

Martha's Vineyard Commission – Referral Form for Developments of Regional Impact

RETURN THIS FORM WITH DRI REFERRAL

Name of Applicant: Lawrence J. & Mary S. Cannon

Name of Project: Red Coat Hill. ROAD ANR

Brief Project Description: Deep lot division of land w/ frontage on Red Coat Hill Rd that is a special way. into 2 lots.

Address: Assessor Parcel 51A6.11 (Red Coat Hill Rd)

AGENT: Douglas Dowling Box 1087 Vineyard Haven MA 02528
Phone: 508 693-4150 Fax: _____ Email: smithdowling@gmail.com

This project will require the following permits from the following local Agencies: (Please Specify)

Building Inspector: _____

Board of Selectmen: _____

Board of Health: _____

Conservation Commission: _____

Planning Board: A special permit for curbcut in the future

Zoning Board of Appeals: _____

Other Boards: _____

Please include any narratives, plans, or other materials associated with this proposal before sending

For Town Use Only

Referring Board or Agent: Tisbury Planning Board

I have reviewed the development application and have determined that it meets one or more of the items contained in the Standards & Criteria, I am therefore sending, via certified mail, the development application to the Martha's Vineyard Commission as a Development of Regional Impact.

Signature: Ben Robinson (w/ permission from Chair)

Print Name: Ben Robinson

Board: Planning Board

Town: Tisbury

If all of the **Parcels** described in section a. above are **Deed Restricted** for housing, the threshold for DRI review is increased from 5 to 10, provided that each **Parcel** when developed:

- (i) must comply with the MVC Water Quality Policy, in effect as at the date of the DRI application; or
- (ii) must be approved for connection to the Town sewer prior to construction of any **Dwelling Unit**; or
- (iii) must install a waste treatment facility with a guaranteed (or State certified) nitrogen effluent removal performance equivalent to that of the Town sewer,

in each case as determined by the MVC Water Resource Planner. Compliance with this section must be recorded on the deed for each **Parcel**.

2.3 Division of More than 10 Acres

Any **Development** that proposes to divide land in **Contiguous Related Ownership** of ten (10) acres or more. However, for land that was not the result of a division that took place since January 1, 1974, divisions into the following number of **Parcels** on which a structure may be erected are exempted from referral provided they are irrevocably prohibited from further subdivision:

- a. for land greater than 10 acres and no greater than 16 acres – up to two (2) such **Parcels**; or
- b. for land greater than 16 acres and no greater than 22 acres – up to three (3) such **Parcels**; or
- c. for land greater than 22 acres and no greater than 30 acres – up to four (4) such **Parcels**; or
- d. for land 30 acres or more – up to five (5) such **Parcels**

–Mandatory Referral and MVC Review

2.4 Division of Current, Former, or Potential Farmland (See attached map B-3)

Any **Division or Subdivision of Land** in **Contiguous Related Ownership** of 2 acres or more which does not protect, in perpetuity by irrevocable covenant or deed restriction, the land from development which would interfere with future agricultural use of the site and which is either:

- a. currently **Farmland** or has been worked as **Farmland** at any time since January 1, 1971

–Mandatory Referral and MVC Review

- b. identified as **Prime Agricultural Soils**. (See attached map B-4)

–Mandatory Referral and MVC Review

2.5 Division of Habitat

- a. Any **Division or Subdivision of Land** that includes more than 2 acres of **Significant Habitat**. (See attached map B-5.)

–Mandatory Referral Requiring MVC Concurrence

2.6 ANRs

Any Form A - Approval Not Required (ANR):

- a. that results in 3 or more **Parcels** (including **Parcels** created within the prior 5 years by ANR or by any **Division or Subdivision of Land**); or

–Mandatory Referral Requiring MVC Concurrence

- b. located in the Island Road DCPC or Coastal DCPC.

–Mandatory Referral Requiring MVC Concurrence

3. DEVELOPMENT OF COMMERCIAL, STORAGE, INDUSTRIAL, AND OFFICE USES INCLUDING MIXED WITH RESIDENTIAL

3.1 Commercial, Storage, Office, Industrial and/or Mixed-Use Development

Any **Development** of a commercial, storage, industrial, and/or office use, including any use of any of the

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STATEMENT FROM MUNICIPAL LAND USE REGULATORY AGENCY: This Board has determined that the proposed project, for which application for a development permit has been made, is one of regional impact using the following criteria from Version 14 of the DRI Standards and Criteria:

(Please circle each of the applicable thresholds triggered by the proposed project)

Italicized triggers are those that have maps to aid determination.

