

A dirt path winds through a dense forest of tall trees with green foliage. The path is made of reddish-brown earth and is flanked by trees and undergrowth. The lighting is bright, suggesting a sunny day, with shadows cast on the path.

DRI 462 M6 Red Arrow Road Housing Modifications

Applicant: South Mountain Company, Inc.

**Co-Applicant: Habitat for Humanity of Martha's
Vineyard, Inc.**

Co-Applicant: Island Housing Trust Corporation

DRI 462 M6

- Referral: Self + West Tisbury Planning Board
- Trigger: Modification of a Previous DRI
- Location: 0 Red Arrow Road West Tisbury
- Applicant's Agent: Architect Matt Coffey



DRI 462 M6 Proposal: Modify a Previously Approved four-dwelling subdivision on a 3.17-acre site

- **Inclusion of Habitat for Humanity (House #2, 80% AMI)**
- **Change of construction type from modular to high performance stick-built**
- **Elimination of carport/solar panel structure in favor of rooftop solar panels**
- **Change of building design**
- **Change of building footprints**
- **Elimination of sheds**
- **Addition of cellars**
- **You build to we build**
- **Reduction of paved area**
- **Ownership to Rental for House #4**
- **Conditions Changes**

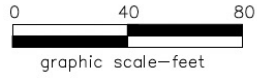




TISBURY

200

Map labels include lot numbers: 1, 1.1, 2, 2.1, 2.2, 3, 3.1, 4, 5, 6, 7, 8, 8.1, 9, 10.1, 10.2, 11, 12, 13, 14.1, 15, 16, 17, 17.1, 18, 18.1, 19, 20, 21, 22, 22.1, 22.2, 22.5, 22.6, 22.8, 22.9, 22.10, 22.12, 22.13, 27, 27.1, 28, 30, 34, 35, 36, 36.1, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 82.1, 82.2, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 194.1, 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Red Arrow Road

Benchmark
trav spike
elev: 82.34

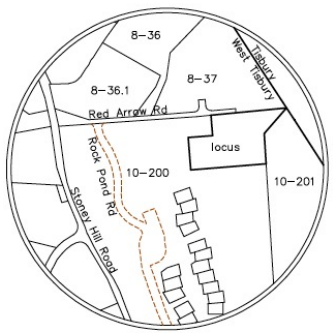
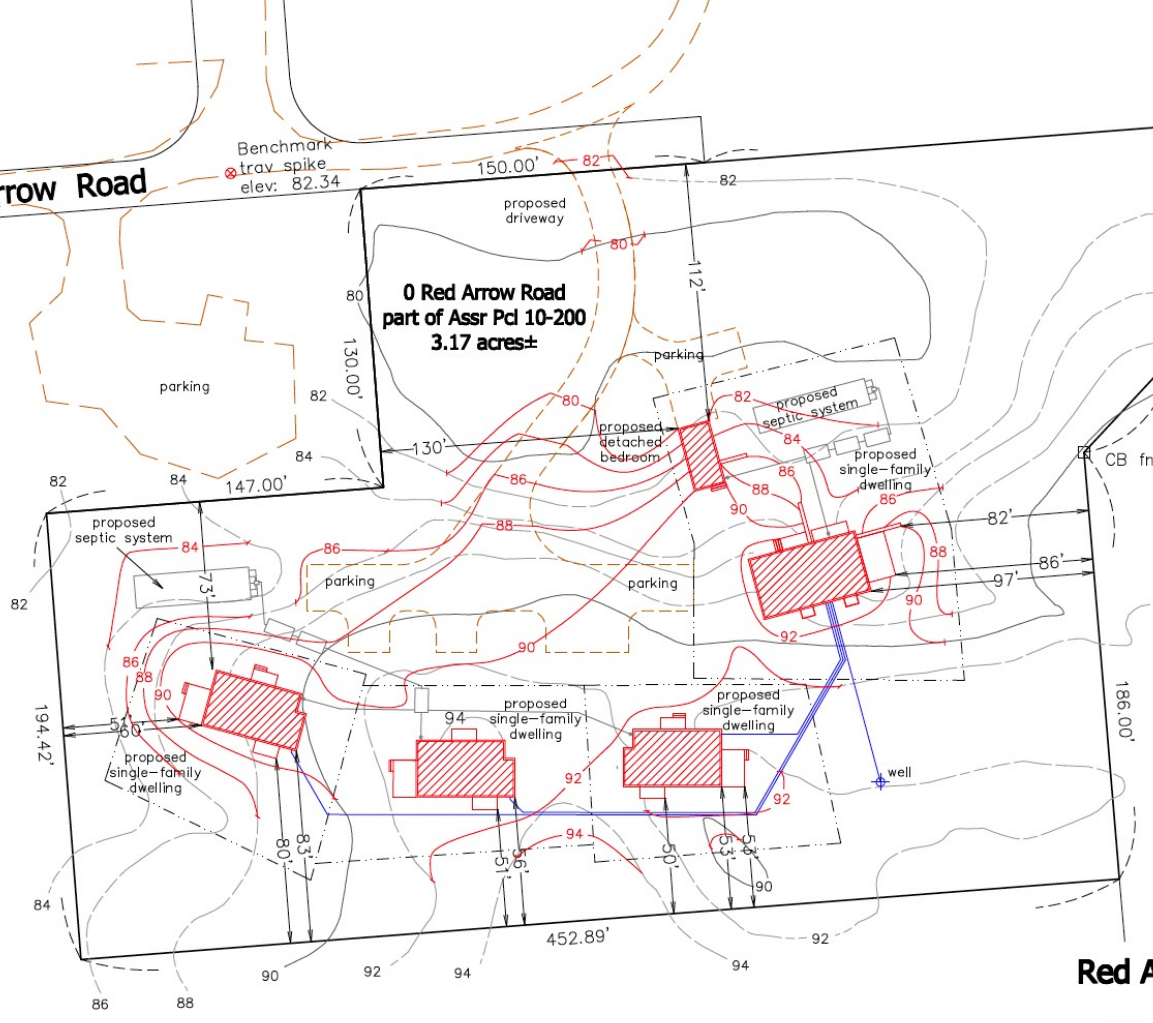
**0 Red Arrow Road
part of Assr Pcl 10-200
3.17 acres±**

