



**TOWN OF OAK BLUFFS, MA  
PLANNING BOARD**

P.O. Box 1327  
Oak Bluffs, MA 02557  
Ph. 508-693-3554 X117 Fax 508-693-5375

***Certified Mail:***  
**7016 0340 0000 6594 3750**

December 16, 2019

DRI Coordinator  
Martha's Vineyard Commission  
PO Box 1447  
Oak Bluffs, MA 02557

Please find enclosed the DRI referral form for the Menotomy Building. We are sending this project to the MVC under sections 3.1h, 3.2a, 3.2b, 3.3a, 3.3b, 3.4d and maybe 8.1b. We have e-mailed you copies of the plans we received from the applicant. No building permit application has yet been filed with the Town.

Please let me know if you have any questions or if I can be of assistance.

Sincerely,

T. Ewell Hopkins  
Planning Board Chairperson

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

RETURN THIS FORM WITH DRI REFERRAL

Name of Applicant: GJ and BP Holdings LLC / Gary Jones  
Brian Packish

Name of Project: Menotomy Building

Brief Project Description: Demolish and replace existing  
Mixed-use Building

Address: 14 Kennebec Ave. (Map 9, Parcel 29)  
Mailing: PO Box 1933, Vineyard Haven MA 02568

Phone: 508-400-0470 Fax: \_\_\_\_\_ Email: info@packishproperties.com

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

Building Permit: ✓

Board of Selectmen: \_\_\_\_\_

Board of Health: ✓

Conservation Commission: \_\_\_\_\_

Planning Board: ✓

Zoning Board of Appeals: \_\_\_\_\_

Other Boards: \_\_\_\_\_

For Town Use Only

Referring Board or Agent: \_\_\_\_\_

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: [Handwritten Signature]

Print Name: JEWELL WOPKINS

Board: Planning Board

Town: OB

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

## 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:

(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                  |
| 1.2 Previous DRI’s – Modification   | 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) Costal 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      |