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Martha's Vineyard Commission

DRI #81-M2 Harborwood ANR

MVC Staff Report – 2021-9-30 DRAFT

1. DESCRIPTION

- 1.1 **Owner and Applicant:** Harborwood LLC (Sam Dunn)
- 1.2 **Project Location:** 61 Beach Road (Map 9, Block B, Lot 18), Tisbury
- 1.3 **Proposal:** Division of one 1.79-acre lot into two lots of approximately 0.65 and 1.14 acres.
- 1.4 **Zoning:** Waterfront commercial district (W/C)
- 1.5 **Local Permits/Approvals:** Planning Board endorsement
- 1.6 **Surrounding Land Uses:** Other commercial uses in the W/C district, including office, retail, light industrial, parking, storage, hotel, and restaurant businesses.

Project History: The MVC approved DRI 81 (H.N. Hinckley and Sons, Inc.) without conditions in 1977, allowing for the replacement of a preexisting structure for storage purposes, with a proposed floor area of 4,080 ft². A large structure housing a building supply office and showroom was demolished around 2019. The property currently includes the following structures and uses:

- Second Treasures MV: 3,958 ft², including porches and decks
- Commercial warehouse: 4,000 ft²
- Commercial warehouse: 5,778 ft², including porches and decks
- Various outbuildings

A separate DRI application for the property (reabeled DRI 81-M3), to develop 52 residential units and approximately 5,500 ft² of commercial space through a Comprehensive Permit (40B) has been on hold since 2020. A revised application is expected in the near future, along with an application by Vineyard Wind to use the smaller of the two proposed lots for an operations and maintenance building related to the company's wind farm south of the Island. (A Vineyard Wind operations and maintenance terminal at 190 Beach Road to the east is currently under review as DRI 277-M.) The applicant for DRI 81-M2 has stated that the subdivision proposal was in response to Vineyard Wind's interest in the property, but it is uncertain how the subdivision would affect the revised housing proposal. The applicant for DRI 277-M has stated that a portion of the proposed units could be used to house workers for the Vineyard Wind facilities.

Project Summary: The proposal is to divide the existing lot into two lots of approximately 0.65 acres (lot 1) and 1.14 acres (lot 2). The frontage along Beach Road would be 130 ft for lot 1 and 69.93 ft for lot 2. There are three existing curb cuts, but the applicant has stated that the location of new curb cuts will depend on future uses of the western lot, and input from MassDOT in regard to its Beach Road project. The current property includes water and electric infrastructure, but has no septic system and has not yet connected to the town sewer.

2. ADMINISTRATIVE SUMMARY

- 2.1 **DRI Referral:** Tisbury Planning Board
- 2.2 **DRI Trigger:** 2.1 (Division of commercial land); 1.3D (Previous DRI - modification)
- 2.3 **LUPC:** October 4, 2021
- 2.4 **Public Hearing:** To be determined

3. PLANNING CONCERNS

- 3.1 **Water and Wastewater:** The current property has no septic system and has not yet connected to the town sewer. The applicant has stated that the intention is for lot 1 (Vineyard Wind) to connect to the sewer system, and for lot 1 (potential housing) to have a septic system. The town has allocated 525 gallons per day of wastewater flow to the existing property, which the applicant has stated is adequate for the Vineyard Wind facility. The applicant has also stated that lot 1 would include an easement for a leaching field that would handle at least some of the flow from lot 2.
The town wastewater superintendent has stated that because of the way the properties in that area were added to the sewer district, when the lot is subdivided, only one of the new lots will remain on the sewer and retain the 61 Beach Road address. The other would need to install a septic system, or otherwise apply for a new sewer connection.
- 3.2 **Stormwater and Drainage:** The property currently has no drainage system, and water has been observed pooling toward the middle of the lot.
- 3.3 **Traffic and Transportation:** The applicant has stated that the curb cut on the eastern part of the existing lot would be adequate for lot 1, but that not enough is known about the plans for lot 2 to be able to determine the final location of curb cuts for that portion. The MassDOT plans for Beach Road include the three existing curb cuts.
- 3.4 **Climate Change Resilience:** The property is entirely within the FEMA flood zone, including the VE and AE zones, and the risk of flooding and storm damage will increase in the coming years, raising concerns about emergency access and public health and safety.
- 3.5 **Landscape:** Future work on the lots will likely involve significant regrading, although details have not been provided. The property includes several existing trees, and the applicant has stated that two mature honey locusts along Beach Road will be preserved.