

Red Arrow Road Community Housing
(South Mountain Modification)
DRI 462-M5

Land Use Planning Committee
July 18, 2022

Red Arrow Road Community Housing

Applicant:	South Mountain Company, Inc. (John Abrams, Matt Coffey)
Owner:	Island Co-Housing (currently)
Proposal:	Subdivision of land to create a 3.17-acre lot to construct affordable/community housing.
Permits:	Building permit, Select Board, Board of Health, Planning Board (subdivision and special permit), ZBA (property is a 40B development)
Surrounding Uses:	Island Co-Housing, South Mountain Company, other residential uses in the Rural District
Checklist:	1.3D (Previous DRI)

Modification review



West Tisbury, MA

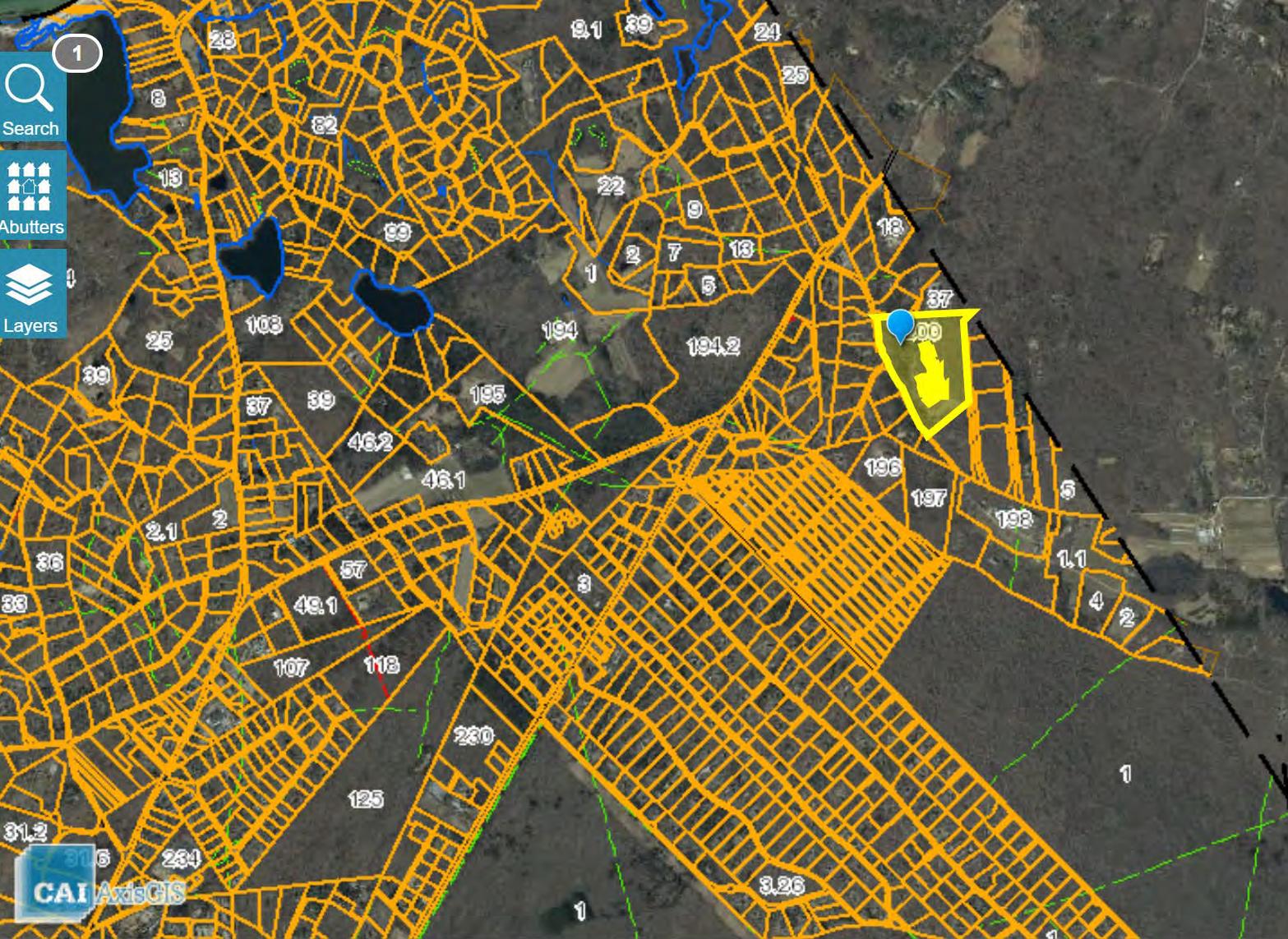
Contact

TISBURY



1

Search



OAK BLUFFS

EDGARTOWN





West Tisbury, MA

Contact



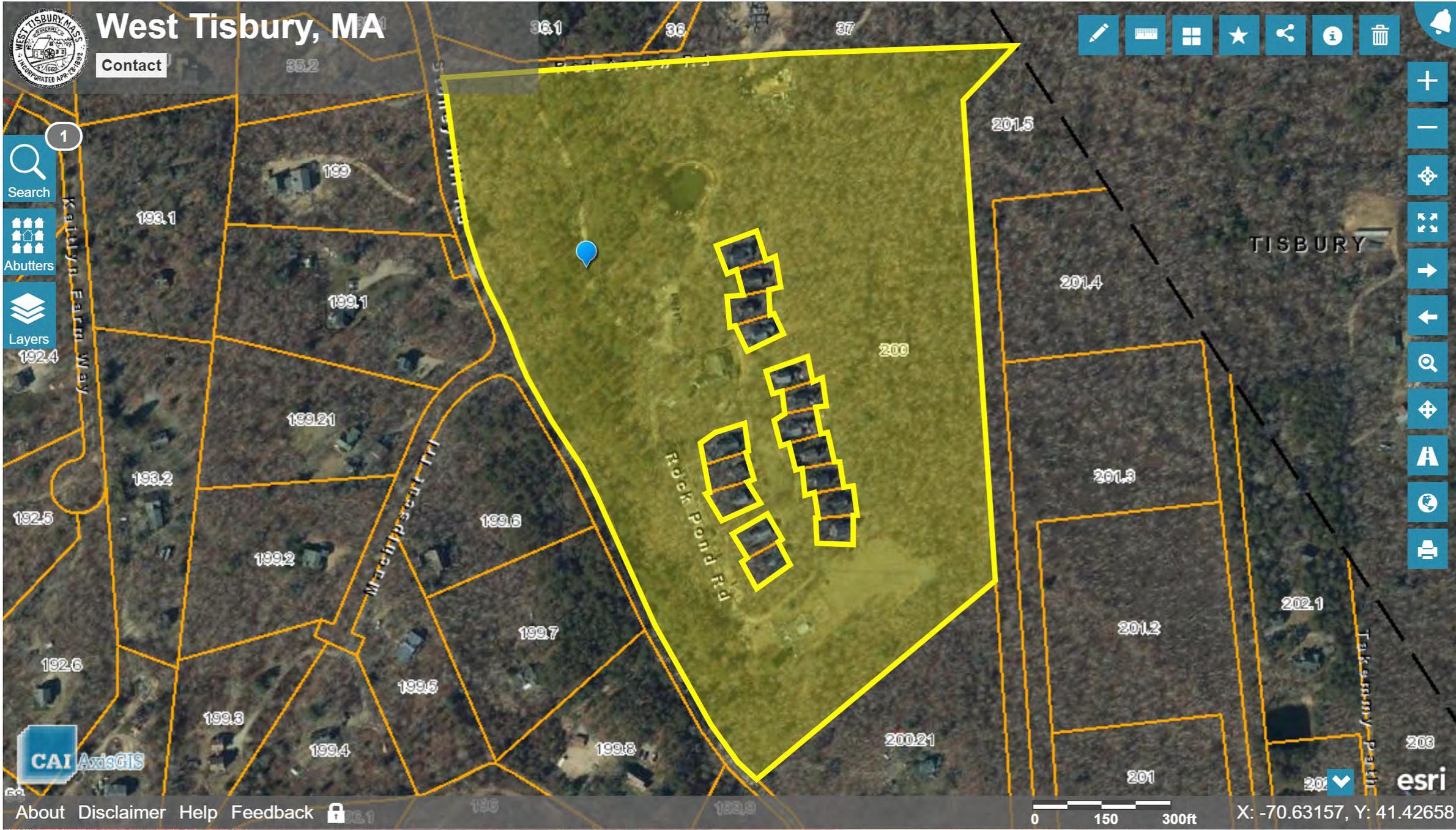
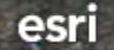
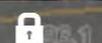
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Search

Abutters

Layers

192.4



Project history

- DRI 462 (1998): Mixed-use 40B Comprehensive Permit, included 16 clustered housing units known as Island Co-Housing; a total of 66 bedrooms were approved and 53 constructed.
- DRI 462-M (2003): Wind turbine proposal; remanded.
- DRI 462-M2 (2005): Expansion of existing 10,000 ft² building by 2,769 ft².
- DRI 462-M3: 120-module solar array; remanded.
- DRI 462-M4 (2019): Additional lumber and storage space, conversion of shop to meeting space and offices, increase in parking spaces from 35 to 40, 12,000 ft² of forest clearing, increase in full time employees onsite, and other changes.

