



DRI 34 M5 Flat Point Farm Subdivision Finalization

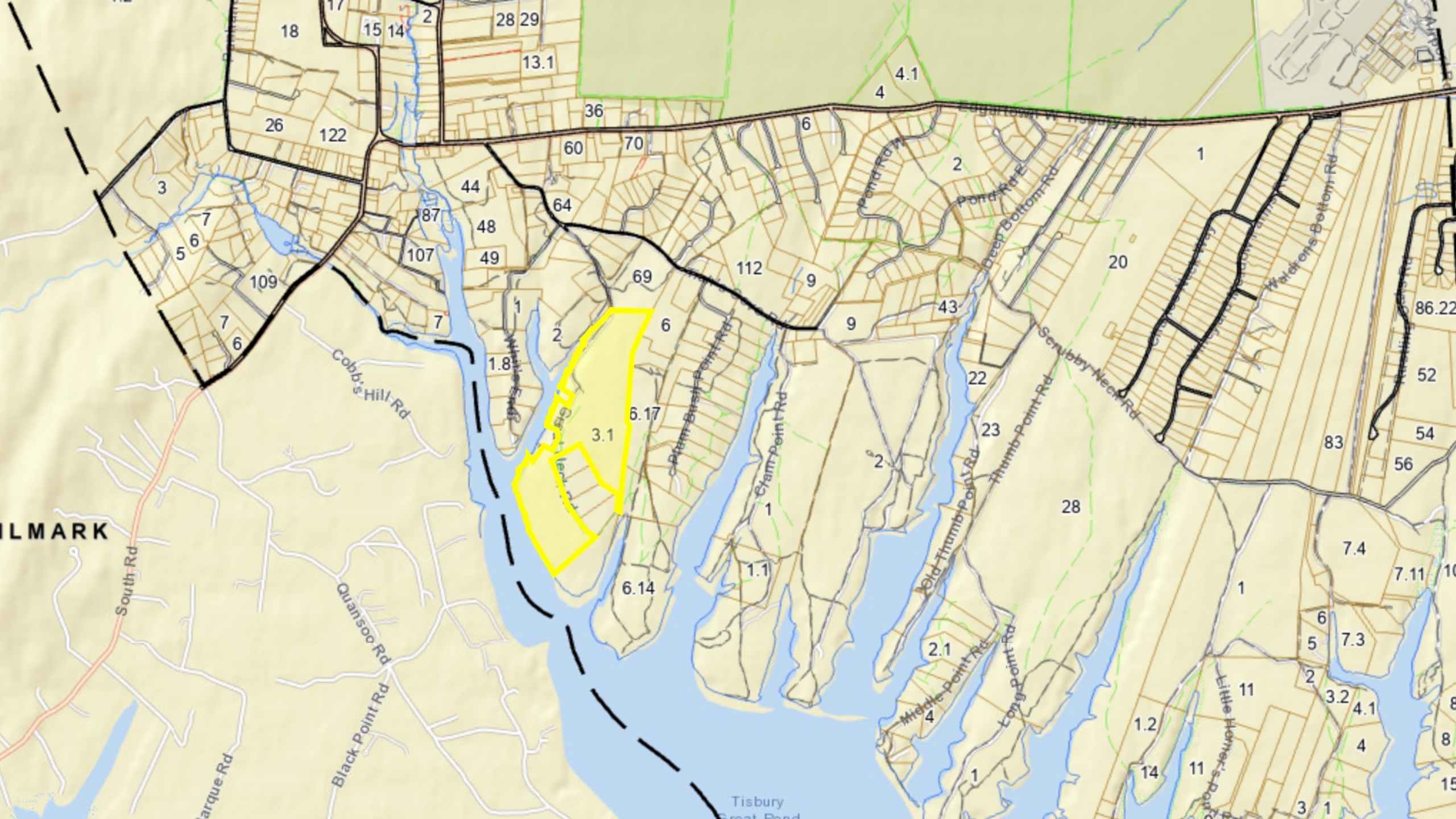
DRI 34 M5

- **Priscilla P Fischer Trust, Owner**
- **Priscilla P Fischer Trust, Applicant**
- **Attorney Eric Peters, Applicant's agent**
- **126, 161, 180, 200, 212, and 250 Road to Great Neck, West Tisbury**
- **West Tisbury Planning Board, Referral**
- **Modification of a Previous DRI, Trigger**

DRI 34 M5

Proposal: Subdivision into the following parcels: an 25.54-acre APR Field, Residential Lot 7A (3.4 acres), Residential Lot 6A (3.41 acres), Residential Lot 5A (3.41 acres), Residential Lot 4A (3.39 acres), Residential Lot 7B (3.11 acres), Residential Lot 6B (3.15 acres), Residential Lot 5B (3.11 acres), Residential Lot 4B (3.12 acres), Residential Lot E (6.10 acres), Residential Lot D (3.10 acres), residential Lot C (3.10 acres), Residential Lot B (6.36 acres), Residential Lot (A 4.34 acres), and a 34.90-acres APR Field. Also, reconfiguration of a road and the creation of guesthouses on Residential Lots B and E. Also, installation of a 20,000 gallon firefighting cistern.







