

566 Scrubby Neck Road ANR  
DRI 739

Martha's Vineyard Commission  
Public Hearing  
Jan. 5, 2023

# 566 Scrubby Neck Road ANR

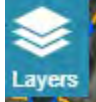
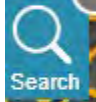
- Applicant:** 566 Scrubby Neck LLC; Doug Hoehn (agent)
- Owners:** Nicholas and Lori Ionnetiu
- Location:** 566 Scrubby Neck Road (Lot 37-57-2)
- Zone:** RU
- Referral:** West Tisbury Planning Board, 12/6/22
- Permits:** Planning Board endorsement
- Checklist:**
- 2.4b Division of more than 2 acres of potential farmland/agricultural soils – mandatory
  - 2.5a Division of more than 2 acres of significant habitat – with concurrence
  - 2.6b (ANR located in the Island Road DCPC) – with concurrence

*LUPC: 12/19/22 – Served as pre-hearing review, traffic study waived*

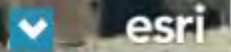


# West Tisbury, MA

Contact



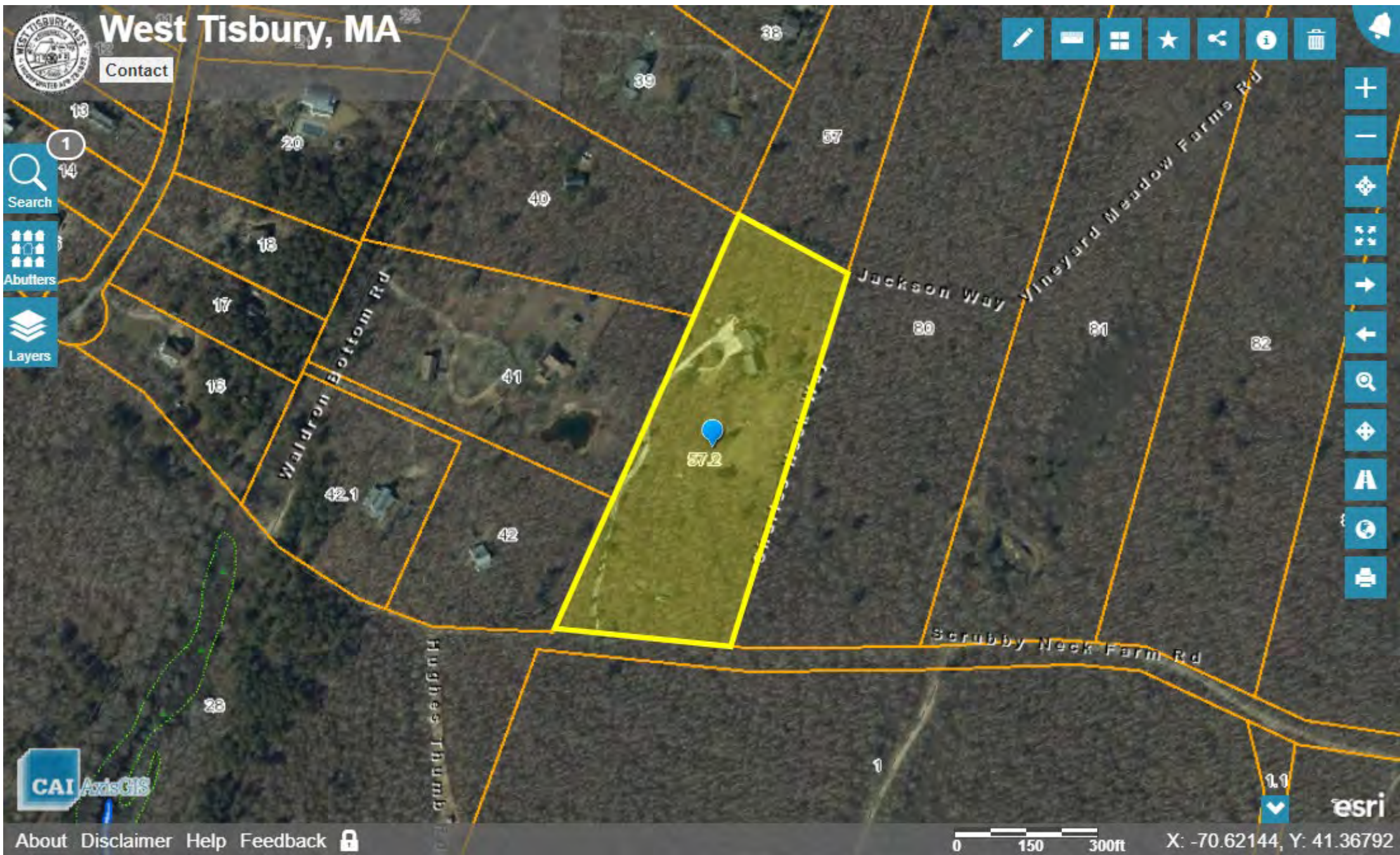
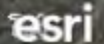
EDGARTOWN