Proposal

Subdivide the approximately 29-acre lot on Rock Pond Road in order to create a 3.17-acre lot with six structures, including four houses and a total of 10 bedrooms.

South Mountain would purchase the lot from Island Co-Housing.

- One 797 ft² two-bedroom rental unit with 80% Area Median Income (AMI) restriction
- Two 797 ft² two-bedroom houses with 140% AMI restriction, for workforce housing
- One 1,296 ft² four-bedroom year-round house, including a garage/studio with detached bedroom, to be sold to a West Tisbury family
- Shared solar parking structure with electric vehicle charging stations, shared storage

The proposal would also satisfy Condition 1.1 of DRI 462-M4, which required a housing contribution.

Application to date

- Referral
- Application form
- List of abutters
- Nitrogen calculations
- Project narrative
- Response to staff questions (2)
- Existing site plan
- Form C subdivision plan
- Proposed site plan
- Site context map
- Floorplans and elevations
- Preliminary septic plans
- Public correspondence (1)
- Prior MVC decisions

CONTEXT MAP



NOTES

- Zoning District: (R) - Rural
- The proposed 3.17 acre site is carved out of the northeastern portion of the existing Island Cohousing (ICoHo) community site - a mix of forest lands, ponds, homes, and gardens.
- The proposed clearing allows for plentiful solar access to each of the four proposed units and gardens, while also allowing for common spaces and parking.



