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Martha's Vineyard Commission

DRI # 34-M A. Fischer

MVC Staff Report – 2007-03-02

1. DESCRIPTION

- 1.1 Applicant:** A. M. Fischer 1994 Trust, Priscilla P. Fischer, Trustee; Glenn Provost (Agent)
- 1.2 Project Location:** Road to Great Neck, West Tisbury Map 35 Lot 3.1 (110.3 acres)
- 1.3 Proposal:** To subdivide one 12.9 acre parcel off of the 110 acre piece.
- 1.4 Zoning:** RU – Residential 3-acre minimum lot size
- 1.5 Local Permits:**
- 1.6 Surrounding Land Uses:** The property is farm fields (hay and pasture) and woods between two coves of the Tisbury Great Pond.
- 1.7 Project History:** The property has been in the Fischer family for several generations. In 1976 Arnie Fischer Senior came to the MVC to subdivide four 5-acre lots, one for each of his children, out of the original 130-acre parcel. The Trust is working out a comprehensive estate plan for the entire property. In the meantime, while the details of that plan are being worked out, they would like to create a 12.9 acre Form A lot around an existing camp building that was built in 1969.
- 1.8 Project Summary:** To subdivide one 12.9 acre parcel off of the 110 acre piece in order to have something in hand to offset estate tax in case something should happen to the Trustee of the property while an overall estate plan for the whole property is being worked out. This Form A plan may not ever be exercised, its purpose is only as a backup plan. The property is presently restricted under Chapter 61A.

2. ADMINISTRATIVE SUMMARY

- 2.1 DRI Referral:** West Tisbury Planning Board
- 2.2 DRI Trigger:** 3.102b, 3.203a, and 3.203b. **3.102** Any development, with the concurrence of the Martha's Vineyard Commission, which: b) is a new proposal on a site upon which there is a previously approved DRI application for a different proposal.
3.203 Any development that proposes to divide a contiguous or related ownership of land of five (5) acres or more which is: **a)** currently active farmland, or **b)** land that has actively worked as farmland within the past five (5) years; or
- 2.3 Pre-Application meeting with staff:** March 1, 2007
- 2.4 LUPC:** March 5, 2007 at 6:30 pm
- 2.5 Site visits:**
- 2.6 Public Hearing:**

3. PLANNING CONCERNS

- 3.1 Some Key Issues**
 - Regional
 - Environment: This property is in a priority habitat area.
 - Local
 - Planning: This subdivision would probably not have major impacts though if exercised would potentially be sub-dividable into three parcels in the future.