



DRI 34 M5 Flat Point Farm Subdivision Finalization

# DRI 34 M5

- **Priscilla P Fischer 1994 Trust,**  
Owner
- **Priscilla P Fischer 1994 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

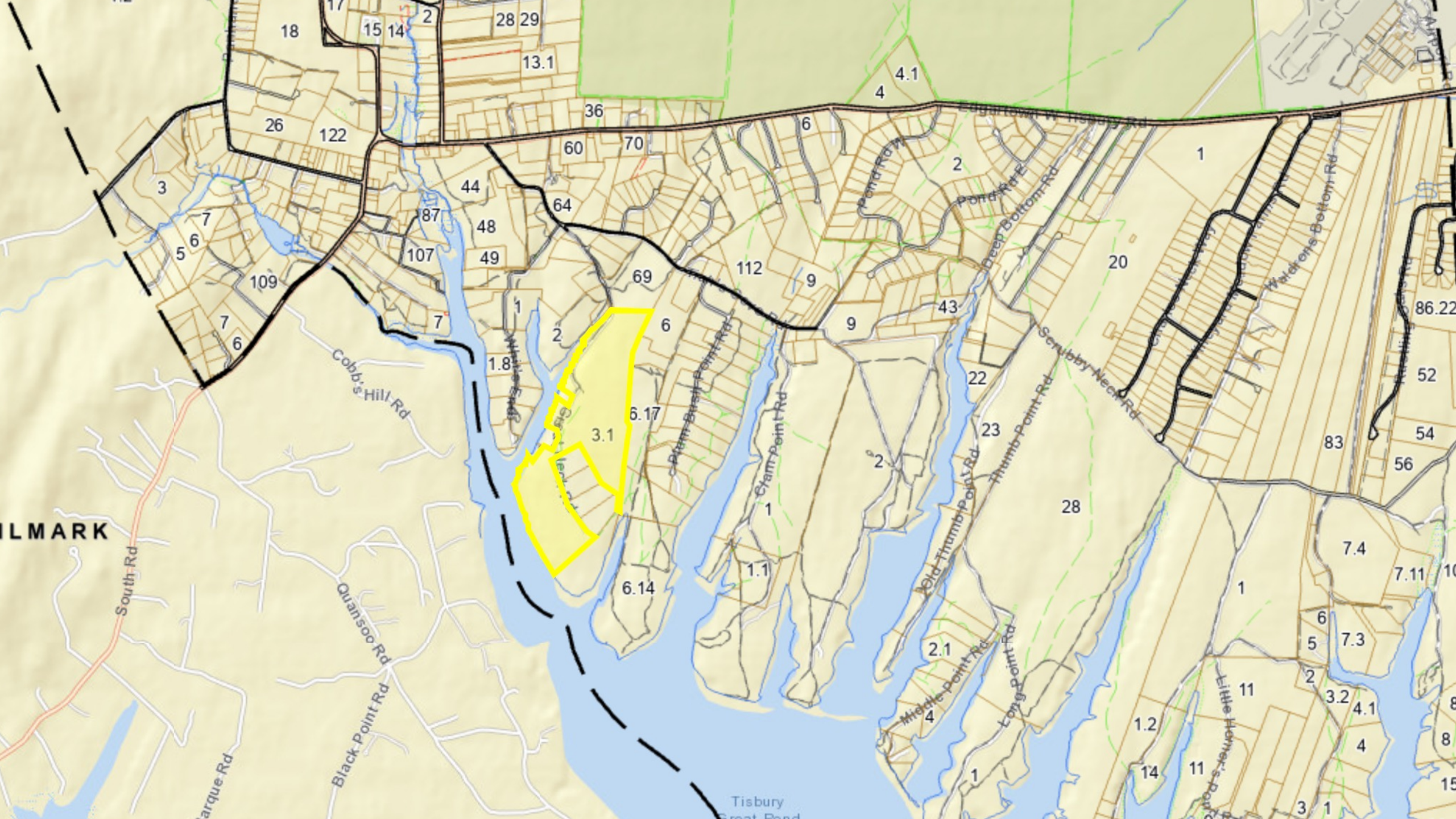
- **Form A & C  
Subdivision of 109.8  
acres into 13  
residential parcels and  
two agricultural  
parcels. Also,  
guesthouse  
allowances on two lots  
and installation of a  
20,000-gallon  
firefighting cistern.**



# DRI 34 M5

**Proposal Continued: 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.**






ILMARK

Tisbury Great Pond

Number	Name	Town	Description	Decision Date
34	Fischer, Arnold M.	West Tisbury	subdivision	April 1, 1976
34 M	A. Fischer	West Tisbury	Subdivide one 12.9 acre parcel off of 110 acre farm	April 12, 2007
34 M2 Extension	Flat Point Farm Estate Plan Extension	West Tisbury	Extension to approval of Preliminary Estate Plan	
34 M2 Extension	Flat Point Farm Estate Plan	West Tisbury	Extension to approval of Preliminary Estate Plan	
34 M2	Flat Point Farm Form B Preliminary Estate Plan 2009	West Tisbury	Form B Preliminary Estate Plan	April 28, 2011
34 M2	Flat Pt Farm Revision to Sunset Clause	West Tisbury	Form B Preliminary Estate Plan	April 28, 2011
34 M3	Flat Point Farm Form B Preliminary Revised Estate Plan 2018	West Tisbury	A revised Form B Preliminary Estate Plan that would create four new buildable lots (3 acres each), 5 lots around existing buildings (4-6 acres each) and place 60 acres in conservation on a 91.6 acre farm with four (4) existing buildable lots.	May 24, 2018
34 M4	Flat Point Farm Barn	West Tisbury	Minor modification to replace a barn that was tragically destroyed in a fire	