- 1.3 C) Discretionary Referral – “In-Town”
- 1.3 C) Discretionary Referral – “Between-Town”
- 1.3 C) Discretionary Referral – “Island-Wide”
- 1.3.D) Previous DRI’s – Modification
- 2.1 *Division of Commercial Land*
- 2.2 a) Division of Land – 5 or more parcels
- 2.2 b) *Division of Rural Land – 3 or more parcels*
- 2.3 a) Division of Land – 10-16 acres, 2+ parcels
- 2.3 b) Division of Land – 16-22 acres, 3+ parcels
- 2.3 c) Division of Land – 22-30 acres, 4+ parcels
- 2.3 d) Division of Land – 30+ acres, 5+ parcels
- 2.4 a) *Division of Farmland*
- 2.4 b) *Division of Farmland – Prime Ag. Soil*
- 2.5 *Division of Significant Habitat*
- 2.6 a) ANR with 3 or more parcels in past 5 yrs
- 2.6 b) ANR in Island Road or Coastal DCPC
- 3.1 a) Dev. of Commercial – 2,500-3,500 ft²
- 3.1 b) Dev. of Comm – 3,500+ ft²
- 3.1 c) Dev. of Comm – Addition of 1,000 ft²
- 3.1 d) Dev. of Comm – Combination 2,500 ft²
- 3.1 e) Dev. of Comm – 6,000 ft² Outdoor Use
- 3.1 f) Dev. of Comm – Change of Use/Intensity
- 3.1 g) Dev. of Comm – Reduced Dwelling Units
- 3.1 h) Dev. of Comm – Parking 10+ Vehicles
- 3.1 i) Dev. of Comm – Expansion of Parking 10+
- 3.1 j) Dev. of Comm – High Traffic Generator
- 3.4 a) Vehicular repair/refueling/junkyard
- 3.4 b) Storage of fuel/hazardous materials
- 3.4 c) Drive-thru window service
- 3.4 d) Restaurant in B-I not on sewer 50-99 seat
- 3.4 e) Restaurant in B-I 80-99 seats
- 3.4 f) Restaurant in B-I 100+ seats
- 3.4 g) Restaurant outside commercial district
- 3.4 h) Formula Retail
- 3.4 i) Visible storage container/vehicle/trailer
- 4.1 a) 5 or more Dwelling Units
- 4.1 b) 5 or more Rooms for Rent
- 4.1 c) 5 or more Dwelling Units or Rooms
- 5.1 a) Dev. in/within 25’ of Harbor
- 5.1 b) *Dev. in/within 25’ of 10+ Acre Body of Water*
- 5.1 c) Dev. in/within 25’ of the Ocean
- 5.2 Change in Use/Intensity of Commercial Pier
- 5.3 a) New Commercial Facilities on Pier
- 5.3 b) Expansion of Comm. Facilities on Pier
- 5.3 c) Change in Intensity of Use of Pier
- 6.1 a) Private Place Assembly – 3,500+ ft²
- 6.1 b) Private Place Assembly – 50+ seats
- 6.2 a) Public Place Assembly – 3,500+ ft²
- 6.2 b) Public Place Assembly – 50+ seats
- 7.1 a) Transportation Facility to or from M.V.
- 7.1 b) Transportation Facility 2+ Town Network
- 7.1 c) Expansion/Alt. of any principal road
- 8.1 a) Demolition/Ext. Alt. of MACRIS Structure
- 8.1 b) Demolition/Ext. Alt Structure > 100 years
- 8.2 a) Subdivision of Archeological Significance
- 8.2 b) Disturbance of Archeological Significance
- 8.3 *Significant Habitat – Site Alterations 1+ acre*
- 8.4 a) *Coastal DCPC – New access to coast*
- 8.4 b) *Coastal DCPC – New hard surface*
- 8.4 c) *Coastal DCPC – New parking for 5 vehicles*
- 8.4 d) Coastal DCPC – Development on Noman’s
- 8.5 Development per Town DCPC Regulation
- 8.6 a) *Development Current/Former Farmland*
- 8.6 b) *Development of Prime Agricultural Soils*
- 9.1 a) Telecommunications Tower over 35 feet
- 9.1 b) Tower Reconstruction/Replacement
- 9.2 a) Wind Energy Facilities over 150 ft
- 9.2 b) *Wind Energy Facilities in Ocean Zone*
- 9.2 c) *Wind Energy Facilities in Land Zone*
- 9.2 d) Wind Energy Facilities near Town Bound
- 9.2 e) Wind Energy Facilities – other
- 9.3 Solar Facilities greater than 25,000 ft²