

**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:
7015 1520 0000 7415 0882

July 13, 2018

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

Dear Mr. Foley,

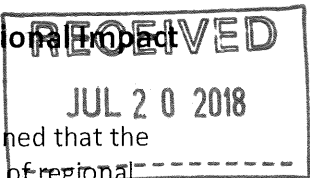
Please find enclosed the DRI referral form for Town of Oak Bluffs Fire-EMS / Radio Communications Tower. Our board voted on July 12, 2018, to send this project to the MVC under section 9.1.a. I have e-mailed you copies of the plans received from the applicant's engineer. No other permit applications have yet been filed with the Town.

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

Sincerely,

Kim Leaird
Planning Board Administrator

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



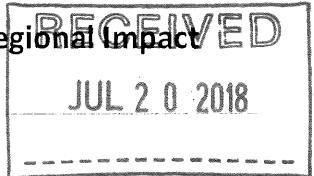
RETURN THIS FORM WITH DRI REFERRAL

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”
- 1.1 b) Discretionary Referral – “Between-Town”
- 1.1 c) Discretionary Referral – “Island-Wide”
- 1.2 Previous DRI’s – Modification
- 2.1 Division of Land – Commercial
- 2.2 a) Division of Land – 10 or more lots
- 2.2 b) Division of Land – 6 or more lots (rural)
- 2.3 a) Division of Land – 10-16 acres, 3+ lots
- 2.3 b) Division of Land – 16-22 acres, 4+ lots
- 2.3 c) Division of Land – 22-30 acres, 5+ lots
- 2.3 d) Division of Land – 30+ acres, 6+ lots
- 2.4 a) Division of Farm Land – current
- 2.4 b) Division of Farm Land – Since 1974
- 2.4 c) Division of Farm Land- Prime Ag. Soil
- 2.5 Division of Habitat
- 2.6 ANR of 3 or more lots, or in Island Road or Coastal DCPC
- 3.1 a) Dev. of Commercial – 3,500 s.f.
- 3.1. b) Dev. of Comm – 2,500-3,000 s.f.
- 3.1 c) Dev. of Comm – Aux. of 1,000 s.f.
- 3.1 d) Dev. of Comm – Combination 2,500 s.f.
- 3.1 e) Dev. of Comm – 6,000 s.f. Outdoor Use
- 3.1 f) Dev. of Comm – Change of Use
- 3.1 g) Dev. of Comm – Increased Intensity
- 3.1 h) Dev. of Comm – Parking 10+ vehicles
- 3.1 i) Dev. of Comm – High Traffic Generator
- 3.2 a) Mixed Use – 3,500 s.f.
- 3.2 b) Mixed Use – 4+ units
- 3.3 a) Changed Threshold – B-I and B-II Districts with Area Development Plans
- 3.3 b) Changed Threshold – Special Permit
- 3.3 c) Changed Threshold – no other trigger
- 3.4 a) Vehicular Refueling
- 3.4 b) Storage of fuel
- 3.4 c) Drive-thru window service
- 3.4 d) Restaurant in B-I (50+ seats)
- 3.4 e) Restaurant outside B-I
- 3.4 f) Formula Retail
- 3.4 g) Container or Trailer used for Storage
- 4.1 a) 10 or more Dwelling Units
- 4.1 b) 10 or more Rooms for Rent
- 4.1 c) 10 or more Dwelling Units or Rooms
- 5.1 a) Development in Harbors
- 5.1 b) Development in 10+ Acre Body of Water
- 5.1 c) Development in the Ocean
- 5.2 Change in Intensity of Use of Comm. Pier
- 5.3 a) New Comm. 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+ s.f.
- 6.1 b) Private Place Assembly – 50+ seats
- 6.2 a) Public Place Assembly – 3,500+ s.f.
- 6.2 b) Public Place Assembly – 50+ seats
- 7.1 a) Transportation Facility to or from M.V.
- 7.1 b) Transportation Facility – Internal System
- 8.1 a) Demolition/Ext. Alt. of Historic Structure
- 8.1 b) Demolition/Ext. Alt Structure > 100 years
- 8.2 Archeology
- 8.3 Significant Habitat
- 8.4 a) Costal 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 a) Development on Current Farmland
- 8.5 b) Development on Former Farmland
- 8.5 c) Development on Prime Agricultural Soils
- 8.6 Development designated in DCPC
- 9.1 a) Telecommunications Tower over 35 feet
- 9.1 b) Telecommunications Tower Reconstruction
- 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 50,000 s.f

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



RETURN THIS FORM WITH DRI REFERRAL

Name of Applicant: Town of Oak Bluffs Fire-EMS

Name of Project: Radio communications tower

Brief Project Description: 140 ft. radio communication tower to improve public safety

Address: 347 County Rd. / PO Box 2131
Oak Bluffs, MA 02557

Phone: 508-693-5380 Fax: _____ Email: _____

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: special permit

Zoning Board of Appeals: _____

Other Boards: _____

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: Mark Crossland

Print Name: MARK CROSSLAND

Board: Planning Board

Town: Oak Bluffs