



February 9, 2018

RE: Fischer, Estate of Arnold - #126 Road to Great Neck
VLS&E Job No. 1476

PROJECT SUMMARY

The Fischer Family has filed a "Form B" – preliminary division plan to the West Tisbury Planning Bd. The application has been referred to the MVC for review as a modification to the previous MVC decision issued for this property. There are a number of items that have not been fully developed, as before, on this plan as it is a "Preliminary Plan" intended to aid in the development of a "Definitive" Form C plan.

General summary:

6 building lots currently exist within project limits.

3 new lot lines created around existing buildings

4 new building lots.

Area in preservation: 60.5 Acres.

Affordable Housing: Applicant is proposing One (1) offsite affordable lot. The planning board agreed that this was appropriate for the number of NEW lots being created. Due to the remote location of the proposal the town agreed that a lot closer to the center of town that is more accessible to public transportation was appropriate.

Wastewater: the project is located adjacent to Tisbury Great Pond. According to the MVC wastewater policy the watershed allows for 0.8 KG N/Acre/yr. Project area = 109.8 Acres

$109.8 \text{ Ac} * 0.8 \text{ KG N/Acre/yr.} = 87.8 \text{ KG N/yr. allowable.}$

Existing development: 21 bedrooms (see attached summary of existing structures)

$4.4 \text{ KG N/ 4 bdrm dwelling/year} = 1.1 \text{ KG N/bdrm (with N removal)}$

$1.1 \text{ KG N/bdrm} * 1.85 \% = 2.02 \text{ KG N/bdrm (without N removal (assumes 54\% enhanced removal)}$

Existing = $21 * 2.02 = 42.42 \text{ KG N/yr}$

Allowable remaining with N-removal = $(87.8-42.4)/1.1 = 41 \text{ bedrooms}$