Martha's Vineyard Commission – Referral Form for Developments of Regional Impact

RETURN THIS FORM WITH DRI REFERRAL

Name of Applicant: Donna Leon and Susan Phillips / Peter Gearhart project rep. (Sullivan Associates Architect)

Name of Project: Phillips Hardware

Brief Project Description: Modification – change from hotel units to residential / apartment units after new bylaw

Address: 30 Circuit Ave., Oak Bluffs, MA 02557

Mailing: PO Box 193, Oak Bluffs, MA 02557

Phone: 617-993-4051 (Peter) 774-563-9043 (Donna) 508-693-2227 (Susan) Fax: 508-693-4511 Email: phillipshardware@gmail.com petergearhart@verizon.net

This project will require the following permits from the following local Boards: (*Please Specify*)

Building Permit: yes

Board of Selectmen:

Board of Health:

Conservation Commission:

Planning Board: site plan review, possibly more, don't know without application

Zoning Board of Appeals: don't know without an application

Other Boards: ~~N/A~~

For Town Use Only

Referring Board or Agent:

I have reviewed the development application and have determined that it meets one or more of the items contained in the Standards & Criteria, I am therefore sending, via certified mail, the development application to the Martha's Vineyard Commission as a Development of Regional Impact.

Signature:

Print Name: T. Ewell Hopkins

Board: Planning Board – Chair

Town: Oak Bluffs Mass. 02557

via certified mail : # 7015 1520 0000 7415 0875

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STATEMENT FROM MUNICIPAL LAND USE REGULATORY AGENCY: This Board has determined that the proposed project, for which application for a development permit has been made, is one of regional impact using the following criteria:

(Please circle the appropriate number or numbers using the DRI Checklist Standards & Criteria)

1.1 a) Discretionary Referral – "In-Town"
1.1 b) Discretionary Referral – "Between-Town"
1.1 c) Discretionary Referral – "Island-Wide"
1.2 Previous DRI's – Modification
2.1 Division of Land – Commercial
2.2 a) Division of Land – 10 or more lots
2.2 b) Division of Land – 6 or more lots (rural)
2.3 a) Division of Land – 10-16 acres, 3+ lots
2.3 b) Division of Land – 16-22 acres, 4+ lots
2.3 c) Division of Land – 22-30 acres, 5+ lots
2.3 d) Division of Land – 30+ acres, 6+ lots
2.4 a) Division of Farm Land – current
2.4 b) Division of Farm Land – Since 1974
2.4 c) Division of Farm Land- Prime Ag. Soil
2.5 Division of Habitat
2.6 ANR of 3 or more lots, or in Island Road or Coastal DCPC
3.1 a) Dev. of Commercial – 3,500 s.f.
3.1. b) Dev. of Comm – 2,500-3,000 s.f.
3.1 c) Dev. of Comm – Aux. of 1,000 s.f.
3.1 d) Dev. of Comm – Combination 2,500 s.f.
3.1 e) Dev. of Comm – 6,000 s.f. Outdoor Use
3.1 f) Dev. of Comm – Change of Use
3.1 g) Dev. of Comm – Increased Intensity
3.1 h) Dev. of Comm – Parking 10+ vehicles
3.1 i) Dev. of Comm – High Traffic Generator
3.2 a) Mixed Use – 3,500 s.f.
3.2 b) Mixed Use – 4+ units
3.3 a) Changed Threshold – B-I and B-II Districts with Area Development Plans
3.3 b) Changed Threshold – Special Permit
3.3 c) Changed Threshold – no other trigger
3.4 a) Vehicular Refueling
3.4 b) Storage of fuel
3.4 c) Drive-thru window service
3.4 d) Restaurant in B-I (50+ seats)
3.4 e) Restaurant outside B-I
3.4 f) Formula Retail
3.4 g) Container or Trailer used for Storage
4.1 a) 10 or more Dwelling Units
4.1 b) 10 or more Rooms for Rent
4.1 c) 10 or more Dwelling Units or Rooms
5.1 a) Development in Harbors
5.1 b) Development in 10+ Acre Body of Water
5.1 c) Development in the Ocean
5.2 Change in Intensity of Use of Comm. Pier
5.3 a) New Comm. Facilities on Pier
5.3 b) Expansion of Comm. Facilities on Pier
5.3 c) Change in Intensity of Use of Pier
6.1 a) Private Place Assembly – 3,500+ s.f.
6.1 b) Private Place Assembly – 50+ seats
6.2 a) Public Place Assembly – 3,500+ s.f.
6.2 b) Public Place Assembly – 50+ seats
7.1 a) Transportation Facility to or from M.V.
7.1 b) Transportation Facility – Internal System
8.1 a) Demolition/Ext. Alt. of Historic Structure
8.1 b) Demolition/Ext. Alt Structure > 100 years
8.2 Archeology
8.3 Significant Habitat
8.4 a) Costal DCPC – New access to coast
8.4 b) Coastal DCPC – New hard surface
8.4 c) Coastal DCPC – New parking for 5 vehicles
8.4 d) Coastal DCPC – Development on Noman's
8.5 a) Development on Current Farmland
8.5 b) Development on Former Farmland
8.5 c) Development on Prime Agricultural Soils
8.6 Development designated in DCPC
9.1 a) Telecommunications Tower over 35 feet
9.1 b) Telecommunications Tower Reconstruction
9.2 a) Wind Energy Facilities over 150 ft
9.2 b) Wind Energy Facilities in Ocean Zone
9.2 c) Wind Energy Facilities in Land Zone
9.2 d) Wind Energy Facilities near Town Bound
9.2 e) Wind Energy Facilities other
9.3 Solar Facilities greater than 50,000 s.f