

RE: Shearer Cottage expansion

MacGregor Anderson <manderson@oakbluffsma.gov>

Thu 9/16/2021 8:21 AM

To: Alex Elvin <elvin@mvcommission.org>;

 2 attachments

4 Morgan and 7 and 8 Highland Highlands Plan Marked Up Final.png; 102408 Shearer Site.pdf;

Good morning Alex. After reading the deed (and a few previous deeds) for 7 Highland I agree with the applicant that this has been incorrectly mapped for assessing purposes. I recently submitted my FY22 mapping to our consultant and expect 3-119 to be enlarged to show this.

I also believe 4 Morgan will be extended further north. I've attached a very rough sketch of how it should look.

I won't have square footage until the mapping is complete. Chris Seidel might be able to help with that if it were urgent. But I'd expect the applicant could supply that information? I've attached a plan I was sent that shows the combined parcel outlines (I am not combining 7 Highland and 4 Morgan myself).

I do notice that their plan is slightly different from our expected mapping on where the top of both parcels nearly meet. On theirs, 4 Morgan goes just past 7 Highland while on the mapping I've done it is the opposite.

It is very important to remember that these are assessing records and are created for tax purposes. We often find people treating our department as unofficial surveyors, and we are not. Further, I'm not doing title work to ensure that what is granted by deed is in fact owned by the grantor. Not that I have any reason to doubt it.

Hope this helps.

Mac

From: Alex Elvin [mailto:elvin@mvcommission.org]

Sent: Wednesday, September 15, 2021 7:02 PM

To: MacGregor Anderson

Subject: Shearer Cottage expansion

Hi Mac,

I hope all is well. We are reviewing the Shearer Cottage expansion plan, which involves these 3 properties:

4 Morgan Ave (Lot 3-132)

5 Morgan Ave (Lot 3-120)

7 Highland Ave (Lot 3-119)

The applicant has stated that the sliver of land between 4 Morgan and 7 Highland, which is shown on the assessor map (Lot 3-131), was mapped incorrectly and that 4 Morgan and 7 Highland are actually abutting properties. Are you able to confirm that, and do you know the total acreages of those 2 lots?

Thanks,

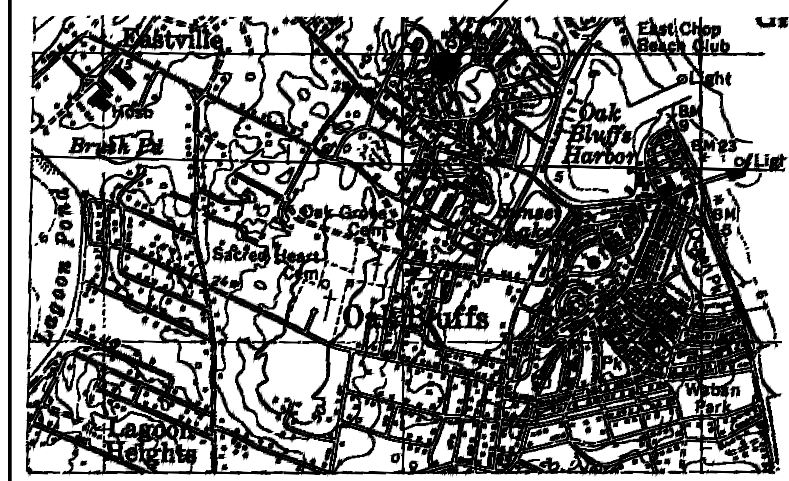
Alex

Alex Elvin
Development of Regional Impact (DRI) Coordinator
Martha's Vineyard Commission
The Olde Stone Building
33 New York Avenue
Oak Bluffs, MA 02557
(774) 563-5363



