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Martha's Vineyard Commission

DRI 741 Surke Meadow

MVC Staff Report – 2023-4-27

1. DESCRIPTION

- 1.1 **Owner:** ADEC Meeting House Way Real Estate, LLC
- 1.2 **Applicant:** ADEC Meeting House Way Real Estate, LLC
- 1.3 **Applicant's Agent:** Doug Hoehn of Scofield, Barbini, & Hoehn
- 1.4 **Project Location:** 35 Division Road, Edgartown
- 1.5 **Proposal:** Subdivision of land into five building lots and two open space parcels.
- 1.6 **Zoning:** R-20
- 1.7 **Surrounding Land Uses:** To the Northwest, the proposed Subdivision site fronts Old Meshacket Road which is subject to a 5-foot-wide trail easement. Beyond, there are a number of homes. To the Southwest, the proposed Subdivision parcel fronts Meeting House Way. Beyond, there are a number of lots, including a large one owned by the Town of Edgartown. To the Northeast, the proposed Subdivision site abuts two lots where construction is afoot. To the Southeast, the proposed Subdivision site fronts Division Road aka Henry's Path. Beyond, are two large lots.
- 1.8 **Project History/Site Description:** The proposed Subdivision site is largely meadowland. The meadowland is bordered with stretches of woodland and brush. The property card lists the site as vacant land. In 2006 the site passed through probate, according to the property card and prior to that its owners were "formerly unknown".
- 1.9 **Project Summary:** Under Subdivision Control Law, create five building lots—0.71 acres (x2), 1.46 acres, 1.61 acres and 2.19 acres. Additionally, create two Open Space parcels of 4.55 acres and 5.58 acres.

2. ADMINISTRATIVE SUMMARY

- 2.1 **DRI Referral:** Edgartown Planning Board (March 21, 2023)
- 2.2 **DRI Trigger:** 2.3 Division of More Than 10 Acres: subsection b: "...land greater than 16 acres and no greater than 22 acres – up to three (3) such Parcels..."
- 2.3 **LUPC:** May 1, 2023
- 2.4 **Public Hearing:** Not yet held

3. PLANNING CONCERNS

- 3.1 **Wastewater:** The proposed Subdivision site is in the Edgartown Great Pond Watershed. However, the Subdivision is expected to connect to the Edgartown Sewer System as opposed to utilizing onsite systems. The Applicant's Agent has nonetheless, very recently, provided Nitrogen Load Calculations in addition to Nitrogen Load Estimates. These figures require staff review.
- 3.2 **Environment / Habitat:** The proposed Subdivision site contains Open Space shaded as Exceptional and Important on GIS mapping. Most of the Exceptional and Important Open Space is contained in the proposed Subdivision Site's two dedicated Open Space parcels. It's unclear if any covenants or restrictions will be placed on the two Open Space parcels. This should be ascertained.

3.3 Traffic and transportation: As entry into the proposed Subdivision site would be off a private dirt road, a road not municipally designed or maintained, and a road of variable width per the Applicant's Survey Plan, it may be necessary to make sure fire apparatus can safely travel this road to the proposed Subdivision site. Furthermore, at the proposed Subdivision site, it would seem necessary to ensure fire apparatus can safely traverse all interior rights of way and can stage and turn around in those rights of way as needed.