SITE PLAN



LEGEND

-  BUILDING
-  EX. 2' CONTOURS
-  PROPERTY LINE
-  50' SETBACK
-  LIMIT OF WORK
-  BIOSWALE
-  x86 PROPOSED SPOT GRADE

GENERAL NOTES

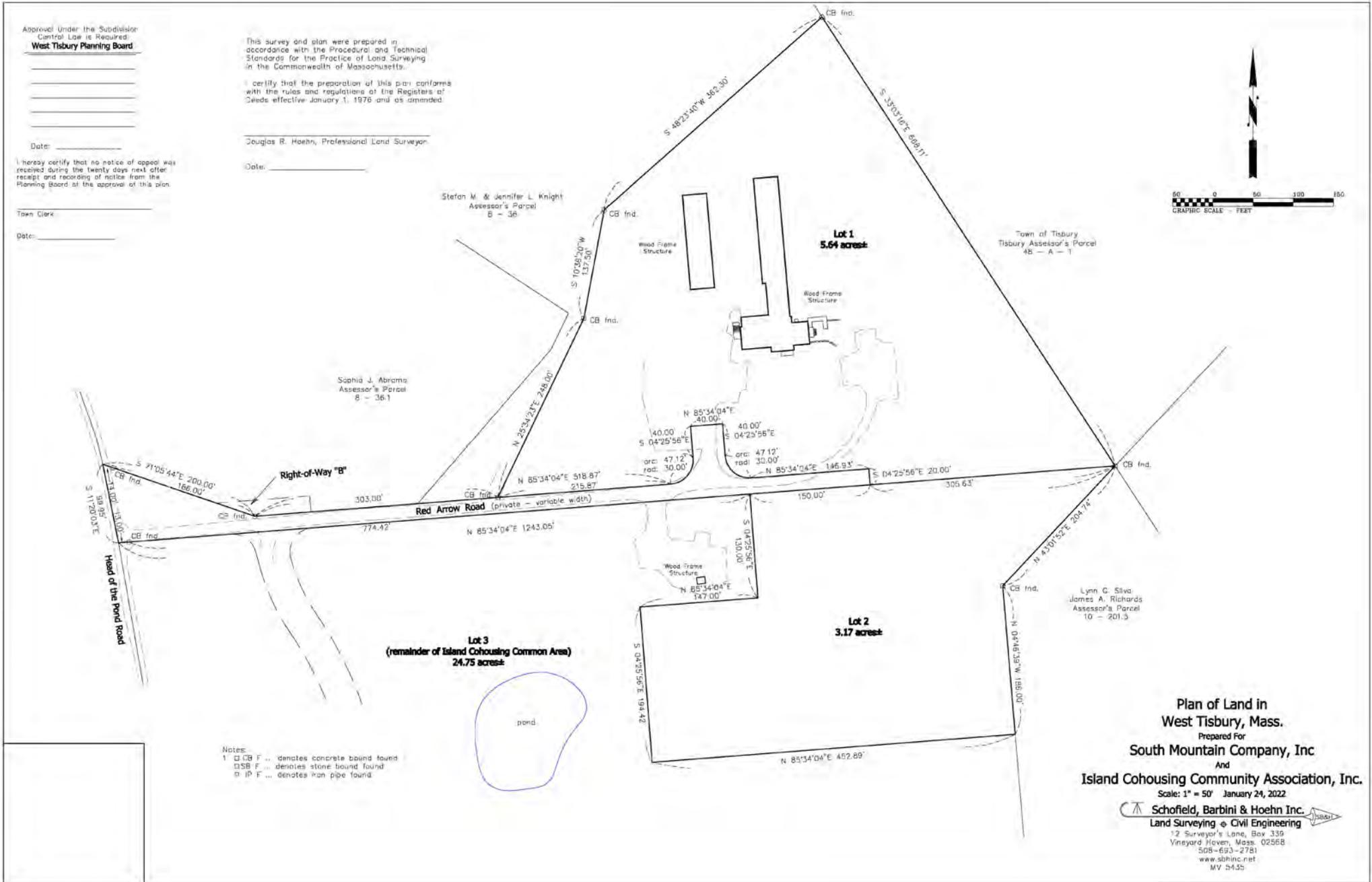
- Northern entry.
- Proposed spot grades are preliminary.
- Property area is 3.17 acres as shown.
- Eastern driveway and studio + garage in future phase.
- 120' clear emergency vehicle turnaround at parking.
- Generous individual plots and common gardens.

AREA TOTALS

- Limit of Development: 75,931 sf
- Driveway Surface: 11,757 sf
- Revegetated Areas: 38,430 sf
- Bioswales: 2,245 sf
- Lawns: 12,550 sf



Form C
subdivision plan



Approval Under the Subdivider
Control Law is Required:
West Tisbury Planning Board

Date: _____

I hereby certify that no notice of appeal was
received during the twenty days next after
receipt and recording of notice from the
Planning Board at the approval of this plan.

Town Clerk: _____

Date: _____

This survey and plan were prepared in
accordance with the Procedural and Technical
Standards for the Practice of Land Surveying
in the Commonwealth of Massachusetts.

I certify that the preparation of this plan conforms
with the rules and regulations of the Registers of
Deeds effective January 1, 1976 and as amended.

