

MVC POLICY FOR DRI REVIEW

Notes – Vineyard Wind Maintenance Building DRI

Built Environment Policy

Flooding, page 28

The risk of flooding applies to low-lying coastal areas. A number of maps indicate what properties are likely to be affected by flooding:

FIRM, FEMA-produced maps, SLOSH, National Weather Service maps

However, both these maps are based on historical data, and do not reflect the increased risk resulting from anticipated sea level rise and the projected increased frequency and severity of storms due to climate change. Therefore, especially for higher-risk occupancies, building should be located and designed in anticipation of projected future flood risks

Site Design and Landscape Policy

Stormwater management:

. . . Sites should be designed to maintain water on the property and allow as much water to infiltrate as possible, 3A, page 6

Vegetation:

Select appropriate plant species . . . to ensure the success of a planting without the use of irrigation, fertilizers, and pesticides, 4C, page 6

Topography:

Leveling or excessively regrading the site, or inappropriate placement of roads and buildings can undermine the natural topography and alter natural drainage ways. Regrading in some locations . . . requires that soils be brought in from off-site, which is a leading cause of the introduction of invasive species on Martha's Vineyard, 1E, page 11

The existing natural topography of a property should be retained whenever possible and regrading or excavation should be avoided or minimized, 1E, page 11

Wetlands, Shorelines, Climate Change and Hazard Mitigation:

Guidelines, pages 12-13

- Buildings and other structures should be located outside the areas now, or projected to be, at risk from coastal flooding, storm surges, and coastal erosion
- In areas where the coastline is eroding, development should be located to accommodate fifty years of erosion, using the greater of the short-term and long-term erosion rates. Development within these areas, if allowed at all, should be accompanied by a deed rider precluding future armorment of the shore fronting the development

3) Grading, Drainage and Stormwater: Guidelines, pages 15-16

- Avoid draining onto adjacent properties or concentrating water near the property line
- Minimize the areas of the property to be graded . . . or used for impervious surfaces
- Use open drainage instead of storm pipes, curbs, and gutters, wherever practical

4C) Plans Species Selection, pages 18-19

- Native, Island appropriate, Historic, Not recommended, Invasive
- It is best to avoid excessive use of a single plant species as monoculture are more vulnerable to disease.

7B) Ensure Adequate Maintenance of Landscaping, pages 23-24

- Temporary irrigation needed to ensure the successful establishment of plantings should be drip irrigation or another system that reduces loss by evaporation
- In order to protect ground water and surface waters, there should be a commitment from the owner, or establishment of homeowners' covenant, to avoid use of herbicides, pesticides, and fungicides as well as to limit the use of fertilizers

Submittal Requirements, page 27:

- A stormwater maintenance and operation plan