



Martha's Vineyard Commission

DRI 462 M6 Red Arrow Road Housing Modifications Staff Report – 2023-11-11

1. DESCRIPTION

- 1.1 **Owner:** South Mountain Company, Inc.
- 1.2 **Applicant:** South Mountain Company, Inc.
- 1.3 **Co-Applicant:** Habitat for Humanity of Martha's Vineyard, Inc.
- 1.4 **Co-Applicant:** Island Housing Trust Corporation
- 1.5 **Applicant's Agent:** Matthew Coffey, Architect
- 1.6 **Project Location:** 0 Red Arrow Road, West Tisbury
- 1.7 **Proposal:** Modifications of a previously approved four-dwelling subdivision on a 3.17-acre parcel (see DRI 462 M5):
 - Elimination of carport/solar panel structure in favor of rooftop solar panels
 - Reduction of paved area
 - Footprint changes
 - Square footage changes
 - Addition of cellars
 - Elimination of sheds
 - Change in ownership model
- 1.8 **Zoning:** Rural
- 1.9 **Local Permits/Reviews:** West Tisbury Building Department, West Tisbury Fire Department, West Tisbury Health Department, West Tisbury Planning Board, West Tisbury Zoning Board of Appeals
- 1.10 **Surrounding Land Uses:** To the North, the Project Site fronts Red Arrow Road. Beyond is South Mountain Company's headquarters. To the West the Project Site abuts wooded open space and a pond that are part Co-Housing's common area. To the South, the Project Site abuts the Co-Housing campus and common areas. To the East is undeveloped land connected to Stoney Hill Road. Beyond, is the boundary with the Town of Tisbury.
- 1.11 **Project History:** The prior proposal under DRI 462 M5 was to carve off from the approximately 29-acre Co-Housing parcel a 3.17-acre lot on which six structures would be erected, including four houses for a total of 11 bedrooms. South Mountain was to purchase the lot from Island Co-Housing, and Island Housing Trust Corporation would eventually own the property and initiate 99-year ground leases for the units.
 - One 797 ft two-bedroom ownership unit with 80% Area Median Income (AMI) restriction
 - Two 797 ft two-bedroom houses with 140% AMI restriction, for workforce housing
 - One 1,296 ft four-bedroom year-round house, including a garage/studio with detached bedroom, to be sold to a West Tisbury family
 - Shared solar parking structure with electric vehicle charging stations, shared storage
 - Following the approval of DRI 462 M5, Applicant returned to the Commission with a modified proposal to delegate construction of the homes to the homebuyers. In the midst

of the DRI 462 M6 review, the Applicant abandoned that proposal. However, the Applicant continued to pursue other changes to the project.

- 1.12 Project Summary:** The Applicant proposes to eliminate plans for a solar array atop a carport in favor of solar panels atop the houses in the development. The Applicant has proposed eliminating sheds in favor of cellars for the two-bedroom houses (three total). A change in living space area in the two-bedroom houses from 797 sf to 976 sf. The design of these houses has been changed including the addition of cellars in lieu of sheds. The modified project calls for a reduction of pavement. Instead of renting the two-bedroom houses, all three will be sold. The three-bedroom house will be rented. The project will be subject to an Island Housing Trust ground lease.

2. ADMINISTRATIVE SUMMARY

- 2.1 DRI Referral:** Self-Referral/West Tisbury Planning Board Referral
2.2 DRI Trigger: 1.3 Modification of a previous DRI
2.3 LUPC: Slated November 13, 2023
2.4 Full Commission: Slated November 16, 2023

3. PLANNING CONCERNS

3.1 Wastewater

- The Project Site is in the Lake Tashmoo Watershed
- The Applicant has provided Nitrogen Calculations for the project.
- Adjusted Nitrogen Load Limit: 1.60 kg/acre/year per WQMP, per the calculations
- Total lot area: 3.17 acres, per the calculations
- The calculations find a final figure of 8.42 kg/yr, per the calculations
- The prior decision, DRI 462 M5, estimated 5.5 kg/yr
- It is unclear if the new designs of the two-bedroom houses have presented altered roof areas and therefore changes to the Nitrogen Calculations
- It is unclear if altered house footprints impact the Nitrogen Calculations
- The Applicant plans to install an advanced septic system and has provided a contract for the maintenance of that system

3.2 Stormwater

- The Applicant has not made clear whether or not the houses will have gutters, downspouts, or rain diverters
- Per the Applicant, there will be no change to the prior condition: “bioswales will be integrated to capture surface water; and lawns and plantings will be drought tolerant and/or native species”

3.3 Traffic and transportation

- Each home will have an electric vehicle charging station

3.4 Energy

- Solar panels will be mounted on the houses of the development

3.5 Economic Development

- The project will provide housing for South Mountain Company employees

3.6 Housing

- Houses #1 and #3 (two-bedroom houses) will be sold to 140% AMI qualified buyers (via South Mountain Company)
- House #2 (two-bedroom house) will be sold to 80% AMI qualified buyer (through Habitat for Humanity)
- House #4 (three-bedroom house) will be owned by South Mountain Company and rented year- Round to a “qualified tenant” (qualified tenant has not yet been defined by the Applicant)
- “All ownership/rental restrictions will be codified and enforced by IHT ground lease Provision,” per the Applicant