Douglas R. Hoehn, Professional Land Surveyor

Date: _____

Stefan M. & Jennifer L. Knight
Assessor's Parcel
8 - 36

Sophia J. Abrams
Assessor's Parcel
8 - 36.1

Lynn G. Silva
James A. Richards
Assessor's Parcel
10 - 201.3

- Notes:
- 1 □ CB F ... denotes concrete bound found
 - SB F ... denotes stone bound found
 - IP F ... denotes iron pipe found

Plan of Land in
West Tisbury, Mass.
Prepared For
South Mountain Company, Inc
And
Island Cohousing Community Association, Inc.
Scale: 1" = 50' January 24, 2022
Schofield, Barbini & Hoehn Inc.
Land Surveying & Civil Engineering
12 Surveyor's Lane, Box 339
Vineyard Haven, Mass. 02568
508-693-2781
www.sbhinc.net
MV 2435

Planning concerns

Water quality

Open space

Housing and economic development

Character and identity

Stormwater

Traffic and transportation

Energy

Landscape

Water quality

- The property is within the Tashmoo Pond Watershed, which is impaired, and the Greenlands Water Resource Protection District.
- The applicant has proposed two NitROE denitrifying septic systems capable of serving up to 11 bedrooms on the property, and a shared well.
- The applicant's nitrogen analysis states that the entire existing lot, including the proposed subdivision, would have a nitrogen limit of 47.85 kg/year (assuming a total area of 29.91 acres), and would generate 41.25 kg/year, so no mitigation would be required.
- The nitrogen load limit for the new lot would be 5.072 kg/year.
- The applicant has stated that a newly formed homeowners association would contract with KleanTu for ongoing testing and maintenance of the NitROE systems.

