



Martha's Vineyard Commission Land Use Planning Committee Meeting

Date: Monday, October 2, 2023 @ 5:30 p.m.

Place: Online – Zoom

MVC

OCT - 2 2023

Division of Children
and Family Services

AGENDA

The public is invited to attend this meeting via Zoom: Meeting ID: **829 8269 8330**; Password: **644997**

<https://us02web.zoom.us/j/82982698330>

Individuals may also attend via telephone by calling: 1-646-558-8656 and entering in the Meeting ID and Password.

1. **Project – DRI 674-M5 Stone Bank Development Modifications – Lighting Plan Review & Approval**

Applicant: Sam Dunn
Location: 75 Main Street and 16 Union Street, Vineyard Haven. Map 7-D, Lots 7 & 10.
Purpose: Approval of exterior lighting plan.

2. **Project – DRI 462-M6 Red Arrow Road Housing Alt. Construction Method – Modification Review**

Applicant: South Mountain Company; Matt Coffey
Proposal: Changes to previously approved four-house subdivision including transition from construction by local developer to individual owners, elimination of solar carport and relocation of solar panels onto dwelling roofs, and a potential change to dwelling footprints.
Location: 20 Rock Pond Road, West Tisbury. Map 10, Lot 200 (approximately 27.92 acres).
Purpose: To review the project and decide on a recommendation to the full Commission as to whether or not this is a significant change to the approved DRI requiring a public hearing review as a Development of Regional Impact.

3. **Project – DRI 34-M5 Flat Point Farm Subdivision Finalization – Modification Review**

Applicant: The Priscilla P. Fischer 1994 Trust; Eric Peters (Agent)
Proposal: To subdivide and create four new buildable lots under a Form C application; and to adjust property lines under a Form A application.
Location: Road to Great Neck, West Tisbury.
Purpose: To review the project and decide on a recommendation to the full Commission as to whether or not this is a significant change to the approved DRI requiring a public hearing review as a Development of Regional Impact.

4. **Project – DRI 746 Edgartown Gardens 40B – Approval of Traffic Scope**

Applicant: Edgartown Gardens LLC; William Cumming
Proposal: 40B Development for 64 units (90 bedrooms) with a mix of affordable and market rate units on 3.19 acres.
Location: 268-274 Upper Main Street & 30 Chase Road, Edgartown.
Purpose: To review the proposed traffic scope and determine if it is complete and ready to be submitted to the engineers for a full traffic study.

The official notices (required by the Open Meeting Law) of all meetings of the Martha's Vineyard Commission are posted on the Commission's website: www.mvcommission.org. Please check the website for notices and updates. This notice shall also serve as notice of a possible MVC meeting if a quorum of Commissioners is present. Comments from the public are taken at the discretion of the LUPC Chair.