

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

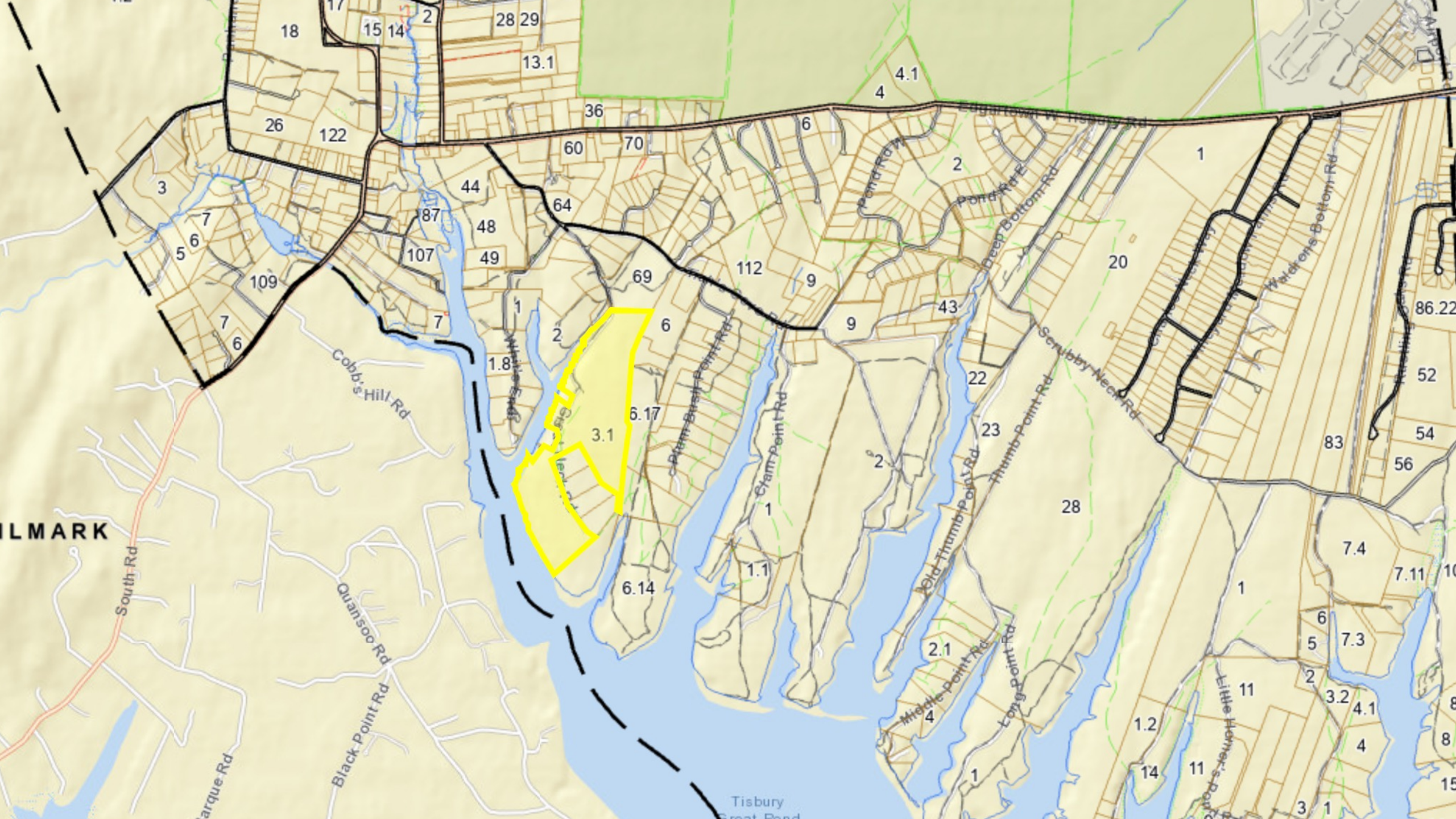
- **Form A & C Subdivision of 109.8 acres into 13 residential parcels and two agricultural parcels. Also, guesthouse allowances on two lots and installation of a 20,000-gallon firefighting cistern.**



