

# 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) Coastal 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      |

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RECEIVED

JUN 24 2020

RETURN THIS FORM WITH DRI REFERRAL

Name of Applicant: Harborwood LLC

Name of Project: Comprehensive Permit

Brief Project Description: 52 condo project on Beach Road (former Hickleys)

Address: 61 Beach Road

Phone: 508 696 1900 Fax: Email: info@dukesacademy

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: Tisbury Zoning Board of Appeals

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.

X Signature: Jeff Kristal / LB

Print Name: Jeff Kristal

Board: Tisbury ZBA

Town: Tisbury