RETURN THIS FORM WITH DRI REFERRAL

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 from Version 14 of the DRI Standards and Criteria:
(Please circle each of the applicable thresholds triggered by the proposed project)

Italicized triggers are those that have maps to aid determination.

1.3 C) Discretionary Referral – “In-Town”
1.3 C) Discretionary Referral – “Between-Town”
1.3 C) Discretionary Referral – “Island-Wide”
1.3 D) Previous DRI’s – Modification

2.1 Division of Commercial Land
2.2 a) Division of Land – 5 or more parcels
2.2 b) Division of Rural Land – 3 or more parcels
2.3 a) Division of Land – 10-16 acres, 2+ parcels
2.3 b) Division of Land – 16-22 acres, 3+ parcels
2.3 c) Division of Land – 22-30 acres, 4+ parcels
2.3 d) Division of Land – 30+ acres, 5+ parcels
2.4 a) Division of Farmland
2.5 a) Division of Farmland – Prime Ag. Soil
2.5 Division of Significant Habitat
2.6 a) ANR with 3 or more parcels in past 5 yrs
2.6 b) ANR in Island Road or Coastal DCPC
3.1 a) Dev. of Commercial – 2,500-3,500 ft²
3.1 b) Dev. of Comm – 3,500+ ft²
3.1 c) Dev. of Comm – Addition of 1,000 ft²
3.1 d) Dev. of Comm – Combination 2,500 ft²
3.1 e) Dev. of Comm – 6,000 ft² Outdoor Use
3.1 f) Dev. of Comm – Change of Use/Intensity
3.1 g) Dev. of Comm – Reduced Dwelling Units
3.1 h) Dev. of Comm – Parking 10+ Vehicles
3.1 i) Dev. of Comm – Expansion of Parking 10+
3.1 j) Dev. of Comm – High Traffic Generator
3.4 a) Vehicular repair/refueling/junkyard
3.4 b) Storage of fuel/hazardous materials
3.4 c) Drive-thru window service
3.4 d) Restaurant in B-I not on sewer 50-99 seat
3.4 e) Restaurant in B-I 80-99 seats
3.4 f) Restaurant in B-I 100+ seats
3.4 g) Restaurant outside commercial district
3.4 h) Formula Retail
3.4 i) Visible storage container/vehicle/trailer
4.1 a) 5 or more Dwelling Units
4.1 b) 5 or more Rooms for Rent
4.1 c) 5 or more Dwelling Units or Rooms
5.1 a) Dev. in/within 25’ of Harbor
5.1 b) Dev. in/within 25’ of 10+ Acre Body of Water
5.1 c) Dev. in/within 25’ of the Ocean
5.2 Change in Use/Intensity of Commercial Pier
5.3 a) New Commercial Facilities on Pier
5.3 b) Expansion of Comm. Facilities on Pier
5.3 c) Change in Intensity of Use of Pier
6.1 a) Private Place Assembly – 3,500+ ft²
6.1 b) Private Place Assembly – 50+ seats
6.2 a) Public Place Assembly – 3,500+ ft²
6.2 b) Public Place Assembly – 50+ seats
7.1 a) Transportation Facility to or from M.V.
7.1 b) Transportation Facility 2+ Town Network
7.1 c) Expansion/Alt. of any principal road
8.1 a) Demolition/Ext. Alt. of MACRIS Structure
8.1 b) Demolition/Ext. Alt Structure > 100 years
8.2 a) Subdivision of Archeological Significance
8.2 b) Disturbance of Archeological Significance
8.3 Significant Habitat – Site Alterations 1+ acre
8.4 a) Coastal DCPC – New access to coast
8.4 b) Coastal DCPC – New hard surface
8.4 c) Coastal DCPC – New parking for 5 vehicles
8.4 d) Coastal DCPC – Development on Noman’s
8.5 Development per Town DCPC Regulation
8.6 a) Development Current/Former Farmland
8.6 b) Development of Prime Agricultural Soils
9.1 a) Telecommunications Tower over 35 feet
9.1 b) Tower Reconstruction/Replacement
9.2 a) Wind Energy Facilities over 150 ft
9.2 b) Wind Energy Facilities in Ocean Zone
9.2 c) Wind Energy Facilities in Land Zone
9.2 d) Wind Energy Facilities near Town Bound
9.2 e) Wind Energy Facilities – other
9.3 Solar Facilities greater than 25,000 ft²
Martha’s Vineyard Commission – Referral Form for Developments of Regional Impact

RETURN THIS FORM WITH DRI REFERRAL

Name of Applicant: South Mountain
Name of Project: Red Arrow Road Community Housing Project
Brief Project Description: Subdivision of land to create a 3.17 acre lot to construct affordable housing
Address: Red Arrow Rd, W. Tisbury, MA

