fire safety water source at the interior of the farm will be provided. The applicants propose to provide an "off-site" affordable building lot. The Fischers will provide a financial bond that will be held by the Planning Board during the selection process of the lot if it is not available at the time of approval. This would be determined by the applicant prior to the submittal of a Form C subdivision application.

Best regards,

Virginia C. Jones, Chairman

Cc: ZBA; Affordable Housing Committee, Board of Health, Conservation Commission, Arnie Fischer and Eleanor Neubert.