

THE MARTHA'S VINEYARD COMMISSION

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DATE: June 26, 1980

TO: Planning Board of the Town of Chilmark

FROM: Martha's Vineyard Commission

SUBJECT: DEVELOPMENT OF REGIONAL IMPACT DECISION
RE: RESIDENTIAL DEVELOPMENT

APPLICANT: One Skippack Pike Corp., c/o Vineyard Open Land
Foundation

SUMMARY

The Planning Board of the Town of Chilmark is granted approval by the Martha's Vineyard Commission to grant the necessary development permits for the Applicant's residential subdivision. This approval was by vote of the Commission on June 26, 1980. The Town Planning Board may approve the development proposal and may, if authorized by local development ordinances and by-laws, place conditions upon or disapprove the development application.

DECISION OF THE MARTHA'S VINEYARD COMMISSION

A Public Hearing was held on June 26, 1980 by the Martha's Vineyard Commission (the "Commission") at 8:00 p.m. at the Commission Offices, Olde Stone Building, New York Avenue, Oak Bluffs, Massachusetts, upon public notice to consider the application of One Skippack Pike Corp., c/o Vineyard Open Land Foundation (the "Applicant") for a residential subdivision approval in the Town of Chilmark (the "Application"). The proposed development is for the division of 136+ acres into 23 lots and open space as shown on a plan entitled "A Plan of Land in Chilmark, Mass., Surveyed for One Skippack Pike Corp., May 8, 1980, at a scale of 1" - 200', by Dean R. Swift, Registered Land Surveyor, Vineyard Haven, Mass." The Applicant proposes to divide a contiguous ownership of land into ten or more lots and is thus a Development of Regional Impact under the Criteria and Standards, Development of Regional Impact, Section 3.203. The Application was referred to the Commission for action pursuant to Chapter 831, Acts of 1977, as amended (the "Act"). Said application and notice of public hearing are incor-

porated herein.

On June 26, 1980, the Hearing was held pursuant to the Act and the Massachusetts General Laws, Chapter 30A, Section 2, and was chaired by Marc Widdiss, Acting Chairman of the Commission's Land Use Planning Committee. Mr. Widdiss read the legal notice and opened the Public Hearing. Ron Mechur of the Vineyard Open Land Foundation, representative for the Applicant, delivered a presentation concerning the development and answered questions. Peter Josephs, an area resident, raised a question concerning a discrepancy in the legal layout of Meetinghouse Road through the development. Following a discussion of the issue, it was determined not to have any significant impact on the evaluation of the plan. There was a call for proponents, and there were none. There was a call for opponents, and there were none. The Hearing was closed.

Under the Act, the Commission is required to make findings after its review of the development proposal. It must consider the probable benefits and detriments of the proposal. In this matter the Commission has considered each factor enumerated in these sections of the Act and has considered its Information for Evaluation of Large Scale Residential Developments together with this information presented at the Public Hearing.

The Commission finds that the probable benefits of the Application will exceed the probable detriments and will not interfere substantially with the achievement of any general plan of the Town of Chilmark or of Dukes County, or violate any local development ordinances or by-laws.

The Commission finds that the development proposal will be more beneficial than detrimental when compared to alternative manners of development or development occurring in alternative locations.

The Commission finds that the proposed development is consistent with local ordinances and by-laws to the extent it is required to, only the application being before it at this time. The Applicant must, consistent with the Decision, apply to appropriate Town of Chilmark officers or boards for any other development permits which may be required together with any other development permits required by law.

The Commission approves the Town of Chilmark officials granting applicable development permits.

This decision is written consistent with the VOTE OF THE COMMISSION:

June 26, 1980.

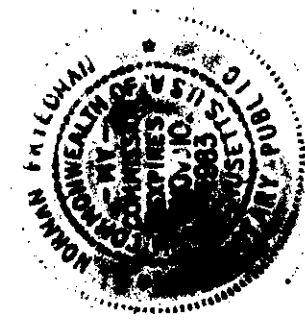
Benjamin C. Moore

Benjamin C. Moore, Chairman

Harriet F. Fitch

Notary Public

my commission expires: 11/10/83



Edgartown, Mass. July 15 1980
 at 2 o'clock and 00 minutes P M
 Received and entered with Dukes County Deeds
 book 375 Page 202

Attest:

Dorothy W. King

Register