# West Tisbury, MA

Contact



# Checklist items

## 2.6 ANRs

Any Form A - Approval Not Required (ANR):

- a. that results in 3 or more Parcels (including Parcels created within the prior 5 years by ANR or by any Division or Subdivision of Land) –**Mandatory Referral Requiring MVC Concurrence**; or
- b. **located in the Island Road DCPC or Coastal DCPC –Mandatory Referral Requiring MVC Concurrence**

## 2.5 Division of Habitat

- a. **Any Division or Subdivision of Land that includes more than 2 acres of Significant Habitat –Mandatory Referral Requiring MVC Concurrence**

## 2.4 Division of Current, Former, or Potential Farmland

Any Division or Subdivision of Land in Contiguous Related Ownership of 2 acres or more which does not protect, in perpetuity by irrevocable covenant or deed restriction, the land from development which would interfere with future agricultural use of the site and which is either:

- a. currently Farmland or has been worked as Farmland at any time since January 1, 1971 –**Mandatory Referral and MVC Review**
- b. **identified as Prime Agricultural Soils. –Mandatory Referral and MVC Review**

# Proposal

- Divide the existing 6.37-acre lot into two lots (3.3 and 3.07 acres).
- Lot 2 would utilize the existing access road for lot 1.
- There are currently no plans to develop lot 2.



Approval Under the Sub-division  
Control Law is Not Required  
West Tisbury Planning Board

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 Register of Deeds effective January 1, 1976 and as amended.

*Douglas K. Hoehn*  
Douglas K. Hoehn, Professional Land Surveyor

Date: November 10, 2022



Notes:

1. The address of the property that is the subject of this division is 566 Scrubby Neck Road, West Tisbury Assessor's Parcel 37-22.2. Total lot area = 6.37 acres ±. See lot 5B, West Tisbury Case File 426.
2. Both lots shall enter over the Driveway Easement. There shall be no additional entrances from Scrubby Neck Road (aka Watcha Path), which is a Special Way as defined in the West Tisbury Zoning By-laws.
3. CB F = concrete bound found