305.63' CB fnd.

Tisbury
West Tisbury

20 Rock Pond Road
remainder of Assessor's Parcel 10-200
(Island Cohousing Community Association, Inc)

0 Stoney Hill Road
Assessor's Parcel 10-201.5
(Lynn G. Silva & James A. Richards)



Locus Map (no scale)

Notes:

1. Locus lies within the West Tisbury RU Zoning District
minimum lot size: 3 acres
required property line setbacks: 50' front, 50' side, and 50' rear
height limit: 30' above Average Natural Grade (ANG)

**Site Plan
West Tisbury, Mass.**

Prepared For

Red Arrow Road Community Housing

Scale: 1" = 40' October 27, 2022

(February 1, 2023) (June 12, 2023) (August 30, 2023)

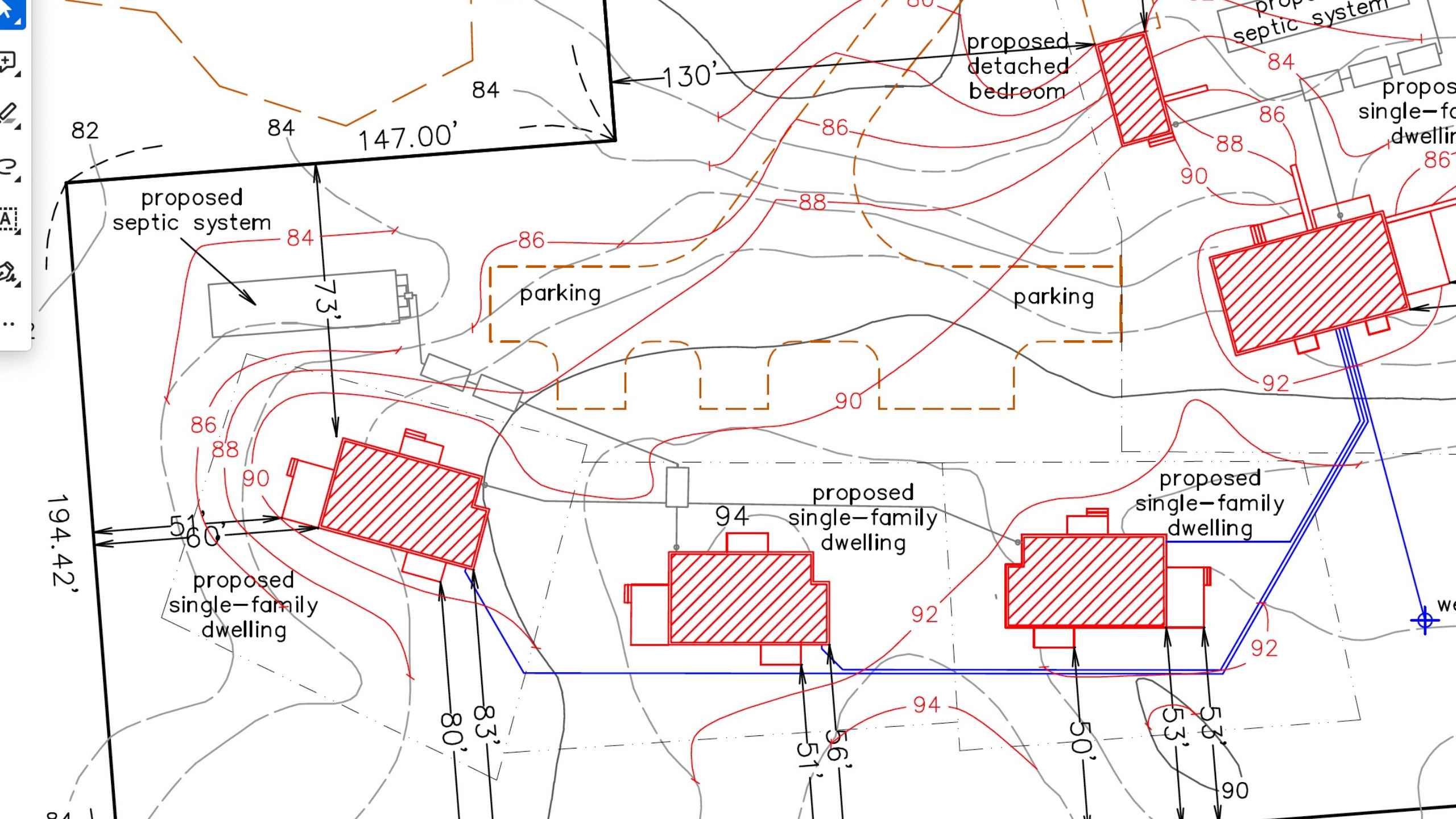
(September 19, 2023) (November 14, 2023)