# 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 found by staff to meet MVC WQ Policy**
- **An Agricultural Narrative submitted to staff was found to be in accord with Best Management Practices**





# DRI 34 M5 Wastewater

- **Livestock contemplated in the Agricultural Plan include cows, sheep, and goats**
- **Maximum number of Subdivision bedrooms: 82**

# 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)

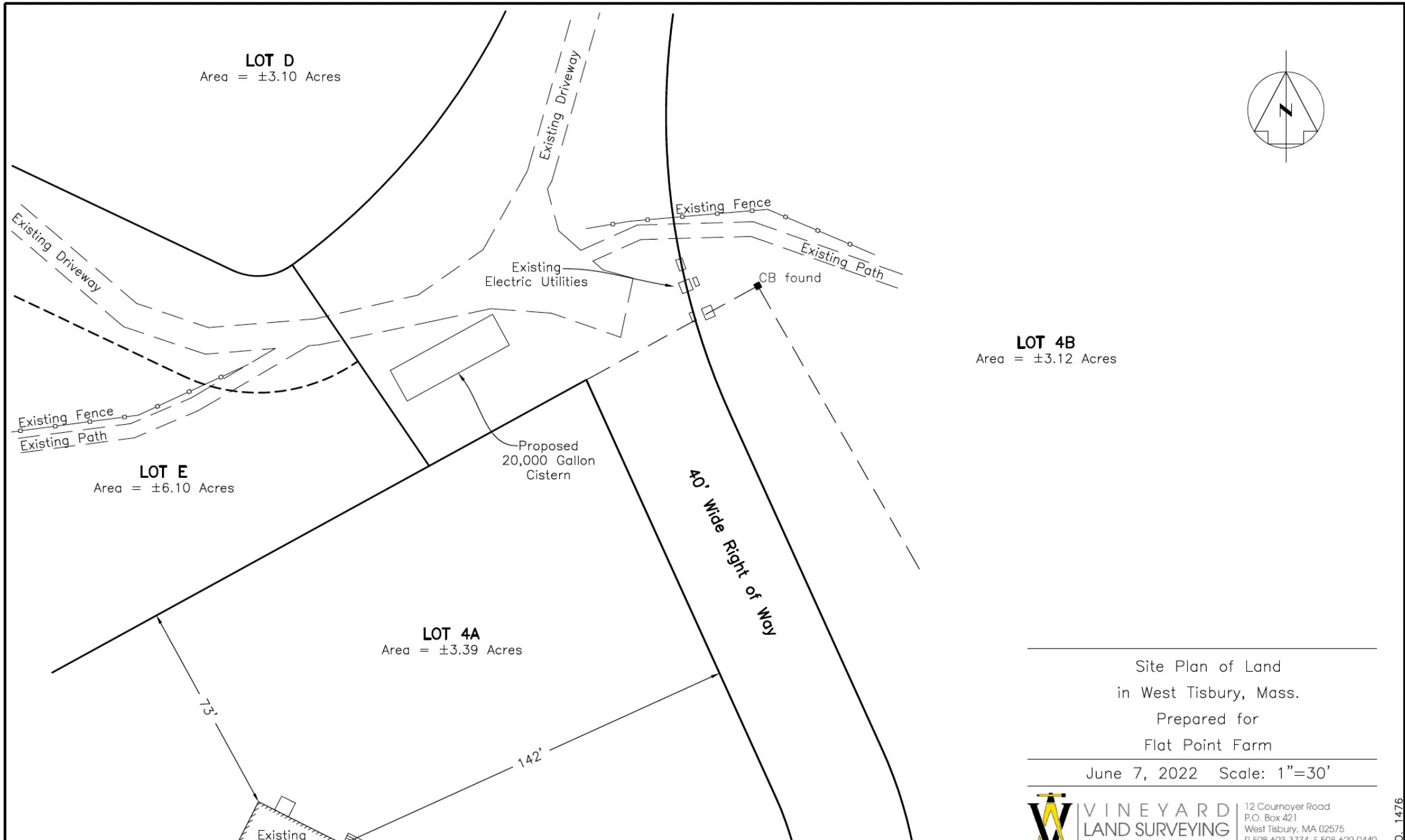


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## Safety & Health

- **At the request of the West Tisbury Fire Department, a 20,000 firefighting cistern is planned.**





Site Plan of Land  
in West Tisbury, Mass.  
Prepared for  
Flat Point Farm  
June 7, 2022 Scale: 1"=30'





**UNIVERSAL ACCESS  
TRAILHEAD PARKING**

**THIS TRAILHEAD IS OPEN ONLY TO  
ELDERLY AND THE HANDICAPPED**