Legend



West Tisbury Overlay Zoning Districts

West Tisbury - Coastal District

DESCRIBE



West Tisbury - Dr. Fisher Mill District

DESCRIBE



West Tisbury - Dr. Fisher Road District

DESCRIBE



West Tisbury - Flood Plain District

DESCRIBE



West Tisbury - Greenlands Water Resource Protection District

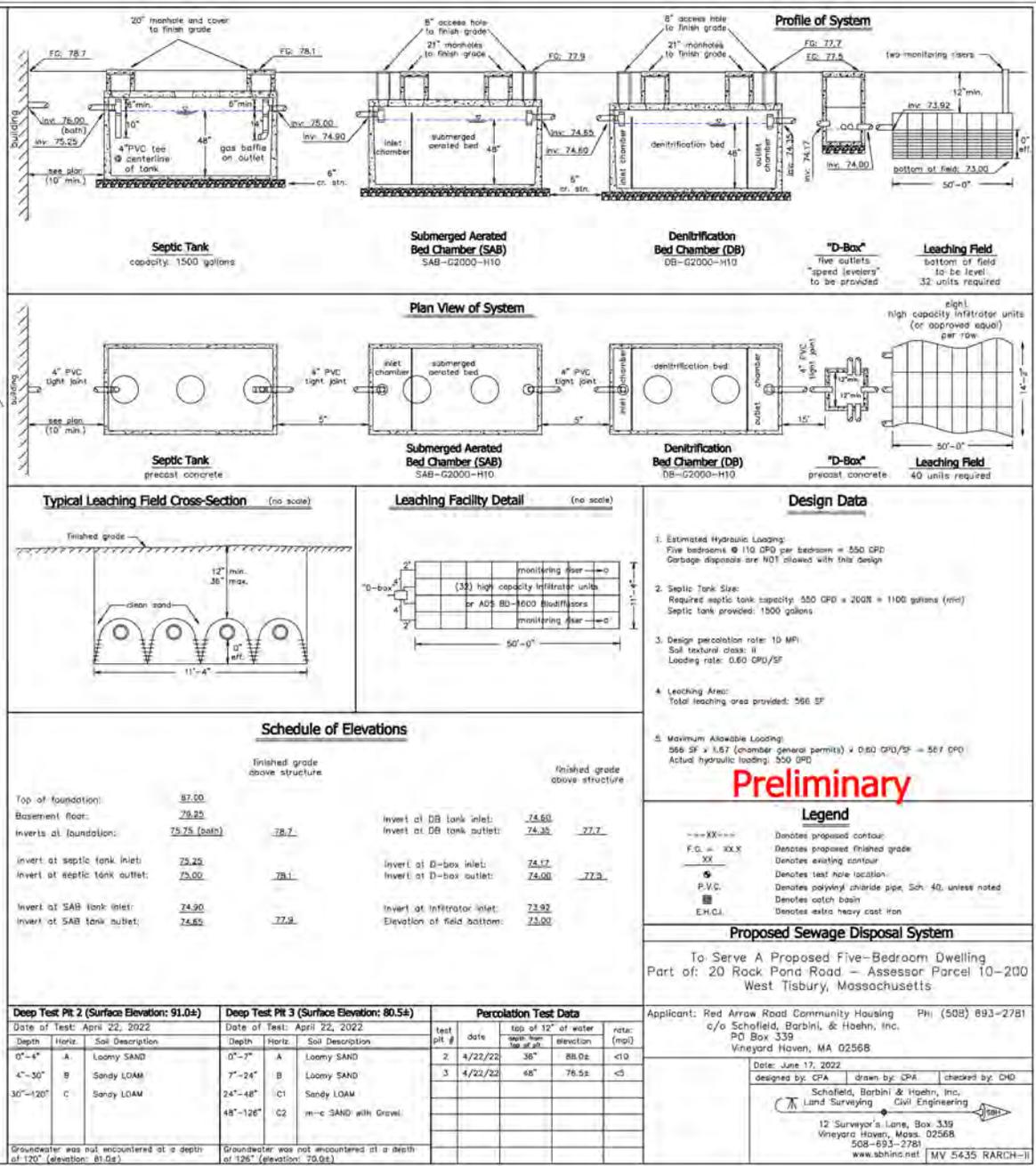
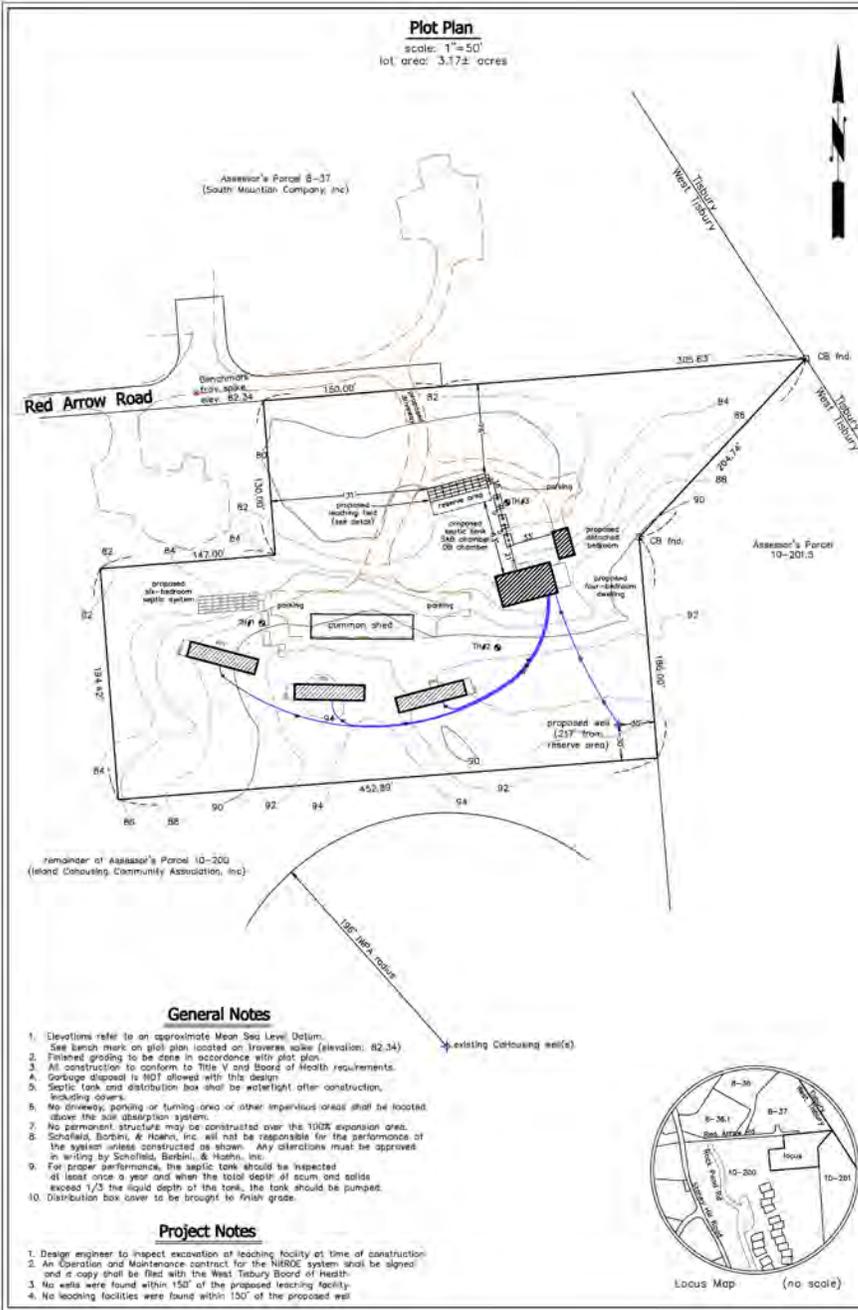
DESCRIBE



West Tisbury - Island Roads District - Major Roads Zone

DESCRIBE





Open space

- The existing Island Co-Housing lot includes forest, gardens, and ponds. The proposed subdivision is in the northeast corner of the lot, which is currently forested.
- The applicant has stated that within the 75,931 ft² limit of development, mature trees and ground cover will be left intact wherever possible, and about half that area (38,430 ft²) will be revegetated, including with native species.
- The new lot will incorporate common garden space.
- The existing Island Co-Housing lot contains NHESP Priority Habitat, but the new lot would be just outside that area.

MVC Open Space Guideline Data

Open Space Guideline Rating (draft 2018)

gridcode

-  Exceptional (20 or more)
-  Important (10 - 19)
-  Advisable (1 - 9)
-  Suitable (0 points)

Open Space Guideline Rating Layer (adopted 2005)

GRIDCODE

-  Exceptional (20 or more)
-  Important (10 - 19)
-  Advisable (1 - 9)
-  Suitable (0 points)

Parcels with Building Info Joined_pv



SITE PLAN



LEGEND

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-  50' SETBACK
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-  X86 PROPOSED SPOT GRADE

GENERAL NOTES

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- Proposed spot grades are preliminary.
- Property area is 3.17 acres as shown.
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- Generous individual plots and common gardens.