LOCUS MAP 1" = 2000'

Assr. Pct. 31-69
Monomy Farm LLC

Assr. Pct. 35-6
Philip W. Spalding, Tr.

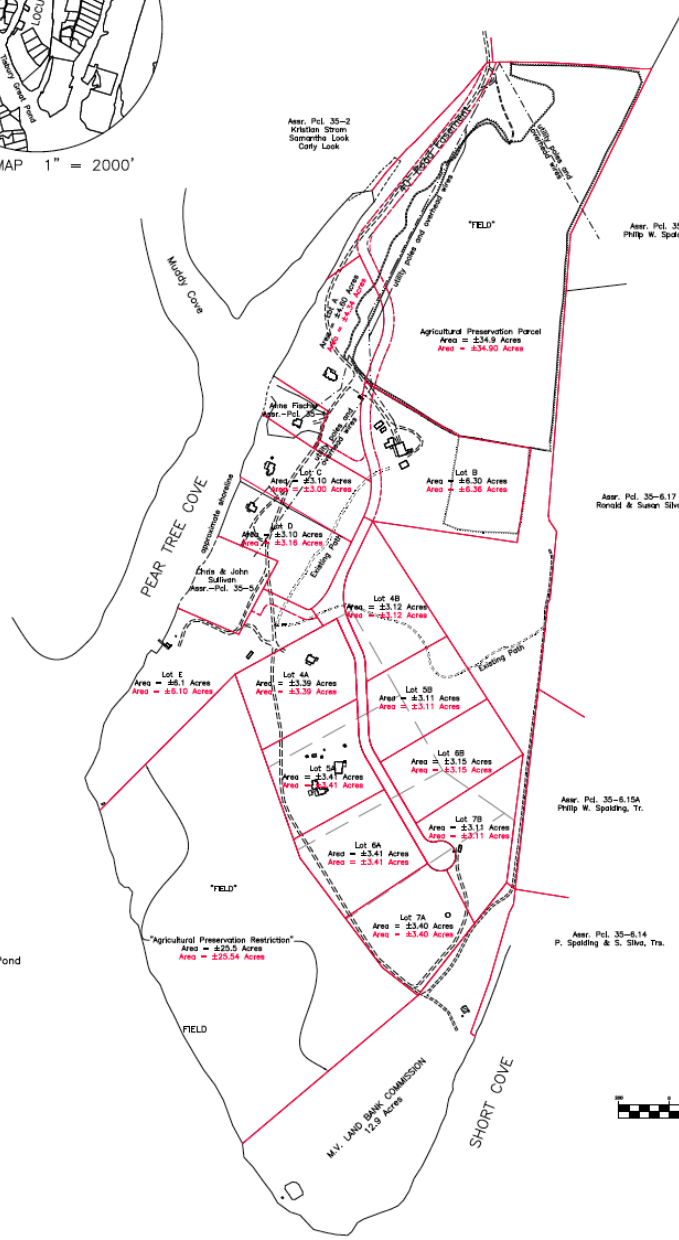
Assr. Pct. 35-2
Kristian Strom
Suzanna Look
Cathy Look

Assr. Pct. 35-6.21
Philip W. Spalding, Tr.

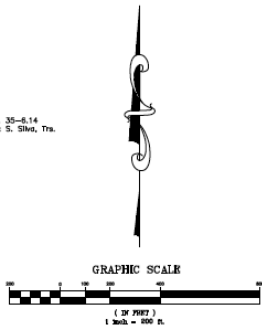
Assr. Pct. 35-6.17
Ronald & Susan Silva

Assr. Pct. 35-6.15A
Philip W. Spalding, Tr.

Assr. Pct. 35-6.14
P. Spalding & S. Silva, Trs.



Tisbury Great Pond




Plan of Land in
West Tisbury, Mass.
Prepared for
"Flat Point Farm"
The Priscilla P. Fischer
1994, T. J.