Schofield, Barbini & Hoehn Inc.
Land Surveying & Civil Engineering

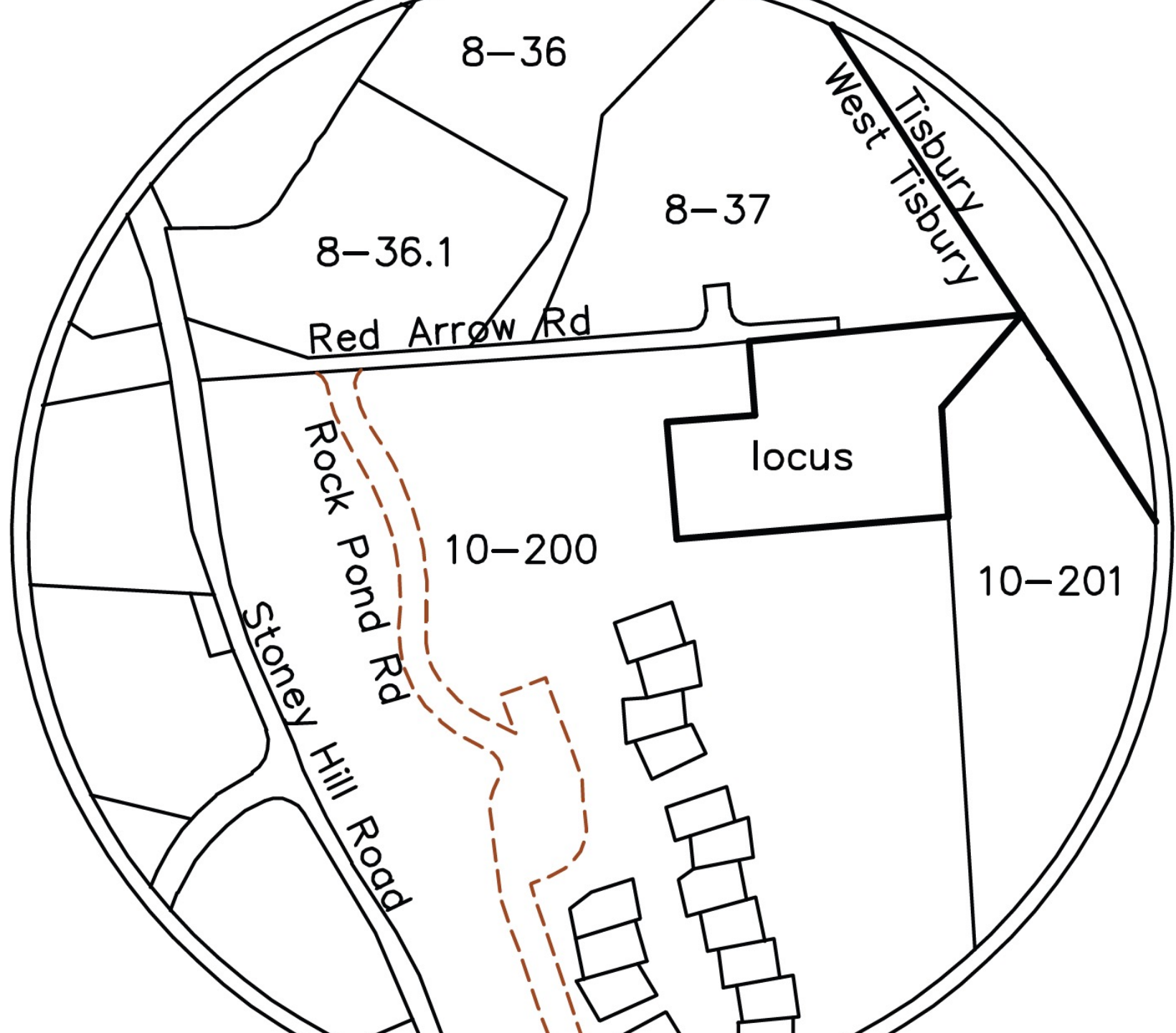
12 Surveyor's Lane, Box 339
Vineyard Haven, Mass. 02568
508-693-2781
www.sbhinc.net

