

THE MARTHA'S VINEYARD COMMISSION

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June 10, 1977

TO: Planning Board of the Town of Chilmark

FROM: Martha's Vineyard Commission

SUBJECT: DEVELOPMENT OF REGIONAL IMPACT
RE: BEACH LOTS

APPLICANT: John & Everett Whiting

RECEIVED BY
MARTHA'S VINEYARD
COMMISSION

APR 11 1977

SUMMARY

The Planning Board of the Town of Chilmark has been granted approval by the Martha's Vineyard Commission to grant the necessary development permits for the Applicants definitive plan subdivision. This approval was by vote of the Commission on June 9, 1977. The Town Planning Board may approve the plan or place conditions upon it or disapprove it.

DECISION OF THE MARTHA'S VINEYARD COMMISSION

A Public Hearing was held on June 9, 1977 by the Martha's Vineyard Commission (the "Commission") at 8:15 p.m. at the Commission offices, olde Stone Building, New York Avenue, Oak Bluffs, MA upon public notice to consider the application of John & Everett Whiting (the "Applicant") for a definitive subdivision plan approval in the Town of Chilmark (the "Application"). The proposed development is for the subdivision of land of 1920+ beach acres into 48 recreational lots, as shown on a plan entitled "Plan of Land in Chilmark MA, Property of Everett D. Whiting and John W.M. Whiting, et.al.", as surveyed and prepared June 29, 1976 at a scale of 1"=100' by Schofield Brothers, Inc., Registered Land Surveyors, Lagoon Pond Road, Vineyard Haven, MA. This proposal is a division of land creating 10 or more lots and is thus a Development of Regional Impact under the criteria and standards, Development of Regional Impact Checklist 3.203. 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 said Applicant. David Thompson, staff of the "Commission" delivered a presentation concerning the probable benefits and detriments of said "Application".

The Land Use Planning Committee of the Commission presented a verbal report and recommendation to the Commission on June 9, 1977. The Committee recommended that the Commission allow approval of the development proposal by the Chilmark Planning Board.

Under Sections 15 and 16 of Chapter 637, 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 Draft Policies for Large Scale Development.

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 the Town of Chilmark or of Dukes County, or violate any local ordinances.

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 the proposed recreational use to be in an area of high scenic quality.

The Commission finds 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 of Chilmark officers or boards for any 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.

BY VOTE OF THE COMMISSION

June 9, 1977

Edgartown, Mass. June 21 1977
at 10 o'clock and 47 minutes A M
Received and entered with Dukes County Deeds
book 347 Page 122

Attest:

Frederic W. King
Register

George H. Mathiesen
George H. Mathiesen, Chairman

Norman Friedman
Notary Public

my commission expires: *11/10/83*