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



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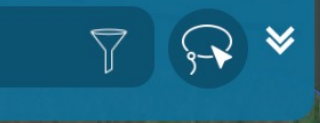
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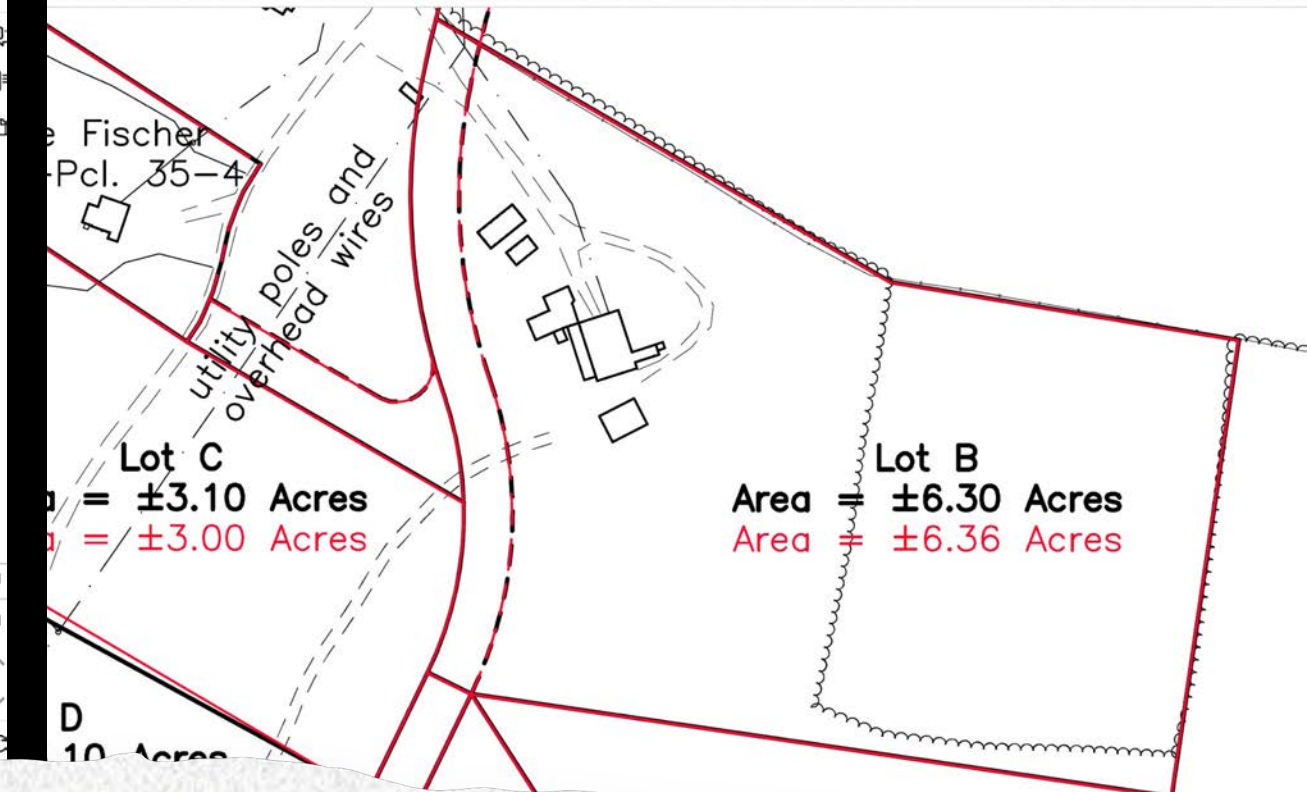
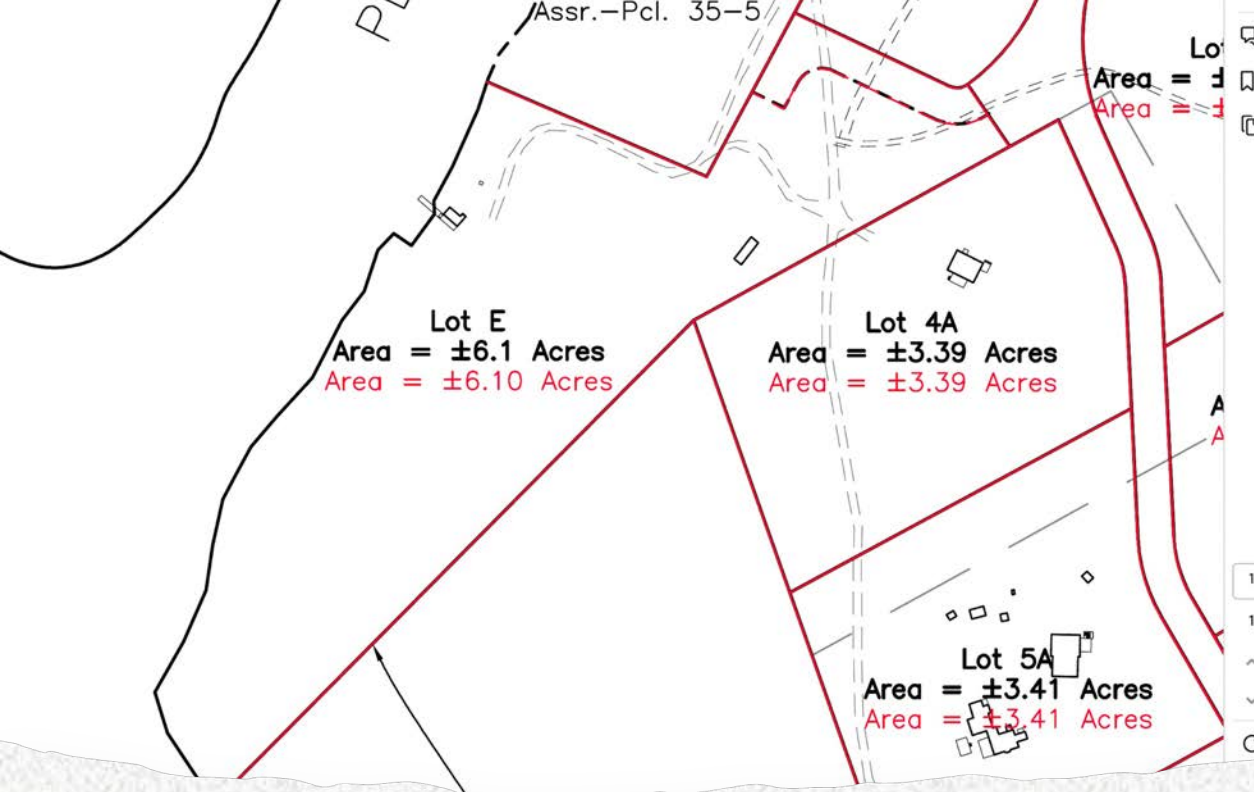
36-2-0
200 DEEP BOTTOM RD
TSISSA INC