Phone: 508.693.4850 Fax: Email: jabrams@smmt.com

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

Building Inspector: Joe Tierney 696.0113
Board of Selectmen: Jen Pand 696.0102
Board of Health: Omar Johnson 696.0105
Conservation Commission: N/A
Planning Board: Jane Rossi 696.0149
Zoning Board of Appeals: Pam Thors 696.0107

Other Boards:

Please include any narratives, plans, or other materials associated with this proposal before sending

For Town Use Only

Referring Board or Agent: 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: Jane D. Rossi
Print Name: Jane D. Rossi
Board: P.B.
Town:

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 AQUIINNAH, CHILMARK, EDGARTOWN, GOSNOLD, OAK BLUFFS, TISBURY & WEST TISBURY
April 25, 2022

Alex Elvin
MVC
P.O. Box 1447
Oak Bluffs, MA 02557

Subject: South Mountain Company, Inc., Subdivision of Assessor’s Map 10, Lot 200, Rock Pond Road, to create a 3.17 acre lot to construction four houses, One (1) 594 square foot one bedroom rental unit to be granted by lottery to a West Tisbury resident at 80% AMI, two (2) 756 square feet two bedroom houses at 140% AMI to be purchased by South Mountain Co., and rented as workforce housing, and one (1) 1,296 square foot 4 bedroom year-round dwelling to be sold to a West Tisbury family. A garage/studio will be constructed and will include a detached bedroom. A shared solar parking structure will provide electrical vehicle charging stations, shared storage units and storage space for landscaping tools, a common garden space, a total of 6 structures on the lot. There will be well and septic for the smaller units, and a ground lease with Island Housing Trust.

Dear Alex:

At our meeting of April 4, 2022, the Planning Board reviewed an application to construct the above said units on a 3.17 acre lot that will be subdivided off of the Co-Housing property at Assessor’s Map 10, Lot 200, 20 Rock Pond Road.

The board has reviewed and discussed the proposal at a public hearing held on April 4, 2022, and we have determined the following:

• 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 build-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 to expand to 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 applicants 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).

We respectfully refer this application to you under DRI Checklist number 1.3 D for a concurrence review we feel is a thoughtful comprehensive plan.

Best regards,

Virginia C. Jones, Chairman

Cc: Joe Tierney, ZBA, Board of Health.
Red Arrow Road Community Housing: Design Brief

To: West Tisbury Planning Board
Re: Special Permit Application for Bylaw 4.4-3(B)

The Red Arrow Road Community Housing project is a collaboration between Island Housing Trust (IHT) and South Mountain Company (SMCo) to create a small attainable housing cluster in West Tisbury. The project is proposed to include four new units of high quality net zero housing.

Permanent restrictions on the four homes will be as follows:
• (1) one-bedroom unit (594 SF)
  • Restricted to 80% AMI and sold by lottery to qualified applicants by IHT/town of WT
• (2) two-bedroom units (756 SF ea.)
  • Restricted to 140% AMI and purchased by SMCo to retain as workforce rental housing or sell as workforce homeownership housing
• (1) three-bedroom unit (1,296 SF)
  • To be sold to Julius and Mila Lowe, current residents of West Tisbury, and restricted for use as year round housing. They are our partners in the purchase.
  • This home will be designed to allow for a fourth bedroom to be built-out in the future with a walk-out basement.
  • The exclusive use zone for this home contemplates the future addition of a one-story work studio space (max. 400sf) with a one-car garage in the basement space below.

The property will incorporate shared resources amongst a newly formed homeowners association:
• A structure with shared storage, parking and electric vehicle charging stations will be covered with a rooftop solar array to offset electrical use for the property and anticipated electric vehicle usage.
• (2) NitROE denitrifying wastewater disposal systems will serve a maximum of ten bedrooms on the property.
• A shared well will serve the four homes.
• A common garden space will serve as a shared community resource.

SMCo has reached agreement with Island Cohousing to purchase a 3.17 acre parcel from them at the northeast corner of their property (Parcel 10-200). The new property will be adjacent to and accessed by Red Arrow Road. The subdivision and allocation of road frontage is being proposed under a Form C application in tandem with this special permit application. The project will require $375,000 in subsidies. IHT will contribute $125,000 and SMCo will add $250,000.

A meeting with the West Tisbury Affordable Housing Committee is planned for 02-22-02 and the project will require the following approvals:
• WT Planning Board approval of subdivision and special permit
• Martha’s Vineyard Commission (property is a DRI and a 40B)
• WT Zoning Board of Appeals (property is a 40B)
• Board of Health and Building Department approvals
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

SCHEME CONTEXT

- 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.

LEGEND

- **BUILDING**
- **EX. Z. CONTOURS**
- **PROPERTY LINE**
- **50' SETBACK**
- **LIMIT OF WORK**
- **X** Proposed spot grade