AREA TOTALS

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- Driveway Surface: 11,757 sf
- Revegetated Areas: 38,430 sf
- Bioswales: 2,245 sf
- Lawns: 12,550 sf



Housing and economic development

The applicant has proposed the following restrictions/commitments for the four houses:

One 797 ft² two-bedroom rental unit

- 80% AMI restriction
- To be sold by lottery to qualified applicants by IHT/town of West Tisbury

Two 797 ft² two-bedroom houses

- 140% AMI restriction
- To be purchased by South Mountain and retained as workforce rental housing, or sold as workforce homeownership housing

One 1,296 ft² four-bedroom year-round house, including a garage/studio with detached bedroom

- To be sold to Julius and Mila Lowe of West Tisbury and restricted as year-round housing. (The Lowes are partners with South Mountain in the purchase.)
- Designed to allow a fourth bedroom in the future with a walk-out basement
- Possible garage and work studio in the future

Housing and economic development

According to the applicant, the project will require subsidies, with South Mountain contributing \$250,000 and Island Housing Trust contributing \$125,000. This exceeds the commitment of \$150,000 that South Mountain made as part of DRI 462-M4 (South Mountain Expansion) in 2019.

The West Tisbury Planning Board has stated the following:

- *All houses will be single-story and the three affordable units will have a crawl space while the three-bedroom house will have a basement with a built-out for a future bedroom.*
- *The smallest dwelling unit will be allowed a maximum of two bedrooms.*
- *The garage may have a detached bedroom.*
- *The market rate house may be expanded to a maximum of 5 bedrooms.*
- *The board requested, and the applicant agreed to a minimal expansion of the three smaller houses to provide for additional closet/storage space for household items such as vacuum cleaners and linens.*

Character and identity

- The property would be at least partly visible from Red Arrow Road, which is sparsely developed.
- The applicant has stated: “The development is a progressive model of clustered homes for West Tisbury. The proposal works to address the housing needs of the island by creating multiple units within the established fabric of the town under the West Tisbury Bylaws for Multifamily Housing. The modestly sized buildings and shared common resources are arranged to limit site disturbance while offering a balance of communal interaction and privacy.”
- Exterior building materials include asphalt roof shingles, white cedar siding, unfinished wood trim (likely reclaimed cypress), concrete foundation walls, and other wood features.
- Floor plans and elevations have been provided.

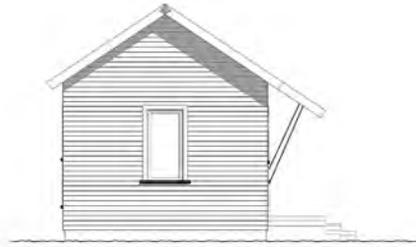


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**DRAFT
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Drawing Set Type and Issue Date:



1 HOUSE #1+2 EAST ELEVATION

SCALE: 1/4" = 1'-0"



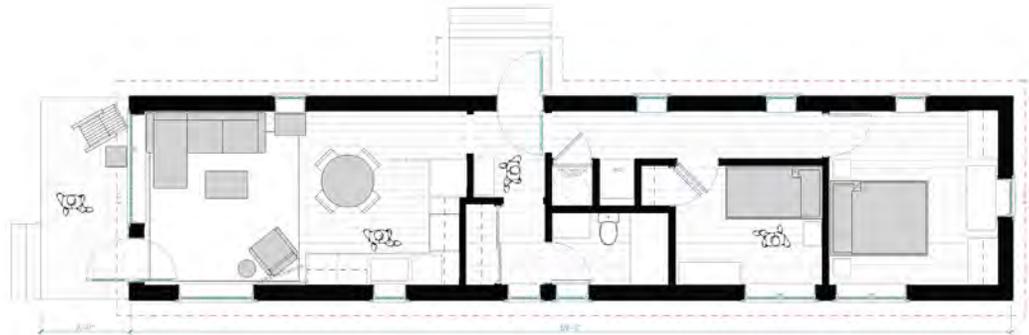
2 HOUSE #1+2 NORTH ELEVATION

SCALE: 1/4" = 1'-0"



4 HOUSE #1+2 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



HOUSE #1+2 FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

HOUSE #1 + 2 PLAN AND ELEVATIONS

Red Arrow Road Community Housing

Red Arrow Road, West Tisbury MA 02575

Date: 5/23/22
Drawn by:
Scale: As Noted

Sheet:

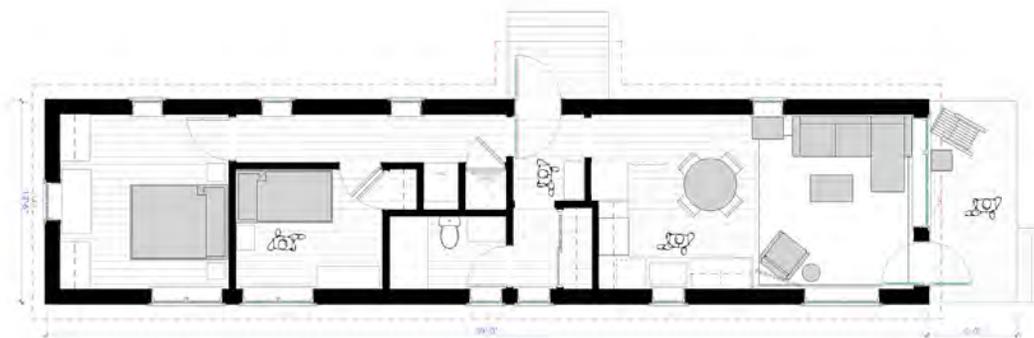
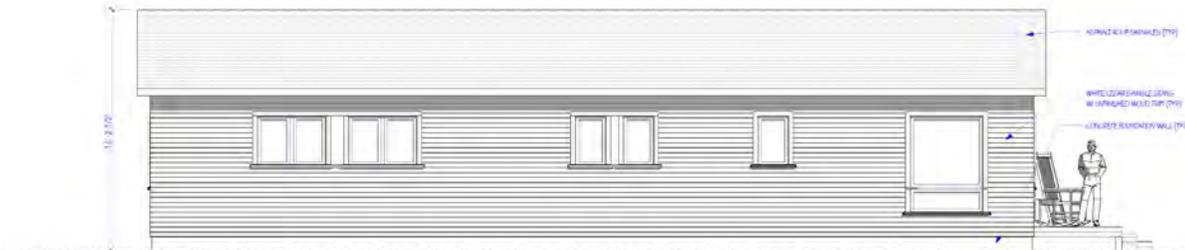


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HOUSE #3 PLAN AND ELEVATIONS

Red Arrow Road Community Housing

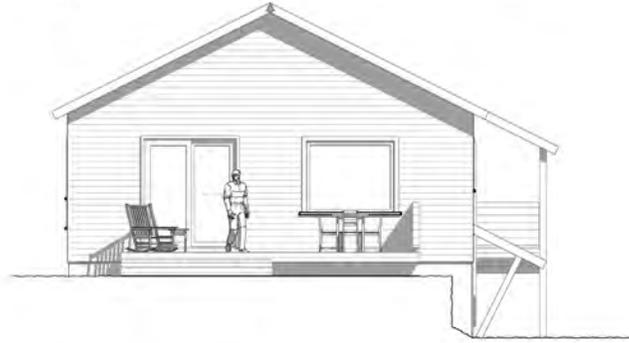
Red Arrow Road, West Tisbury MA 02575

Date: 5/23/22
Drawn by:
Scale: As Noted

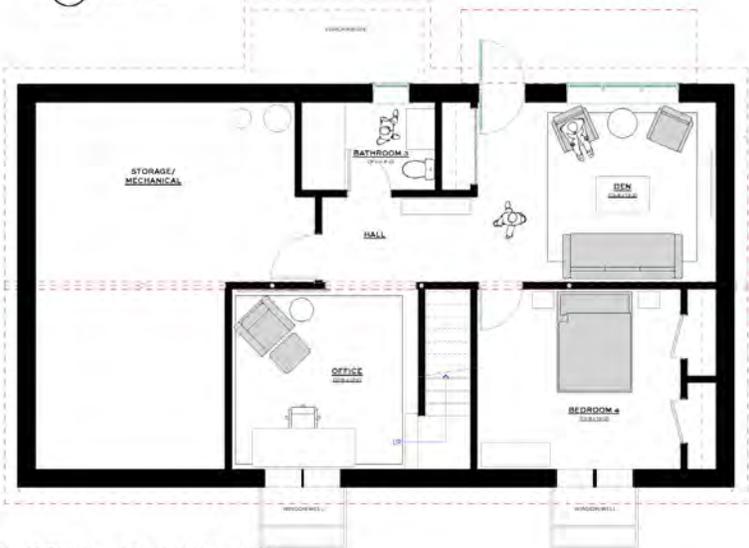
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1 HOUSE #4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 HOUSE #4 EAST ELEVATION
SCALE: 1/4" = 1'-0"



HOUSE #4 BASEMENT PLAN
SCALE: 1/4" = 1'-0"



2 HOUSE #4 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 HOUSE #4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



HOUSE #4 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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HOUSE #4 PLAN AND ELEVATIONS
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Red Arrow Road, West Tisbury MA 02575

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Drawing Set Type and Issue Date:
Schematic Design - Work in Progress

