

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

## RETURN THIS FORM WITH DRI REFERRAL

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.*

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

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

## RETURN THIS FORM WITH DRI REFERRAL

Name of Applicant: Ross P. Seavey, Esq. - Agent for MV OB Realty Trust

Name of Project: Ocean View Rebuild

Brief Project Description: Construction of a 3 story mixed-use building at the site of the Ocean View Restaurant which will contain a restaurant on the 1st floor, 5 units of workforce housing on both the 2nd and 3rd floor

Address: 16 Chapman Avenue, Oak Bluffs

Agent Address: Martha's Vineyard Land Law, PO Box 459, Chilmark, MA 02535

Phone: 508-560-8955 Fax: \_\_\_\_\_ Email: ross@mvlandlaw.com

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

Building Inspector: Building Permit

Board of Selectmen: \_\_\_\_\_

Board of Health: \_\_\_\_\_

Conservation Commission: \_\_\_\_\_

Planning Board: Form A Subdivision & possibly a Special Permit for parking & mixed-use † *Site Plan Review*

Zoning Board of Appeals: Special Permit - Extension of a pre-existing non-conforming use

Other Boards: Copeland District Review

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

### For Town Use Only

Referring Board or Agent: Matt Rossi - Building Inspector

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: Matt Rossi 11/3/2023

Print Name: Matt Rossi

Board: Oak Bluffs Building Department

Town: Oak Bluffs

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