



BOX 1447, OAK BLUFFS, MASSACHUSETTS, 02557, 508-693-3453,  
FAX 508-693-7894 INFO@MVCOMMISSION.ORG WWW.MVCOMMISSION.ORG

## Martha's Vineyard Commission

### DRI # 121-M Allen Farm Estate Plan

### MVC Staff Report – 2012-10-19

#### 1. DESCRIPTION

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- 1.1 Applicant:** Allen Farm Nominee Trust; Clarissa Allen and Mitch Posin. Reid Silva (Agent)
- 1.2 Project Location:** 421 South Road, Chilmark Map 25 Lot 21 (50.2 acres)
- 1.3 Proposal:** A Form B Preliminary Subdivision of 50.2 acres into four lots.
- 1.4 Zoning:**
- 1.5 Local Permits:** Planning Board.
- 1.6 Surrounding Land Uses:**
- 1.7 Project History:** In 1980 DRI 121 was approved to divide 116.5 acres into 12 lots. Of the 116.5 acres 77.5 were on the north side of South Road comprising eight of the twelve buildable lots plus two open space lots. All of the 10 lots on the north side of South Road except lot 5 were 2 to 3.36 acres each. Lot 5 was 53.79 acres and was the main farm lot on the north side of South Road. Somewhere along the line in the ensuing years **one** more 3-acre lot (Map 25 Lot 20-11) was carved off of Map 25 Lot 20-1 (Lot 5).
- 1.8 Project Summary:** A Form B Preliminary Subdivision of 50.2 acres into four lots. One of the four lots would be the already developed homesite lot of 16.5 acres. The other lots would be 12.8 acres, 11.4 acres, and 9.5 acres. The plan also includes a proposed access road (0.7 acres).

#### 2. ADMINISTRATIVE SUMMARY

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- 2.1 DRI Referral:** Chilmark Planning Board
- 2.2 DRI Trigger:** 1.2 Previous DRI
- 2.3 Pre-Application meeting with staff:** October 4, 2012
- 2.4 LUPC:** October 15, 2012
- 2.5 Public Hearing:** To be determined if necessary October 18, 2012.

#### 3. PLANNING CONCERNS

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##### 3.1 Some Key Issues

- The property is located in the Chilmark Pond watershed, a compromised watershed, with a nitrogen load limit of 0.2 kilograms per acre per year. The total load limit for the 9.5 acre parcel would be 1.9 kg/yr; the total load limit for the 12.8 acre parcel would be 2.56 kg/yr; the total load limit for the 11.4 acre parcel would be 2.28 kg/yr
- **One** additional 3-acre parcels has been carved off on the north side of South Road since the 1980 MVC DRI Review.