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Martha's Vineyard Commission

DRI # 632 Kidder Division Chappy

MVC Staff Report – Updated on June 30, 2011

1. DESCRIPTION

- 1.1 Applicant:** Michael Kidder, TNF Realty Trust
- 1.2 Project Location:** Map 32 Lot 1.2 (16 acres) and Lot 1.11 (4 acres).
- 1.3 Proposal:** The proposal is to combine a 4-acre lot and a 16-acre lot and then re-divide them into three residential lots.
- 1.4 Zoning:** R-120; Residential. Zoning allows one house per lot plus a 900 sf guest house.
- 1.5 Local Permits:** Planning Board for Form A; they must file with the Conservation Commission on lots A and B.
- 1.6 Surrounding Land Uses:** Rural residential.
- 1.7 Project History:**
- 1.8 Project Summary:**
- The proposal is to combine a 4-acre lot and a 16-acre lot and then re-divide them into three residential lots. Lot A would be 3.75 acres. Lot B would be 10.2 acres. Lot C would be 5.9 acres.
 - Two new house lots would be created on two of the lots.
 - The third property has a barn on it and would eventually also have a house on it.
 - There are no building envelopes or plans at this time. They will show the building envelopes by the public hearing.
 - The access road through Tom's Neck Farm would be used to access lots A and B.
 - An existing access from the Dike Bridge would access lot C.
 - The proposal abuts Tom's Neck Farm which underwent many archaeological studies.
 - Much of the property is wetlands.
 - Applicants have contacted NHESP about studying the endangered species.

2. ADMINISTRATIVE SUMMARY

- 2.1 DRI Referral:** Edgartown Planning Board (Received at MVC June 7, 2011).
- 2.2 DRI Trigger:** 2.4 (Division of 10-30 acres)
- 2.3 Pre-Application meeting with staff:** June 9, 2011
- 2.4 LUPC:** June 20, 2011
- 2.5 Site visits:**
- 2.6 Public Hearing:** Tentatively looking at July 7, 2011.

3. PLANNING CONCERNS

3.1 Some Key Issues

- Some of the property is in NHESP designated habitat.
- The abutting subdivision has significant archaeological content.

3.2 Environment

- **Vegetation:** Woods, meadows, and wetlands.
- **Habitat:** Some of the property is in NHESP designated habitat
- **Landscaping:** The Applicant's are working with Kris Horiuchi on the landscape.
- **Open Space:** The property is rated as "Exceptional" on the MVC Open Space Policy Map.
- **Lighting: Noise: Energy/Sustainability:**
- **Water:** Wells
- **Wastewater / Stormwater:**
 - The site is situated at elevation from over 30 to less than 10 feet. The soil type on site is Carver loamy coarse sand that is excessively drained but offers no restrictions to wastewater disposal.
 - The property is primarily located in the Cape Poge watershed that carries a nitrogen load limit of 53.4 kilograms of nitrogen per acre per year.
 - The parcels are 20 acres in area and therefore carry a nitrogen load allocation of 1068 kilograms.
 - The creation of three residential lots for single family dwellings is acceptable given the nitrogen allocation and the typical nitrogen loading of 8 to 10 kilos per house.

3.3 Transportation

- **Access:** The access road through Tom's Neck Farm would be used to access lots A and B. An existing access from the Dike Bridge would access lot C.
- **Traffic Summary:**
 - They have no plans to pave or widen the existing access roads.
 - LUPC waived the requirement for a traffic study.

3.4 Affordable Housing

- The proposal does not trigger the MVC Affordable Housing Policy.

3.5 Economic Impact

- No significant impact

3.6 Scenic Values

- **Streetscape, Architectural Design, A.D.A. Accessibility:** There are no specific building proposals at this time.
- **Building Massing:** The Applicants have said they plan on building small houses (approximately 3000 sf). The house on lot B would be legally restricted to 7,000 sf including the guest house. The house on lot C would be legally restricted to 2,750 sf including guest house. Lot A would have no restriction.

3.7 Local Impact/Abutters

- .No concerns have been raised by abutters.

4. CORRESPONDENCE

4.1 Town Officials: None.

4.2 Island Organizations: None.

4.3 Public: None.