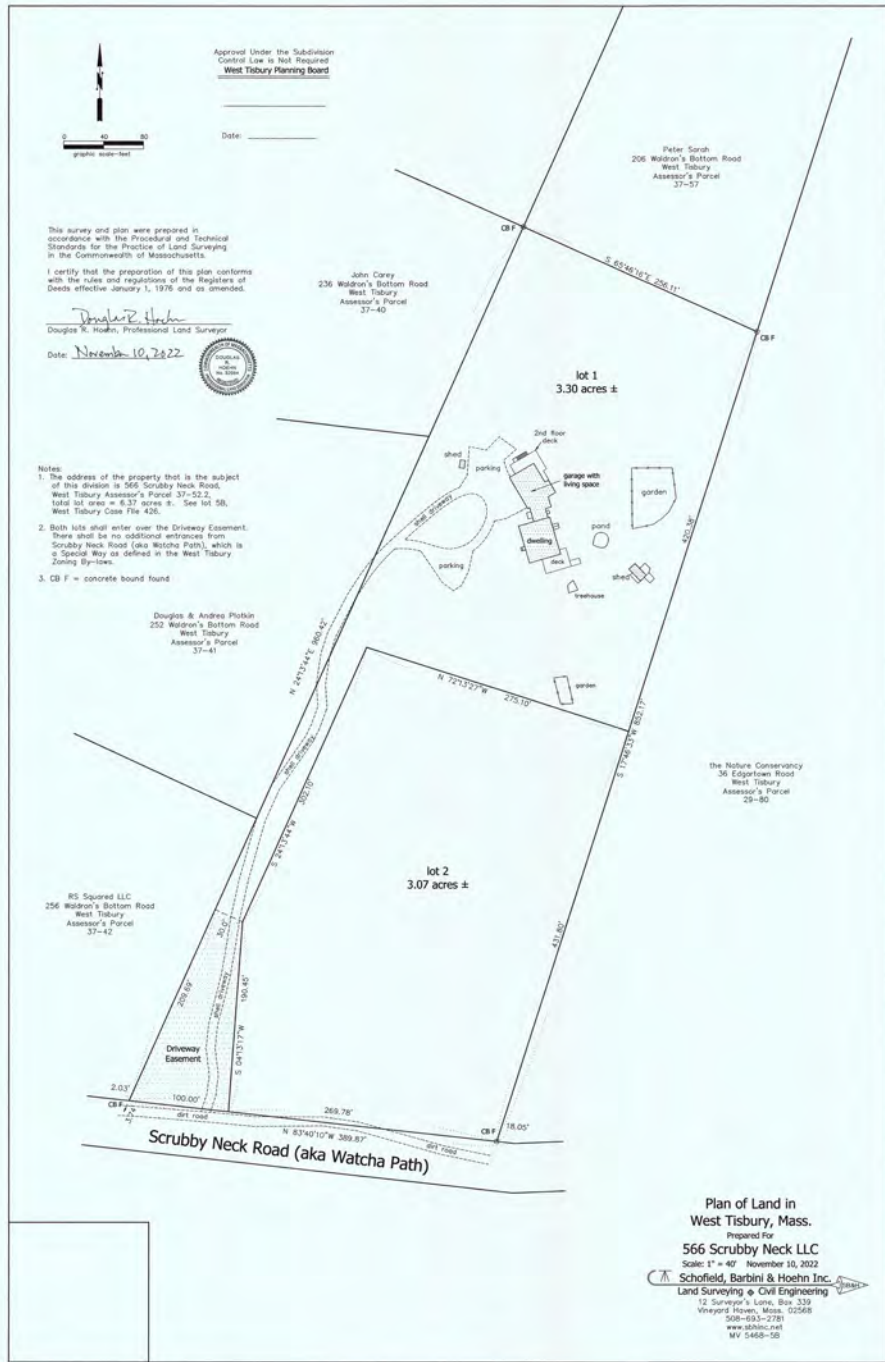
Douglas & Andrea Plotkin  
252 Waldron's Bottom Road  
West Tisbury  
Assessor's Parcel  
37-41

RS Squared LLC  
256 Waldron's Bottom Road  
West Tisbury  
Assessor's Parcel  
37-42

John Corey  
236 Waldron's Bottom Road  
West Tisbury  
Assessor's Parcel  
37-40

Peter Sarah  
206 Waldron's Bottom Road  
West Tisbury  
Assessor's Parcel  
37-37

the Nature Conservancy  
30 Edgemoor Road  
West Tisbury  
Assessor's Parcel  
29-80



Scrubby Neck Road (aka Watcha Path)

Plan of Land in  
West Tisbury, Mass.

Prepared For  
566 Scrubby Neck LLC

Scale: 1" = 40' November 10, 2022  
Schofield, Barbini & Hoehn, Inc.  
Land Surveying & Civil Engineering  
12 Surveypor's Lane, Box 339  
Wareford Haven, Mass. 02568  
508-693-2781  
www.schofield.com  
NY 1468-08

# New info since 12/19/22

- Clarifications regarding BioMap and agricultural soil designations
- Letter from abutters to west
  - Rural character, including entry to Long Point Wildlife Refuge
  - Possible environmental impacts of construction (including road use and noise)
  - Possible increase in traffic



# Planning concerns

- Habitat/environment
  - BioMap 2 Core Habitat (state designation aimed at helping local governments and other groups strategically conserve wildlife and habitats).
    - Core Habitat – “identifies areas that are critical for the long-term persistence of rare species, exemplary natural communities, and resilient ecosystems across the Commonwealth.”
    - Critical Natural Landscape – “identifies large landscape blocks that are minimally impacted by development, as well as buffers to core habitats and coastal areas, both of which to enhance connectivity and resilience.”
  - BioMap data has had 3 releases since 2001; the entire property was listed in 2001 and 2010, and most of the property was listed in 2022.
- Agricultural soils
  - There has been no major update on Dukes County soil data since 1986.
  - The entire property is considered prime farmland.

