

THE MARTHA'S VINEYARD COMMISSION

BOX 1447
OAK BLUFFS
MASSACHUSETTS
02557
617-693-3453

DATE: December 2, 1977
TO: Planning Board of the Town of West Tisbury
FROM: Martha's Vineyard Commission
SUBJECT: DEVELOPMENT OF REGIONAL IMPACT DECISION
RE: RESIDENTIAL SUBDIVISION
APPLICANT: Henry W. Goethals & Thomas R. Goethals, Jr., Trustees

SUMMARY

The Planning Board of the Town of West Tisbury is 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 December 1, 1977. The Town Planning Board may approve the development proposal or place conditions upon it or disapprove it.

DECISION OF THE MARTHA'S VINEYARD COMMISSION

A Public Hearing was held on November 17, 1977 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, MA upon public notice to consider the application of Henry W. Goethals & Thomas R. Goethals, Jr., Trustees (the "Applicant") for a definitive subdivision plan approval in the Town of West Tisbury (the "Application"). The proposed development is for the subdivision of land of 56.5+ contiguous acres as shown on a plan entitled "Plan of Land in West Tisbury, Mass., as surveyed for the Board of Selectmen" as surveyed and prepared September 1, 1976 at a scale of 1"=100' by Schofield Brothers, Inc., Lagoon Pond Road, Vineyard Haven, MA. This Application proposes to divide land presently in a contiguous ownership of more than 15 acres and a portion of the land has been part of a division in the past seven years, and is thus a Development of Regional Impact under the criteria and standards, Development of Regional Impact Checklist 3.202. 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, David Thompson, staff of the Commission, delivered a presentation concerning the probable benefits and detriments of said "Application". Mr. Hodgson and Mr. Eldredge presented testimony concerning the design of the beach

parking lot. The Hearing was recessed to December 1, 1977.

On December 1, 1977 the Hearing was reconvened. Thomas Goethals testified in favor of the Application and expressed concern over protection of the dunes and general maintenance of the area to be used as town beach. General discussion also included regional beach access concerns.

The Land Use Planning Committee of the Commission presented a recommendation to the Commission on December 1, 1977. The Committee recommended that the Commission allow approval of the development proposal.

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 West Tisbury or of Dukes County, or violate any local ordinances.

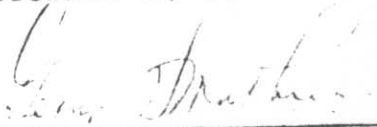
The Commission finds that the development proposal will be more beneficial than detrimental when compared to alternative manners of development or development occurring in alternative locations.

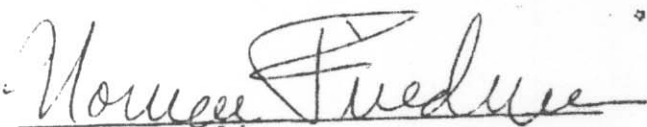
The Commission finds the proposed development is consistent with local development ordinances and by-laws to the extent it is required to, only the Application being before it at this time. The Applicant must, consistent with this Decision, apply to appropriate Town of West Tisbury officers or boards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

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

BY VOTE OF THE COMMISSION

December 1, 1977


George H. Mathiesen, Chairman


Notary Public

my commission expires: 11/10/83