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



Guesthouse, Lot E

Guesthouse, Lot B

DRI 34 M5 Guesthouse Lots



DRI 34 M5
Offer: No
Further
Subdivision






DRI 34 M5

Wastewater

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



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**

TABLE A

LOT ID	AREA AC	AREA SF	BEDROOM EXISTING	BEDROOM PROPOSED (EST)	ROOF EXISTING	ROOF PROPOSED (EST)	DRIVEWAY EXISTING (EST)	DRIVEWAY PROPOSED (EST) GRAVEL	FERTILIZED LAWN AND GARDEN EXISTING (EST)	FERTILIZED LAWN AND GARDEN PROPOSED (EST)
LOT A "Farm House"	4.34	189050	5	1	1457	0	3000	0	0	0
LOT B "Barn & Outbuildings"	6.36	277042	3	5	6701	1000	6150	0	0	0
LOT C "Ira's"	3	130680	3	3	1079	0	3000	0	0	0
LOT D "Larry's"	3.16	137650	2	4	822	0	3000	0	0	0
LOT E "Oyster Shack"	6.1	265716	0	8	555	2500	2000	0	0	0
LOT 4A "Neubert"	3.39	147668	3	3	787	0	3000	0	0	0
LOT 4B	3.12	135907	0	6	0	1750	0	3000	0	0
LOT 5A "Arnold Fischer"	3.41	148540	6	0	3355	0	3150	0	0	0
LOT 5B	3.11	135472	0	6	0	1750	0	3000	0	0
LOT 6A	3.41	148540	0	6	0	1750	0	3000	0	0
LOT 6B	3.15	137214	0	6	0	1750	0	3000	0	0
LOT 7A "Mary Fischer Shack"	3.4	148104	0	6	0	1750	0	3000	0	0
LOT 7B	3.11	135472	0	6	0	1750	0	3000	0	0
AGRICULTURAL PRESERVATION RESTRICTION	25.5	1110780	0	0	0	0	0	0	0	0
AGRICULTURAL PRESERVATION PARCEL (34.9 AC)		0		0	0	0	0	0	0	0
Hay Production	21.14	920858	0	0	0	0	0	0	0	0
Wooded Area (remainder)	13.76	599386	0	0	0	0	0	0	0	0
SUBTOTALS	109.46	4768078	22	60	14756	14000	23300	18000	0	0
			TOTAL BEDROOMS		TOTAL ROOF		TOTAL DRIVEWAY		TOTAL LANDSCAPE	
			82		28756		41300		0	
ROADS							46200			
							TOTAL HARDENED			
							87500			

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)



DRI 34 M5

The site has actually been downgraded in a minor way since the 2023 data was formally adopted for the Open Space Policy. Roughly 85% of the site is now considered Exceptional with the remaining considered Important. Exceptional recommends 80% setaside after regulated areas are set aside whereas Important designation recommends 60% setaside. The Policy as it was adopted seemed to give the Commission the latitude to use more current data





DRI 34 M5

Here are the factors that contribute to the high rating (some of which are very similar)