Legend



Parcels with Building Info Joined\_pv



BioMap2 - Dukes County

BioMap2 Core Habitat - NHESP TNC 2011



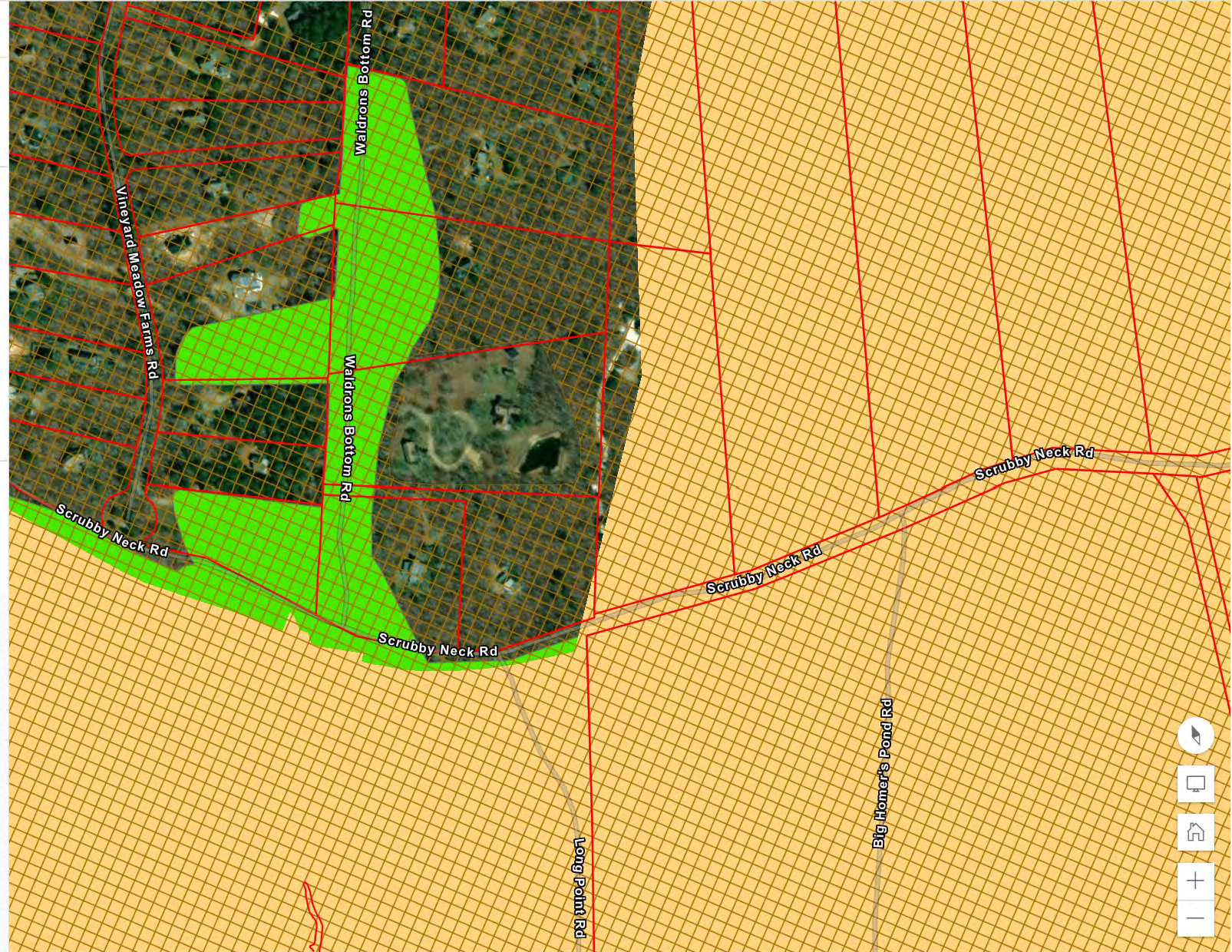
Exemplary Natural Communities

BioMap2 Critical Natural Landscape - NHESP TNC 2011



Intact Landscapes

NHESP Priority Habitat v15 Effective Aug 1 2021



Legend



Parcels with Building Info Joined\_pv



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)