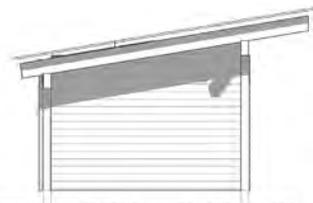
SOLAR SHED PLANS AND ELEVATIONS

Red Arrow Road Community Housing

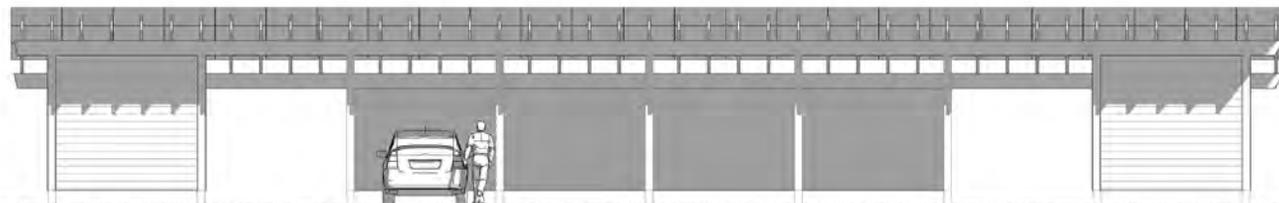
Red Arrow Road, West Tisbury MA 02575

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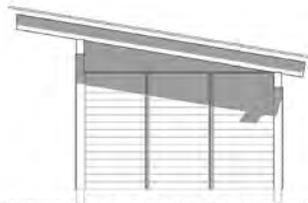
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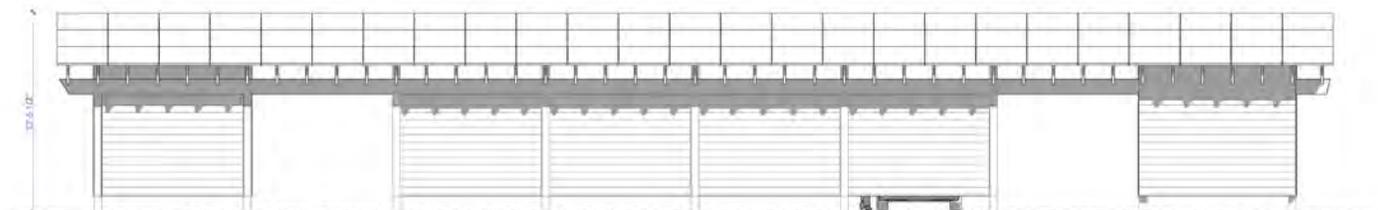
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SCALE: 1/4" = 1'-0"



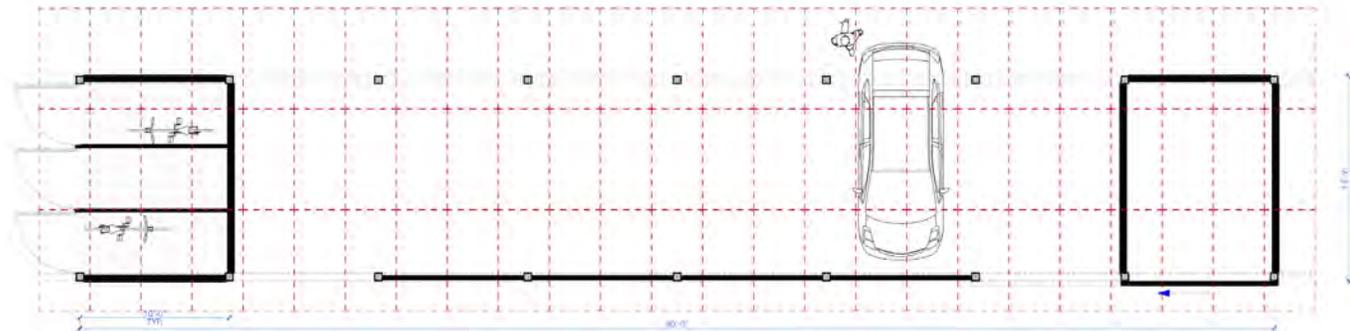
2 SOLAR SHED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 SOLAR SHED WEST ELEVATION
SCALE: 1/4" = 1'-0"



4 SOLAR SHED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



5 SOLAR SHED PLAN
SCALE: 1/4" = 1'-0"

Other planning concerns

Stormwater: The project would involve site grading, vegetated landscape features, and permeable driveways and parking areas to manage runoff and divert it to vegetated areas with native species. Total roof area would be about 4,787 ft².

Traffic and transportation: The new lot will be accessed via Red Arrow Road, which runs along the northern edge of the Island Co-Housing lot. The addition of four dwellings would increase traffic on the road. The West Tisbury Planning Board has stated the following:

- *The road that will serve the property is adequate and has been supporting traffic for several years.*
- *In lieu of the formulation of a road association, South Mountain Company shall maintain the road (Red Arrow Road).*

Energy: The project will include rooftop solar on the shared parking/storage structure, with rooftop solar also envisioned for each of the four houses. The applicant has stated that the development will be net-zero in terms of energy use.

Landscape: The applicant has proposed plantings and up to 12,550 ft² of lawn areas that would be “drought-tolerant and appropriate for the local conditions.”

Planning board comments

- The *road that will serve the property* is adequate and has been supporting traffic for several years.
- The applicants shall install *enhanced nitrogen septic systems*.
- The applicants agree to install a *monitoring well* for periodic ground water testing.
- All buildings will have enough *solar power* to offset energy.
- All houses will be *single-story* and the three affordable units will have a crawl space while the three-bedroom house will have a basement with a built-out for a future bedroom.
- There will be a *shared septic system* for the three smaller units and the three-bedroom home will have its *own septic system*.
- All four units will share a well.
- The smallest dwelling unit will be allowed a *maximum of two bedrooms*.
- The garage may have a *detached bedroom*.
- The market rate house may be expanded to a *maximum of 5 bedrooms*.
- The *septic system* will support 11 bedrooms.
- The board requested, and the applicant agreed to a *minimal expansion of the three smaller houses* to provide for additional closet/storage space for household items such as vacuum cleaners and linens.
- In lieu of the formulation of a road association, South Mountain Company shall *maintain the road* (Red Arrow Road).