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Martha's Vineyard Commission

CR 5-2023 Hambrecht ANR

MVC Staff Report – 2023-7-28

1. DESCRIPTION

- 1.1 **Owner:** Amelia Hambrecht & Daniel Greening
- 1.2 **Applicant:** Amelia Hambrecht
- 1.3 **Applicant's Agent:** Doug Hoehn of Schofield, Barbini, and Hoehn, Inc
- 1.4 **Project Location:** 187 Lagoon Pond Road, Tisbury
- 1.5 **Proposal:** Under Subdivision Control Law, an Approval Not Required land division—specifically, the creation of two lots from a single 1.48 acre parcel. One lot would be 39,789 square feet (0.91 acres) and the other would be 24, 812 square feet (0.57 acres)
- 1.6 **Zoning:** R10 Zoning District (minimum lot size 10,000 square feet)
- 1.7 **Local Permits:** Tisbury Planning Board, Form A
- 1.8 **Surrounding Land Uses:** To the Northeast, the Proposed ANR site abuts two residences. Beyond those residences is Skiff Avenue. To the Northwest, the Proposed ANR site fronts Lagoon Pond Road. Immediately beyond the road is Lagoon Pond. To the Southwest, the Proposed ANR site abuts two residences. Beyond those residences is Burt's Way. To the Southeast is a residence. Beyond that residence is Ben Luce's Pond.
- 1.9 **Project History:**
 - In 2020 the Applicant volunteered a portion of the Proposed ANR site for the installation of a Permeable Reactive Barrier, a Commission initiative to mitigate nitrogen pollution done in cooperation with Umass Dartmouth.
 - According to the Applicant, 19th Century and early 20th Century blacksmith Ben Luce once lived at the proposed ANR site. The Applicant said she donated some of Luce's Blacksmithing equipment to the Martha's Vineyard Museum. Luce, according to a 2022 Martha's Vineyard Times article by Chris and Justin Baer, was Civil War veteran who lost the use of his left hand due to a battle wound but nevertheless was able to continue blacksmithing after the war (and was also able to farm). According to the article, Luce became a constable in Vineyard Haven and was on duty when much of downtown Vineyard Haven was destroyed in the 1883 fire. Luce died in 1912 at the Marine Hospital adjacent to his home, according to the article. According to the Applicant, a pond located South of the Proposed ANR site, is named after Luce. Tisbury's Assessor's Map confirms this. Chris and Justin Baer mention the pond in their article, stating "[t]he small body of water behind his home and shop became known as 'Ben Luce's Pond' and served as a popular ice skating pond for generations of Vineyard children." The pond is a different wetland area than the "isolated wetland" shown on the Proposed ANR site plan and is not within the bounds of the Proposed ANR site.
- 1.10 **Project Summary:** The creation of two lots from a single 1.48 acre parcel through an Approval Not Required land division. One lot would be 39,789 square feet (0.91 acres) and would contain an

“isolated wetland,” according to a July 12, 2023 site plan by Schofield, Barbini, and Hoehn, Inc. The other would be 24,812 square feet (0.57 acres) and would contain a four-bedroom dwelling and barn. A Tisbury assessor’s card places dates the dwelling at 1850.

2. ADMINISTRATIVE SUMMARY

- 2.1 DRI Referral:** Tisbury Planning Board
- 2.2 DRI Trigger:** 2.6 b an ANR located in an Island Road or Coastal DCPC (mandatory concurrence)
- 2.3 LUPC:** Slated July 31, 2023
- 2.4 Full Commission:** Slated August 3, 2023

3. PLANNING CONCERNS

- 3.1 Impact on Abutters:** Tisbury’s assessor’s map appears to show a residence at 23 Burt’s Way extending into the Proposed ANR site. The Applicant’s Agent believes this is an anomaly of the Town of Tisbury’s mapping system and is not reflected in the survey work.