Legend

Parcels with Building Info Joined\_pv



Dukes County Soil Survey

Farmland Soil Classification

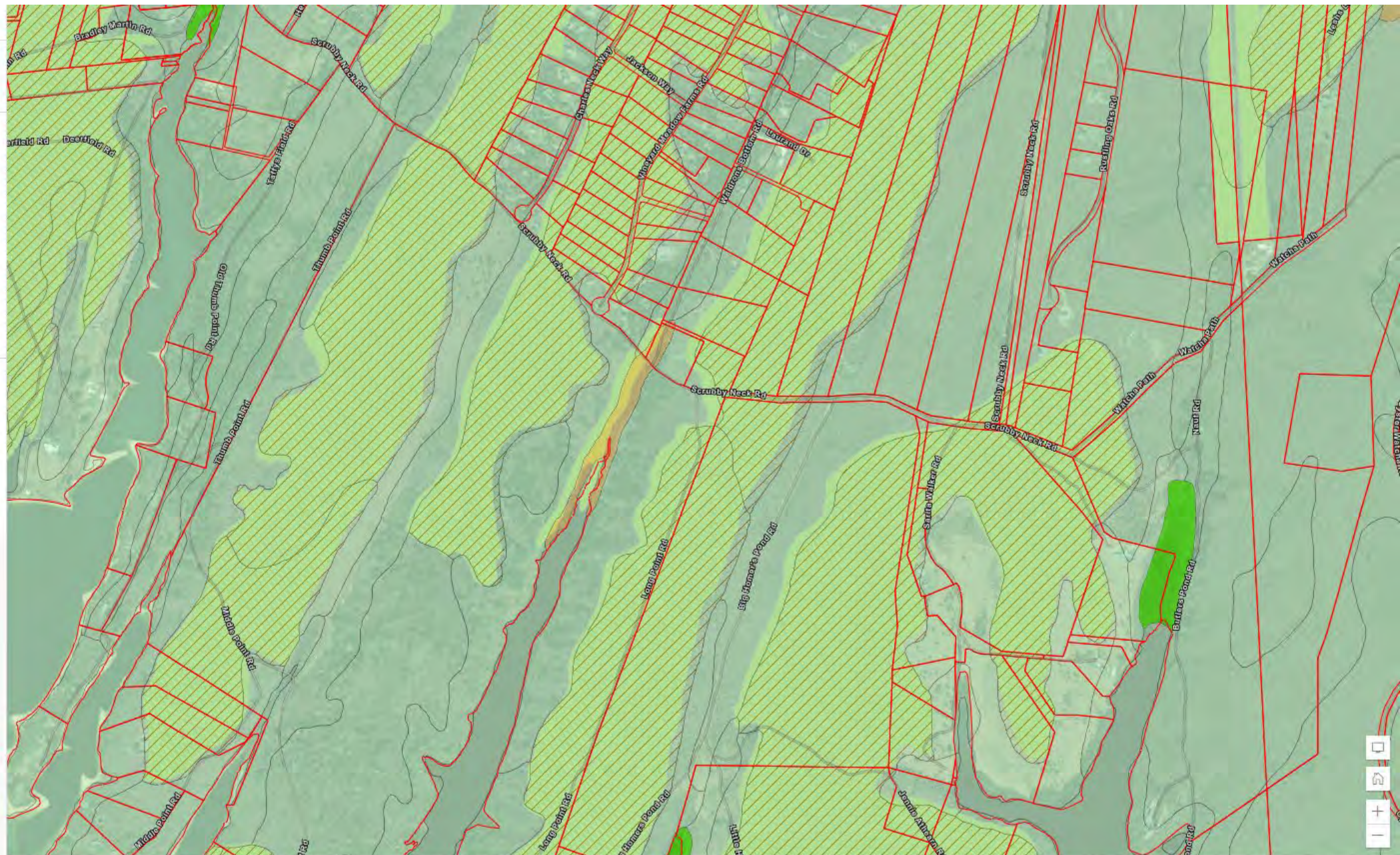
- FrmindCls
- All areas are prime farmland
- Farmland of statewide importance
- Farmland of unique importance