- Working farm covers at least half the site
- Nearly the entire site is prime Ag Soil
- Wetlands (and buffers) along the shoreline
- Within 200' of surface water for much of the site's perimeter / shoreline
- Some of the site is 1000' from coastal & navigable pond
- Some of the site is within a Coastal DCPC
- 10-15% of the site within the 100 yr floodplain
- About a 1/3 of the site is Supporting habitat
- Another 1/3 is Core Habitat
- Full site within an Impaired watershed



DRI 34 M5 Barn Owl Accommodation

“The Barn Owl is listed as a Species of Special Concern in Massachusetts. A Special Concern species occurs in small numbers, has specialized habitat requirements and a restricted range, or has been found to be declining in numbers to the extent that its existence may be threatened.” –NHESP

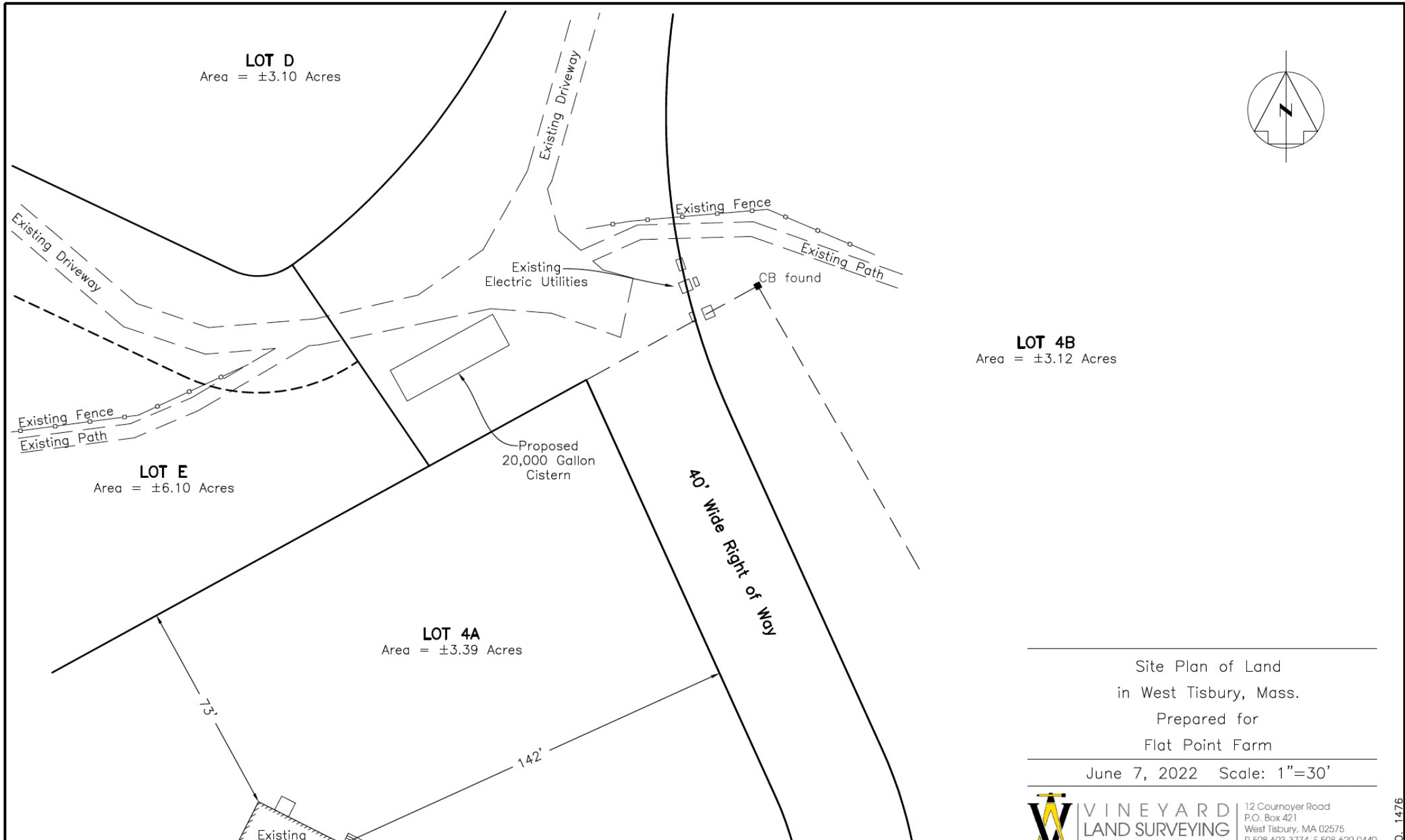


DRI 34 M5

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'

DRI 34 M5 Social Development: Special Access Trailhead

