



BOX 1447, OAK BLUFFS, MASSACHUSETTS, 02557, 508-693-3453,
FAX 508-693-7894 INFO@MVCOMMISSION.ORG WWW.MVCOMMISSION.ORG

Martha's Vineyard Commission

DRI 277 M3 Tisbury Marine Terminal Viewing Platform Alternative: Staff Report – 2024-3-10

1. DESCRIPTION

- 1.1 **Owner:** Vineyard Wind 1, LLC
- 1.2 **Applicant:** Vineyard Wind 1, LLC
- 1.3 **Applicant's Agent:** Jack Arruda
- 1.4 **Applicant's Agent:** Carlos Pena
- 1.5 **Project Location:** 192 Beach Road, Tisbury
- 1.6 **Proposal:** To give the Town of Tisbury \$400,000 for recreational and access improvements along Lagoon Pond instead of constructing a public observation platform on the shoreline of Vineyard Haven Harbor adjacent to an operations and maintenance terminal.
- 1.7 **Zoning:** Waterfront/Commercial
- 1.8 **Local Permits/Reviews:** Tisbury Building Department, Tisbury Conservation Department, Tisbury DPW
- 1.9 **State Permits/Reviews:** Office of Coastal Zone Management, Massachusetts Department of Environmental Protection, Massachusetts Department of Transportation
- 1.10 **Federal Permits/Reviews:** Army Corps of Engineers
- 1.11 **Surrounding Land Uses:** To the North, the project site fronts Vineyard Haven Harbor. To the East, the project site fronts Vineyard Haven Harbor and abuts the Beach Road seawall. To the South the project site fronts Beach Road. To the West, the project site abuts the R.M. Packer oil terminal and barge port.
- 1.12 **Project History:** The project site was approved for expansion as an offshore wind operations and maintenance terminal under DRI 277 M. An observation platform was proposed under 277 M. Subsequently, under DRI 277 M2, the Commission approved an ANR division of the terminal, separating the R.M. Packer oil and barge businesses and associated real estate from the Vineyard Wind 1 offshore wind operations and maintenance terminal and associated real estate.

2. ADMINISTRATIVE SUMMARY

- 2.1 **DRI Referral:** Self-referral
- 2.2 **DRI Trigger:** Modification of an existing DRI
- 2.3 **LUPC:** Slated March 11, 2024
- 2.4 **Full Commission:** April 4, 2024

3. PLANNING CONCERNS

- 3.1 **Environment / Habitat:**
 - Should an observation platform not be constructed adjacent to the Vineyard Wind 1 operations and maintenance terminal, a small beach would be left in a natural state.
- 3.2 **Economic Development**

- The Town of Tisbury would receive an uncommon infusion of capital for recreational and access development along Lagoon Pond Road.

3.3 Social Development

- Improvements made along Lagoon Pond would enhance recreational opportunities for Tisbury taxpayers and the public at large.

3.4 Contravention/adherence to state policies or regulations

- The proposed observation platform does not have a Chapter 91 license.