



Martha's Vineyard Commission

CERTIFICATE OF NO EFFECT

Reference is made to the Decision of the Martha's Vineyard Commission for DRI 462-M5 Red Arrow Road Community Housing/South Mountain Modification, dated October 20, 2022, and recorded with the Dukes County Registry of Deeds Book 1640, Page 473 (the "Decision"), wherein was made certain findings and conditions. The Martha's Vineyard Commission Executive Director hereby certifies that the proposed modifications as outlined below and pursuant to DRI Procedures section 3.2.d.2 are not substantive in nature and would not have impacted the Commission's findings or decision regarding DRI 462-M5.

Findings:

- The attached plans dated December 12 and 22, 2022, include the following changes:
 - Vegetated buffer along the eastern property edge increased to include a 60' no-cut zone and limit of work.
 - Vegetated screening added along the eastern edge of the exclusive-use zone for the four-bedroom house.
 - All exclusive-use zones reconfigured slightly and shifted to the west.
 - Four-bedroom house relocated 25' farther west.
 - Garage/studio relocated to the northwest of the four-bedroom house.
 - Septic system relocated to the west.
 - Lower driveway access for the four-bedroom house adjusted to allow the increased vegetated buffer to the east.
 - Solar shed relocated 15' farther west.
 - Common garden space relocated to the center of the property to allow for the increased buffer to the east.
 - Minor interior changes to the two-bedroom houses.
 - Overall limit of work reduced by about 13,000 ft².
- The previously approved site plan is also attached for reference.
- The setbacks along the north, west, and south property lines will remain at 50'.
- The proposed common garden space will remain at about 3,000 ft².
- The Commission has been notified of the proposed changes and did not raise any concerns.

EXECUTED this 9th day of January, 2022

By: Ad T
Adam Turner, Executive Director

Commonwealth of Massachusetts

County of Dukes County, Mass.

On this 9th day of January, ~~2022~~ ²⁰²³, before me, Brenda Lee Viera, the undersigned Notary Public, personally appeared Adam Turner, proved to me through satisfactory evidence of identity, which was personal knowledge to be the person whose name was signed on the preceding or attached document in my presence, and acknowledged to me that he signed it voluntarily for its stated purpose as a free act and deed, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.

Brenda Lee Viera
Signature of Notary Public

Brenda Lee Viera
Printed Name of Notary
My Commission Expires May 08, 2026

