1. DESCRIPTION

1.1 Applicant: George Sourati, Sourati Engineering
1.2 Owner: Michael Hand
1.3 Project Location: 300 Edgartown-Vineyard Haven Road, Map 21, Block 36, Lot 1
1.4 Proposal: ANR division of one lot into two conforming lots with shared access
1.5 Zoning: Residential (R20)
1.6 Local Permits: Planning Board (Endorsement of Plan), Conservation Commission
1.7 State Permits: MassDOT permit for curb cut, MassWildlife
1.8 Surrounding Land Uses: Residential (R20), shared-use path along Edgartown-Vineyard Road
1.9 Project History: A former structure on the property was destroyed in a fire, leaving only the foundation. There is an existing curb cut along Edgartown-Vineyard Haven Road, and the former access road to the property is overgrown.

Project Summary: The proposal is to divide a 2.1-acre lot into two approximately one-acre lots with frontage on Edgartown-Vineyard Haven Road. A single dirt driveway straddling the new property line would provide access to both properties from Edgartown-Vineyard Haven Road. The existing curb cut would be filled in, and a new curb cut added for the shared access. A 20-foot-wide right of way that currently runs along the western edge of the property would be provided for phone service if needed. Both new lots are intended for sale.

2. ADMINISTRATIVE SUMMARY

2.1 DRI Referral: Edgartown Planning Board
2.2 DRI Trigger: 2.6b (ANR in Island Road DCPC); also triggers 2.5 (Subdivision of land that includes more than 2 acres of Significant Habitat); Mandatory Referral Requiring MVC Concurrence
2.3 LUPC: May 3, 2021
2.4 Public Hearing: To be determined

3. PLANNING CONCERNS

3.1 Island Road DCPC: The Island Road DCPC requires that curb cuts on the same side of Edgartown-Vineyard Haven Road be at least 1,000 feet apart, unless that would prevent at least one access to a contiguous piece of land already in separate ownership. Because the current property only has 225 feet of frontage along the road, two curb cuts would not be possible. The applicant has instead proposed a single curb cut with a shared driveway that would branch off some distance into the property. The applicant has provided examples of older ANR subdivisions in the DCPC (along Herring Creek and Katama Roads) that also have shared access.

3.2 Significant Habitat: The entire 2.1-acre property, along with the abutting property to the east, is designated as NHESP Priority Habitat of Rare Species. A larger area just across Edgartown-Vineyard Haven Road is designated as NHESP Estimated Habitat of Rare Species. The applicant has filed an
application with MassWildlife, including a preliminary site plan that shows a 1.76-acre area of disturbance within the NHESP habitat area.

The MVC Open Space Policy indicates that 40-80% of the developable area of a property should be conserved as open space (depending on the type of land and natural features), with preference for round or square shapes and continuity with other open space or habitat areas. According to the NHESP application, about 17% of the current property would remain as open space.

3.3 **Traffic and Transportation:** The proposed curb cut would not interfere with any existing bus stops, or create any additional curb cuts along the road. However, the existing curb cut and access road have not been used for some time.

3.4 **Water and Wastewater:** The current property is within the Sengekontacket Pond watershed and is not connected to the town sewer. The preliminary site plan filed with MassWildlife indicates a single-family home, septic tank, and leaching field on each of the proposed lots.

3.5 **Landscaping:** The applicant has not proposed any additional landscaping along Edgartown-Vineyard Haven Road.