

Meeting House Place Narrative

Property Overview

The property is located at 139 Meeting House Way, Edgartown, Massachusetts and is shown as Edgartown Assessors Map 37, Lot 47. The property is a 54.26 acre parcel that runs between Meeting House Way and Meshacket Road in Edgartown. It abuts Division Road (a/k/a Henry's Path). The land is owned by Meeting House Way, LLC. It is located in the R-20 zoning district.

Project Description

Meeting House Place is a 34 lot subdivision proposed on the property at 139 Meeting House Road, Edgartown. There will also be one common lot. The lots are in a cluster configuration with three "pods". Wildlife corridors have been created by the clustering of the lots and widening of open spaces since the original submission by the Applicant. Wildlife corridors are connected to NHESP open spaces and along the perimeter of the property.

Approximately 16.72 acres of the property will be deed restricted through a Conservation and Management Permit issued under the Endangered Species Act.

The property is in the R-20 zoning district which allows for ½ acre lots. The lots in the proposed subdivision range in size from 1 acre to 2.68 acres with an average lot size of 1.55 acres. Each lot has a designated Development Envelope for all construction, driveways and improvements. There will not be any free standing guest houses on the lots, but living space above a garage will be allowed.

The total Development Envelopes and road layout equal 19.49 acres (35.92% of the property) leaving 34.77 acres of open space (64.08% of the property).

The Development Envelopes range in size from 18,006 s/f to 23,690 s/f.

The property is on town water and town wastewater. Each lot is allowed a maximum of 7 bedrooms per lot.

The roadways in the subdivision will be asphalt roads with appropriate drainage.

Property Covenants

The covenants for the property will include the following provisions:

- a. There will be architectural guidelines including a maximum house size of 6,300 s/f of living space plus a garage with living space above.
- b. All fertilizer will be reduced nitrogen, slow release and in compliance with the approved fertilizer regulations in Edgartown.
- c. All lighting will be downlighting and there will be "dark sky" restrictions.
- d. There will not be any direct access of off Division Road to the individual lots. All access will be from the interior subdivision roads.

Affordable Housing

The applicant will pay 20% of the assessed value of the property to the Edgartown Affordable Housing Committee. As the property is assessed at \$2,449,700.00 this would amount to \$489,940.00. The applicant intends to pay \$490,000.00 to the Edgartown Affordable Housing Committee in three installments:

The applicant has met with the Edgartown Affordable Housing Committee regarding this proposal and is working on finalizing the proposal.

Traffic

A comprehensive traffic study has been submitted to the Commission.

Archeological Study

An archeological study of the property has been completed and there are no impacts to the property.

Additional documents to be submitted prior to the public hearing:

The applicant will submit the proposed covenants for the property, a nitrogen loading calculation showing conformance with the MV Commission policy and the proposed NHESP approval of the holder of the CR on the property.