Dukes County Soil Type



DRI\_Checklist\_Data

- 2.4 agriculture
- Agriculture
- 8.7 agriculture
- Agriculture



# DRI Checklist Item(s)

2.3.c & 8.6.c

Prime Agricultural Soils

**Map B-4**  
MVC DRI Checklist  
version 14

**Prime Agricultural Soils**  
Capability Classes I and II

**Roads**

- Primary Road
- Secondary Road
- Neighborhood Road

**Town Boundary**

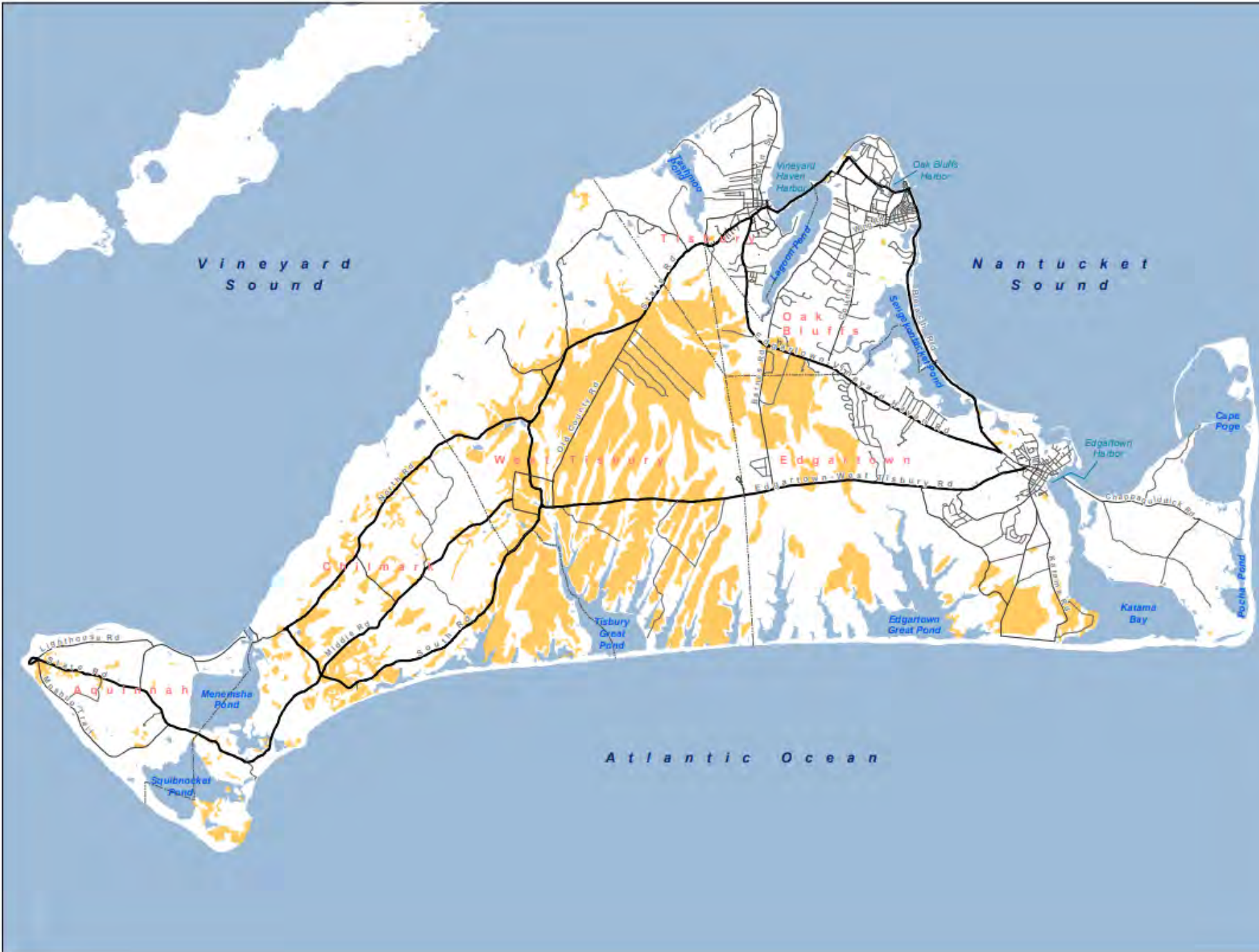
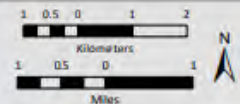
**NOTES:**  
These soil data originated from the Dept. of Agriculture's 1986 survey of Dukes County & are Capability Classes I & II. The version presented here is as of 2018 extracted via the Soil Data Viewer.

Soil classes include: ChB, HaA, HaB, KaA, MoA, MoB, NaB, PyA, RvA, RvB, and TAA per Table 5 on pg97 of the 1986 Dukes County Soil Survey.

Per the NRCS (Natural Resources Conservation Service) website: Land capability "Class I contains soils having few limitations for cultivation; Class II contains soils having some limitations for cultivation."

**DISCLAIMER:**  
Data provided are for planning purposes only. The data are not adequate for boundary determination or regulatory interpretation. The MVC cannot be responsible for how these data are used or interpreted by the end user.

