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THE MARTHA'S VINEYARD COMMISSION

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September 30, 1976

TO: West Tisbury Planning Board

FROM: THE MARTHA'S VINEYARD COMMISSION

SUBJECT: DEVELOPMENT OF REGIONAL IMPACT DECISION RE: ALLEN MOORE

APPLICANT: Allen Moore

SUMMARY

The town of West Tisbury Planning Board is granted approval by the Martha's Vineyard Commission to grant the necessary development permits for the development proposal of Allen Moore. The town of West Tisbury Planning Board may approve the development proposal, approve it with additional conditions, or disapprove the proposal.

DECISION OF THE MARTHA'S VINEYARD COMMISSION
RE: Allen Moore

A Public Hearing was held on Thursday, September 9, 1976 by the Martha's Vineyard Commission ("the Commission"), at 8:00 p.m., upon public notice to consider the application of Allen Moore ("the Applicant") for division of 34.1 acres into 3 lots, in the town of West Tisbury. The proposed development is for a division of land not requiring approval, as shown on the plan entitled: "Plan of Land in West Tisbury, Mass., Surveyed for Allen Moore, July 30, 1976, Scale: 1' = 100', Dean R. Swift, Regd Land Surveyor, Vineyard Haven, Mass." This proposal is within 500' of Tisbury Great Pond and is thus a Development of Regional Impact under the criteria and standards, Development of regional Impact Checklist Section 1.202. This application was referred to the Commission for action pursuant to Chapter 637, Acts of 1974, as amended ("the Act"). Said application is incorporated herein.

At the Hearing held pursuant to said Chapter 637 and Massachusetts General Laws, Chapter 30A, Section 2, the Commission received testimony from Dean Swift and Allen Pease representing Mr. Moore in favor of the proposal. Additional

information, including maps of the general area and specific site, a DRI referral form, dated August 13, 1976 and signed Allen Moore. A copy of the deed and covenants for the property was submitted to the Commission.

Under Section 15 and 16 of the Act, the Commission is required to make findings after its review of the development proposal. In this matter, the Commission has been guided by its Policies to be Used in Considering Development Proposals Whose Impact is of a Regional Nature, adopted by the Commission on June 5, 1975 ("DRI Policies") and it has considered each factor enumerated in these sections of the Act.

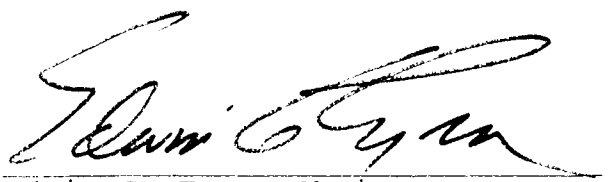
The Commission finds as described herein that the probable benefits from the proposed development will exceed the probable detriments. The Commission also finds that the proposal will not interfere substantially with the achievement of any general plan of Dukes County or of the Town of West Tisbury.

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

The Commission finds that the development proposal will conform to DRI Policy 2.60, Open Space and 2.50, Water Resources. The Commission finds that the proposed development is consistent with local development 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 this Decision, apply to appropriate town boards and officials for any other development permits required. The Commission approves Town of West Tisbury officials granting applicable development permits.

BY VOTE OF THE COMMISSION

September 30, 1976



Edwin G. Tyra, Chairman