MV 5435 (WTPB, WTZBA, building permit)










A photograph of a white PVC pipe marker standing in a forest clearing. The marker is a vertical cylinder with a flat top, positioned in the center-right of the frame. The ground around it is sandy and covered with dry leaves and twigs. In the background, there is a dense forest of trees with green and yellowing leaves, suggesting an autumn setting. The lighting is natural, with some shadows cast on the ground.

DRI 462 M6: Infrastructure & Work South Mountain Will Provide

- Road Construction/Parking
- Site Clearing
- Underground Utilities
- Advanced Septic Systems
- Solar Panels
- Potable Water Well
- House Construction (except Habitat for Humanity Dwelling)



DRI 462 M6 Houses

- Houses 1 and 3 will be built by South Mountain and sold to 140% AMI buyers: two bedrooms (x2)
- House 2 will be built by Habitat for Humanity and sold to 80% AMI buyer: two bedrooms
- House 4 and its detached bedroom will be built and retained by South Mountain and rented through Island Housing Trust: five bedrooms
- Total project bedrooms: 11 (unchanged from DRI 462 M5)

DRI 462 M6: Footprint Changes

- Houses #1-3
Max. 1,000sf footprint of conditioned space.

Previous home design footprint was 796sf

- House #4
*Proposed design:
Max. 1,200sf footprint house
+ Max. 700sf footprint of detached
bedroom/garage
Max 1,900sf footprint*

- Previous design:*
- *1,296sf footprint house*
 - *+ 400sf garage/bedroom footprint*
 - *Max. 1,696sf footprint*

Conditions Changes as Outlined in November 14 Memo

- Alter Condition 1.2
- Edit Condition 2.1 & 2.3
- Alter Condition 2.8
- Edit Condition 2.17
- Alter Condition 4.1



3. OPEN SPACE

- 3.1 As offered by the Applicant, approximately 55% of the property will be outside of the limit of work and remain undisturbed; bioswales will be integrated to capture surface water; and awns and plantings will be drought tolerant and/or native species.

4. OTHER CONDITIONS

- 4.1 The Applicant shall provide an engineered drainage plan to the LUPC for review and approval prior to receipt of a Building Permit.
- 4.2 The Applicant shall develop a water quality testing program to monitor the shared well water system, and shall provide annual testing results to the MVC upon request.
- 4.3 A final landscape plan for the property shall be submitted to the LUPC for review and approval prior to receipt of a Certificate of Occupancy.
- Only slow-release, water-insoluble nitrogen-source fertilizers may be used in the maintenance of landscaping.
 - Landscape must use only native or naturalized low-maintenance, drought-tolerant species to minimize the application of nitrogen, pesticides, and water.
- 4.4 A final exterior lighting plan for the property shall be submitted to the LUPC for review and approval prior to receipt of a Certificate of Occupancy.
- All exterior lighting shall be downward-shielded and comply with International Dark Sky Association standards.
 - The color temperature of exterior lighting shall not exceed 3,000 Kelvin.