SCALE: 1:25000

SCALE: 1:25000

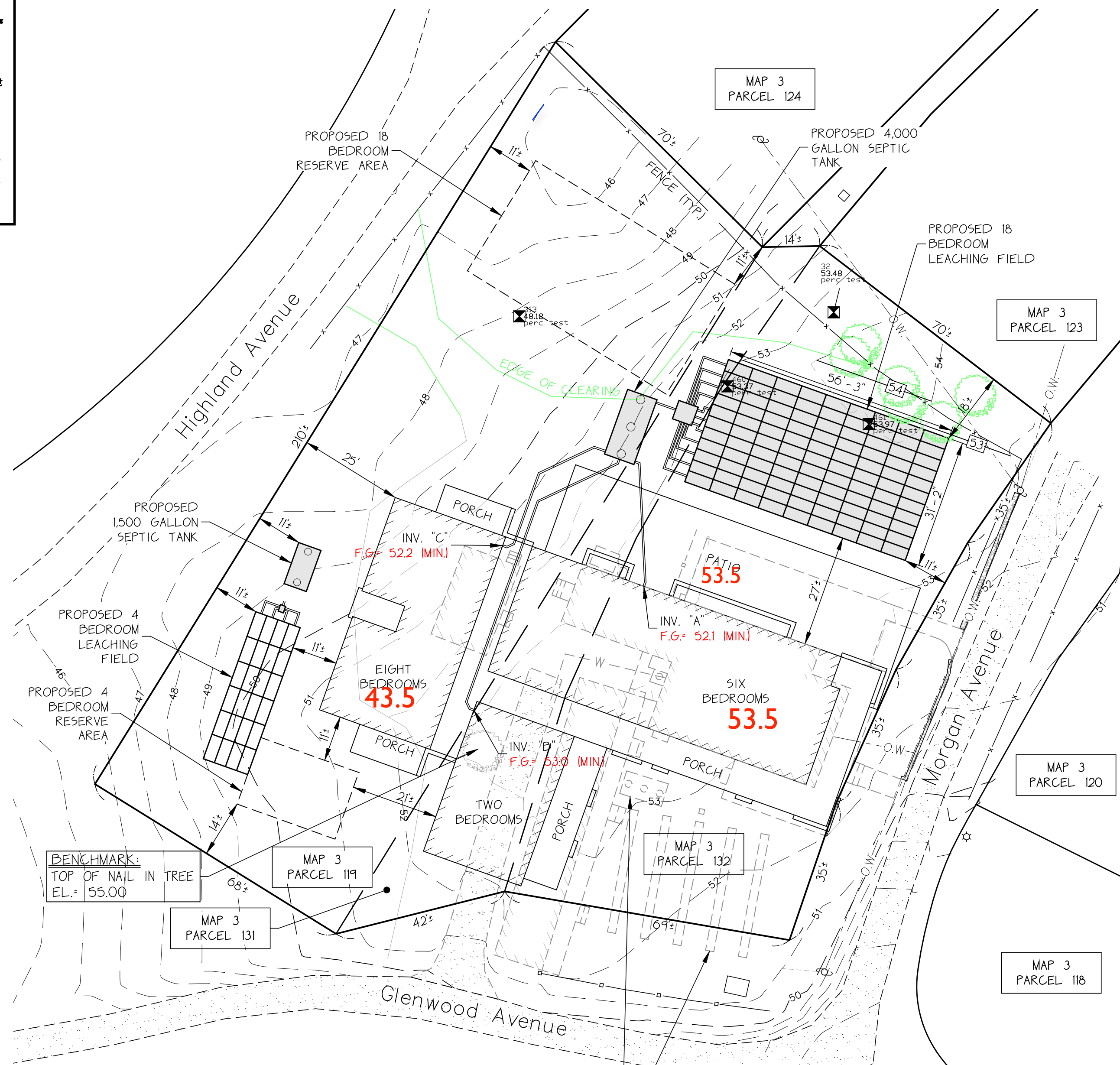


SCALE: 1"=20'


MAP NO.: 3

PARCELS NO.
05A 0710

AREA: 27,000± SF.



14

— 100 —	EXISTING CONTOUR
100+0	EXISTING SPOT ELEVATION
— 100 —	PROPOSED CONTOUR
 TH1	PERCOLATION TEST
X'	SEWAGE LINE
— W — W —	WATER LINE
— — — — —	APPROXIMATE PROPERTY LINE
— O.W. — — U.E. —	OVERHEAD WIRE OR UNDERGROUND ELECTRIC

TEST HOLE #	DATE:	ELEV. °
DEPTH	HORIZON	TEXTURE
00-00"	A	TEXTURE
00-00"	B	TEXTURE
00-000"	C	TEXTURE

GENERAL NOTES:

1. THIS PLAN IS TO BE USED ONLY FOR THE PERMITTING AND INSTALLATION OF A SEWAGE DISPOSAL SYSTEM. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.
2. NO CHANGES TO THIS PLAN ARE PERMITTED WITHOUT THE PRIOR WRITTEN APPROVAL OF SOUTRI ENGINEERING GROUP, LLC.
3. INSTALLATION SHALL BE IN STRICT CONFORMITY WITH TITLE 5 OF THE MASSACHUSETTS STATE SANITARY CODE AND ALL APPLICABLE REGULATIONS OF THE TOWN OF ORK, BOARD OF HEALTH.
4. MACHINERY THAT MAY DISTURB PIPE ALIGNMENT IN THE DISPOSAL SYSTEM SHALL NOT BE USED ON THE DISPOSAL AREA.
5. NO EXISTING WELLS WERE FOUND WITHIN 100' FROM THE PROPOSED SOIL ABSORPTION SYSTEM, OR WITHIN 50' FROM THE SEPTIC TANK.
6. FINISHED SURFACE OF LEACHING AREA SHALL BE GRADED TO INSURE RUNOFF (2% MINIMUM SLOPE).
7. THE SEPTIC TANK AND THE DISTRIBUTION BOX SHALL BE EITHER:
 - A. WATERTIGHT ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND WARRANTY, OR
 - B. MADE WATERTIGHT BY THE MANUFACTURER, EQUIPMENT SUPPLIER OR INSTALLER, USING ASPHALT OR SYNTHETIC RUBBER SEALER SPECIFIED BY THE CONTRACTOR ON THE CONTRACT OR SYNTHETIC MATERIAL MANUFACTURER.
8. SEPTIC TANKS AND DISTRIBUTION BOXES SHALL BE LEVEL AND TRUE TO GRADE ON A LEVEL STABLE BASE THAT HAS BEEN MECHANICALLY COMPACTED AND ONTO WHICH 6 INCHES OF CRUSHED STONE HAVE BEEN PLACED TO MINIMIZE UNEVEN SETTLING.
9. ALL SYSTEM COMPONENTS SHALL BE CONSTRUCTED OF CORROSION RESISTANT MATERIALS.
10. ALL PIPING SHALL BE A MINIMUM OF SCHEDULE 40 PVC UNLESS OTHERWISE NOTED.
11. DISTRIBUTION BOX OUTLET LINES SHALL BE LEVEL FOR A MINIMUM OF THE FIRST TWO FEET OF THEIR LENGTH.

CONSTRUCTION IN FILL:

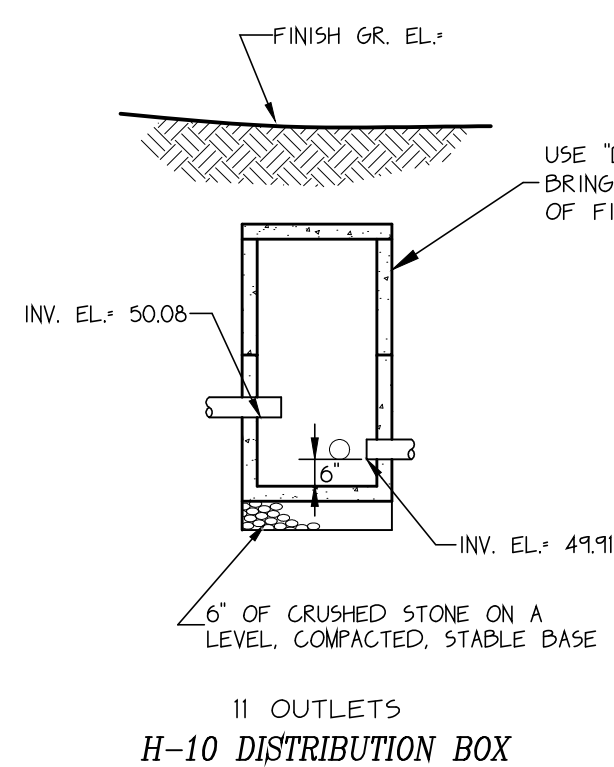
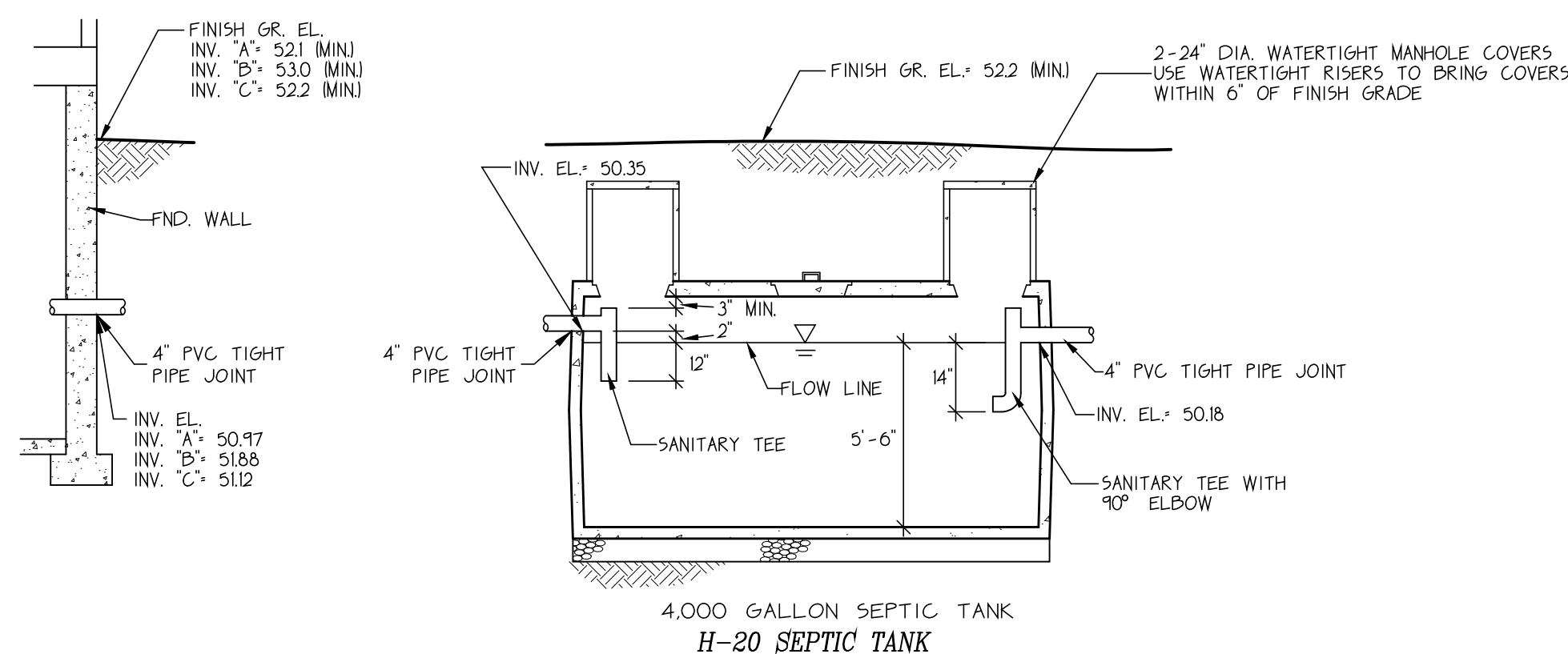
1. FILL MATERIAL OR SYSTEMS CONSTRUCTED IN FILL SHALL CONSIST OF SELECT ON-SITE OR IMPORTED SOIL MATERIAL. THE FILL SHALL BE COMPOSED OF CLEAN, GRANULAR, NON-ORGANIC MATERIALS AND CELESTORIC SUBSTANCES MIXTURES AND LAYERS OF DIFFERENT CLASSES OF SOIL SHALL NOT BE USED. THE FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN TWO INCHES IN SIZE. SIEVE ANALYSIS SHALL BE PERFORMED ON REPRESENTATIVE SAMPLES OF THE FILL TO 425 DI. WEIGHT OF THE FILL SAMPLE MAY BE RETAINED ON THE #4 SIEVE. SIEVE ANALYSIS ALSO SHALL BE PERFORMED ON THE FRACTION THE FILL RETAINED ON THE #4 SIEVE. SIEVE ANALYSIS MUST DEMONSTRATE THAT THE MATERIAL MEETS EACH OF THE FOLLOWING SPECIFICATIONS:
- | SIEVE SIZE | EFFECTIVE PARTICLE SIZE | % THAT PASS SIEVE |
|------------|-------------------------|-------------------|
| #4 | 4.75 MM | 100 % |
| #50 | 0.30 MM | 10 % - 100% |
| #100 | 0.15 MM | 0 % - 20 % |
| #200 | 0.075 MM | 0 % - 5% |

HIGH CAPACITY INFILTRATOR CHAMBER (SOIL ABSORPTION SYSTEM):

1. THE INFILTRATORS SHALL BE INSTALLED IN STRICT CONFORMITY WITH THE MANUFACTURER SPECIFICATIONS.

NOTES:

- A) THE OWNER SHALL SUBMIT THE BUILDING FLOOR PLANS TO THE OAK BLUFFS BOARD OF HEALTH FOR THEIR APPROVAL.
- B) ALL UNDERGROUND UTILITIES, INCLUDING WATER, PHONE, AND ELECTRICAL LINES, MUST BE LOCATED BY THE CONTRACTOR. A DIG SAFE SYSTEM, INC. MUST BE CONTACTED AT 1-888-344-7233 PRIOR TO ANY EXCAVATION.
- C) ENGINEER SHALL INSPECT OTTOM OF EXCAVATION IN THE LEACHING FIELD PRIOR TO INSTALLING THE LEACHING FIELD.
- D) EXISTING WATER SERVICE SHALL BE DISCONNECTED IN ACCORDANCE WITH THE OAK BLUFFS WATER DISTRICT REGULATIONS.



Not To Scale

