

Meeting House Place Narrative
Updated April 19, 2019

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 moth habitat and moth corridors set aside as per state and NHESP requirements. They are connected to all open spaces totaling **63.29%**.

Approximately **19.68** acres of the property will be deed restricted through a Conservation and Management Permit issued under the Endangered Species Act. **The remaining Open Space will also be deed restricted.**

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 of homes and garages and improvements. One single family home will be permitted and no guest homes allowed to be built on any single family lot within the subdivision. A modest/small living space above a garage will be permitted.

The total Development Envelopes and road layout equal **19.95** acres (**36.71%** of the property) leaving **34.39** acres of open space (**63.29%** of the property).

The Development Envelopes average under one half acre in size or approx 19,860 S.F.

The property is on town water and town wastewater which is stubbed into the property with access to Division Road. Sewer and water lines

are installed in Division Road currently. Each lot is allowed a maximum of **5** bedrooms per lot.

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

Affordable Housing

The applicant makes the following Offer regarding an affordable housing contribution:

1. Whereas the property abuts a proposed site of affordable housing controlled by the Edgartown Affordable Housing Committee the applicant believes that supporting the affordable housing project next door to the property is the appropriate use of affordable housing funds. Therefore, the applicant hereby offers to pay the sum of \$1,112,200.00 (assuming the property is approved for the proposed 34 lots) to the Edgartown Affordable Housing Committee. **\$490,000.00 shall be paid upon receipt of all permits required for the subdivision.**

Additionally, for each lot sold by the applicant the applicant will pay an additional \$18,300.00 to the Edgartown Affordable Housing Committee, a total of \$622,200.00 upon the sale of the 34 lots, **a 230%** increase above the required contribution.

2. The applicant, at the applicant's sole cost, **will run water lines and wastewater lines** from the property to where it abuts the affordable housing property next door.
3. The applicant will include in the Covenants for the property and in all deeds for each lot the following perpetual requirement:

Upon any sale subsequent to the original sale from the developer the seller shall pay a fee equal to one-percent (1.00%) of the sale price to the Dukes County Regional Housing Authority or a similar agency as determined by the Martha's Vineyard Commission. This fee will be paid equally by the Buyer and Seller

The applicant has worked with the Edgartown Affordable Housing Committee on this offer. The applicant's offers are substantially in excess of the Martha's Vineyard Commission's Affordable Housing Policy. The additional proposed 1% transfer fee is a significant generation of funds in perpetuity for affordable housing in Edgartown and on the island.

Energy/Sustainability

The applicant shall include in the covenants for the property that all homes constructed in the subdivision use environmentally sound practices to maximize energy efficiency and that all buildings must be designed and constructed to meet the Massachusetts Stretch Energy Code.

Common Lot

The Common Lot will be owned by the homeowners association and the only structure allowed on the Common Lot will be an unconditioned structure, that may not be used for any residential purposes, not greater than 900 s/f for use by all owners as a common gathering area.

Traffic

A comprehensive traffic study along with two (2) requested updates 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. Confirmation of same from the Massachusetts Historical Commission has been sent to the MVC.

Compliance with the MVC Water Quality Policy

The applicant has submitted a detailed Nitrogen Management Plan in conformance with the Martha's Vineyard Commission's present Water Quality Policy. **The MVC has had a peer review of said Plan.**

The applicant shall require all homes in the subdivision to install wells for irrigation to reduce the amount of municipal water required.

The applicant has offered to install a Permeable Reactive Barrier to capture nitrogen in the groundwater as well as to sewer twelve (12) adjacent properties on Hotchkiss Lane to achieve net negative nitrogen (more nitrogen is removed from the groundwater than is produced).

Existing trail from Meshacket Road to Meeting House Way

The applicant will not block or restrict the path running from Meshacket Road to Meeting House Way on the easterly side of the

property path for pedestrian, equestrian or non-motorized bicycle use by the public.

Property Covenants

The covenants for the property will include the following provisions:

- a. There will be architectural guidelines including a maximum house size of **4,800** s/f of Living Space plus a garage. "Living Space" is defined as the inside perimeter of all above ground, conditioned and enclosed areas that are suitable for year round use, including all closets, stairways and storage areas." **All homes shall be limited to five (5) bedrooms.**
- b. There will not be any freestanding guest houses. If a garage is detached a 400 s/f "detached bedroom" in conformance with the Town of Edgartown Zoning Bylaws is allowed.
- c. All fertilizer will be reduced nitrogen, slow release and in compliance with the approved fertilizer regulations in Edgartown and the Nitrogen Management Plan submitted to the MVC.
- d. All lighting will be downlighting and there will be "dark sky" restrictions.
- e. There will not be any direct access of off Division Road to the individual lots. All access will be from the interior subdivision roads.
- f. All homes constructed in the subdivision shall be required to use environmentally sound practices to maximize energy efficiency and all buildings must be designed and constructed to meet the Massachusetts Stretch Energy Code.
- g. All areas outside of the Development Envelopes will be "no cut" areas other than maintenance as required by NHESP for habitat enhancement for endangered species and any common paths installed by the applicant.
- h. There will not be any perimeter fencing allowed along the lot lines. Upon request to the homeowner's association a property owner can request fencing within the development envelope if said fencing will allow for wildlife to travel under said fence or if fencing is required by the building code.
- i. All homes that desire to use outdoor irrigation shall install a well for said irrigation system.
- j. Upon any sale subsequent to the original sale from the developer a fee equal to one-percent (1.00%) of the sale price shall be paid to the Dukes County Regional Housing Authority or a similar agency as determined by the

Martha's Vineyard Commission. **The Buyer and Seller shall each pay one-half of the fee.**

NHESP

The applicant has a preliminary approval from NHESP for the project. The applicant has contacted conservation groups based on Martha's Vineyard **and the Edgartown Conservation Commission** to hold the Conservation Restriction on the property, however, no group has agreed to hold the restriction so it is likely that NHESP will have the homeowner's association hold the Conservation Restriction. The homeowner's association, through a third party qualified biologist firm, will provide NHESP with periodic habitat monitoring and associated reporting.

With the revised plan the offsite mitigation is reduced to **3** acres.

Questions were raised at the initial public hearing regarding the Northern Long Eared Bat. NHESP mapped this property in 2017 and did not identify it as a habitat for the Northern Long Eared Bat. Additionally, the United States Fish and Wildlife Service has determined that creating habitats for the Northern Long Eared Bat "could, potentially, increase the spread of white-nose syndrome". Please see the attached report from the US Fish and Wildlife Service.

Detailed Project Description

A detailed project description is being submitted to the MV Commission providing a thorough, detailed summary of the proposed plan.