Compiled By: Martha's Vineyard Commission  
11/5/13, ph: 508-693-3453, www.mvcommission.org  
Data: Soil - NRCS 2018; Town Boundary - MASSGIS 2012; Roads: MHD/MASSGIS 2016; NAVA - MASSGIS/MVE 2005.  
Projection: StatePlane, MA Mainland, NAD83, in feet, plus, drc:checklist4\_B04\_Soils.mxd  
Original in color



Legend

Parcels with Building Info Joined\_pv



Dukes County Soil Survey

Farmland Soil Classification

FrmindCls

- All areas are prime farmland
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Dukes County Soil Type

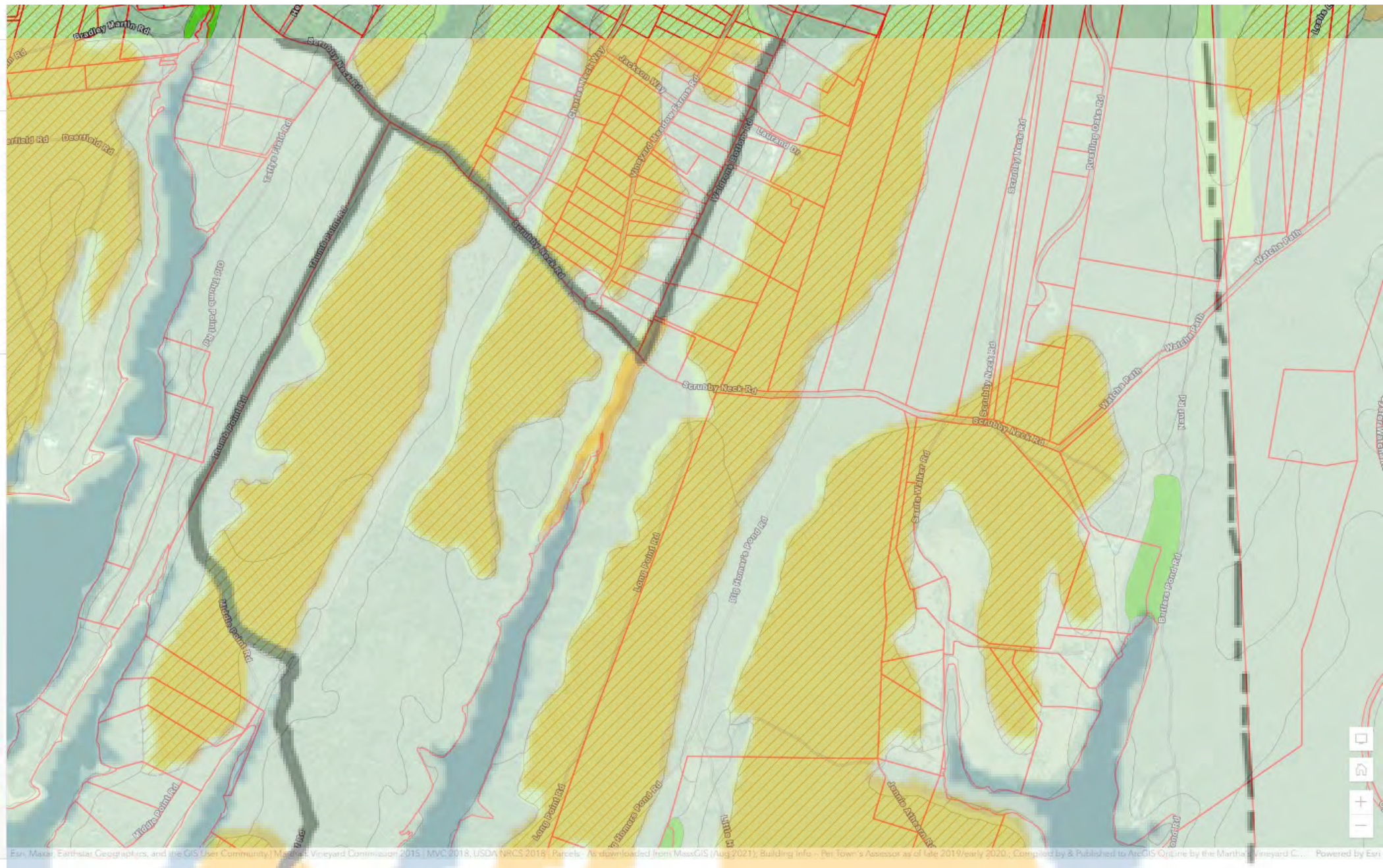


DRI\_Checklist\_Data

2.4 agriculture



8.7 agriculture



Legend



Parcels with Building Info Joined\_pv



Prime Farmland Availability Analysis

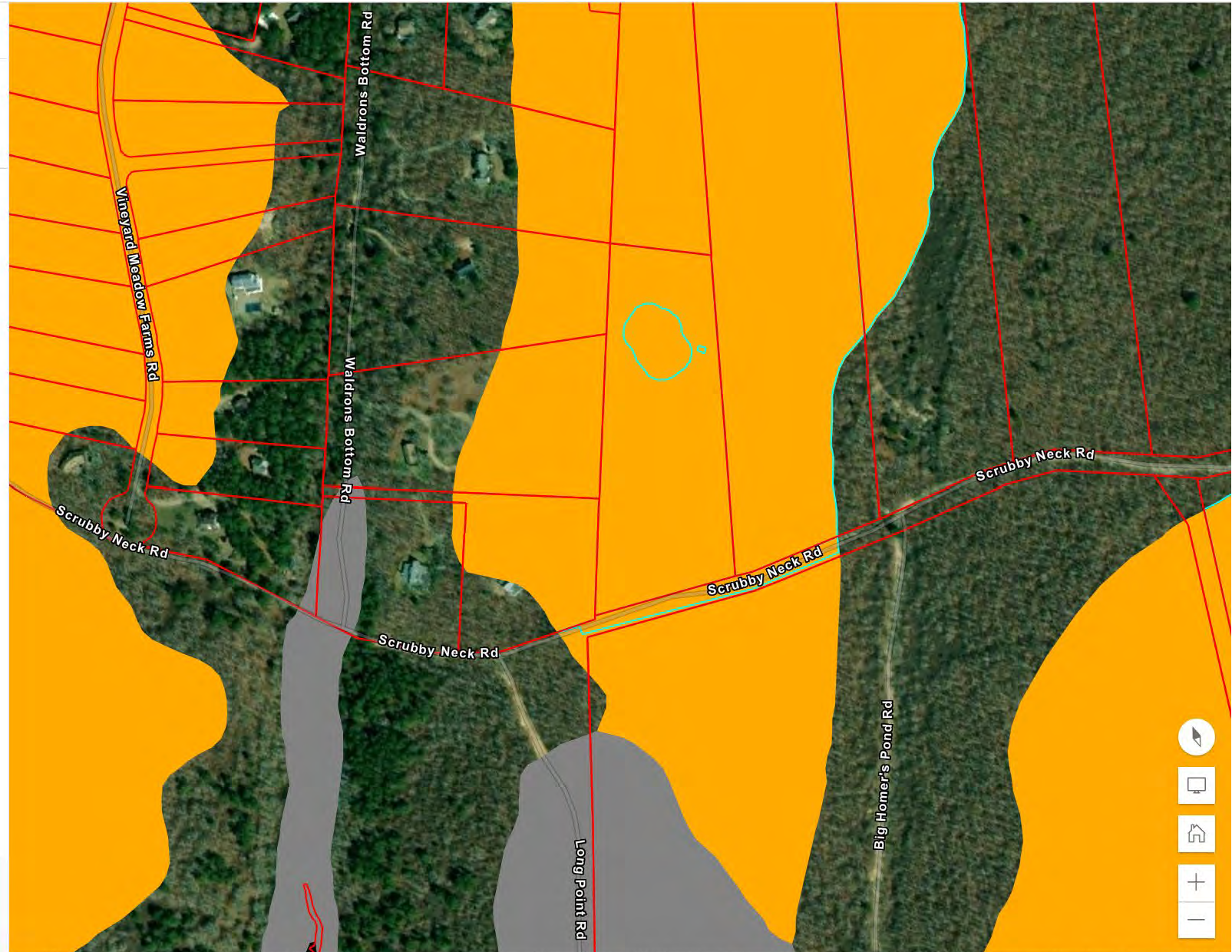
Available Potentially - on Prime Farmland Soils - not within Priority Habitat



Prime Farmland Soils

Label

- Crop and Pasture Soils
- Crop and Pasture Soils
- Crop and Pasture Soils
- Crop and Pasture Soils
- Crop and Pasture Soils
- Crop and Pasture Soils
- Crop and Pasture Soils
- Pasture Only Soils
- Pasture Only Soils
- Pasture Only Soils
- Pasture Only Soils



# Town review

The West Tisbury Planning Board has stated the following:

*This division of land would have equal impact on the special way as either a single lot, or two smaller lots; six acres allows for two full sized dwellings as does two 3 acre lots. The property has proper road frontage on the Special Way and we find either configuration of the property to be equally minimal in terms of impact on the road.*

*The board considers the application to be a minor ANR subdivision of which we can easily determine as the permit granting authority without MVC review.*