DRI 34 M5

- Recommendations from DRI 34 M3:
 - The subdivision must meet the nitrogen loading requirements of Tisbury Great Pond
 - Building envelopes on future lots aimed at reducing the impact on existing and potential farming and grazing areas, balanced with minimizing the impact on the pond
 - There must be clear indication of guesthouse locations
 - Implement measures to meet Commission Water Quality Policy are to undertaken
 - A definitive instrument that limits future division must be in place
 - The West Tisbury Planning Board shall determine the adequacy of the road

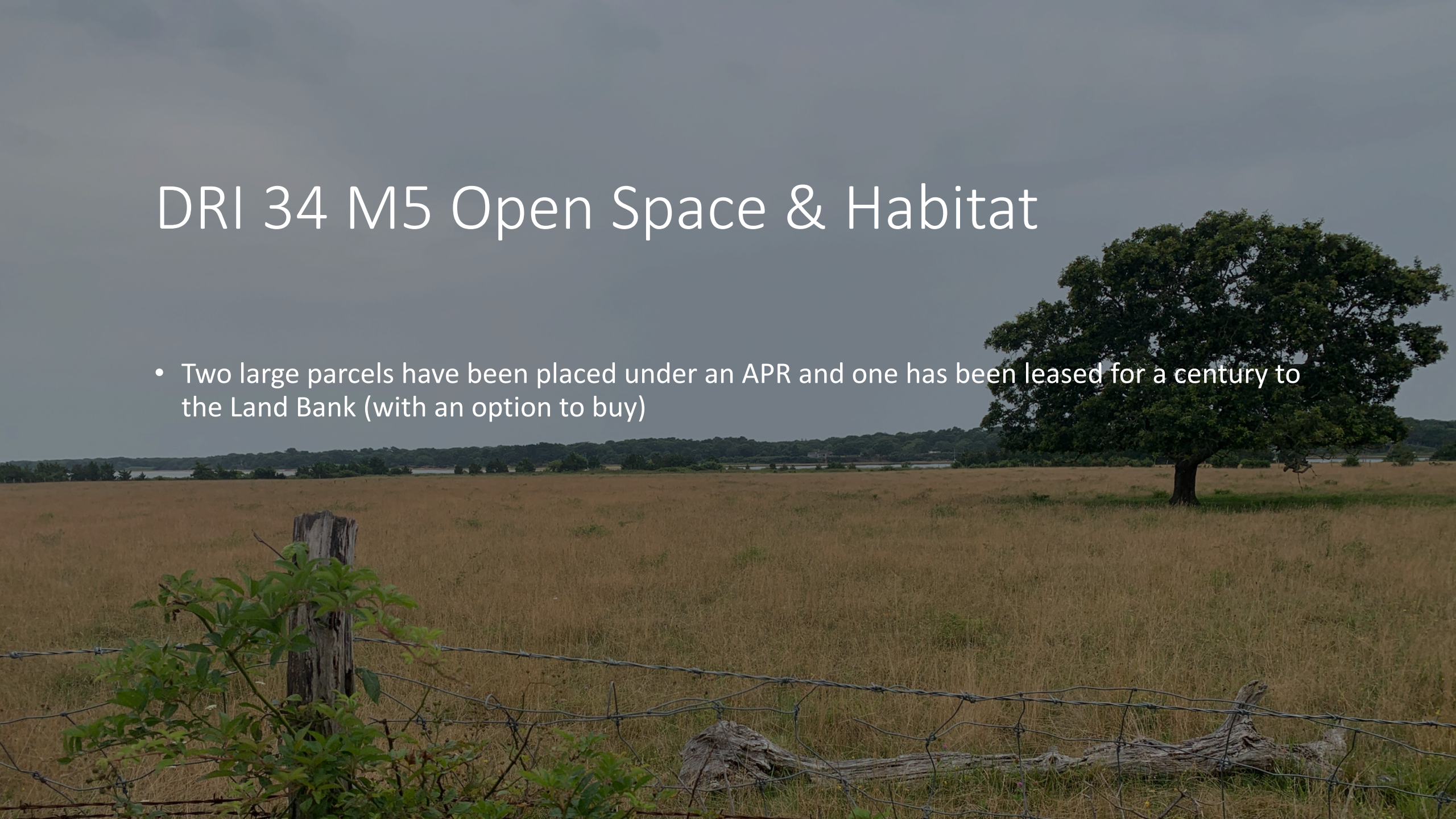


DRI 34 M5 Wastewater

- The Subdivision Site is in the Tisbury Great Pond watershed
- Nitrogen calculations have been submitted and are under review by staff, as is an Agricultural Narrative
- A number of bedrooms has not yet been established for the proposed guesthouses

DRI 34 M5 Open Space & Habitat


- Two large parcels have been placed under an APR and one has been leased for a century to the Land Bank (with an option to buy)





Housing

- According to the Applicant's Agent, the Applicant plans to use a parcel on Harpoon Lane in West Tisbury to satisfy affordable housing requirements. Also, the Applicant's Agent notes Trustee Arnold Fisher's daughter has a ground lease on Residential Lot B.



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TRAILHEAD PARKING**

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ELDERLY AND THE HANDICAPPED**

