

March 16, 2023

West Tisbury Tisbury Planning Board
PO Box 278
1059 State Road
West Tisbury, MA 02575

RE: Definitive Plan submittal for #101 Old Coach Road - Assessor Parcel 16-118

Dear Board Members,

The plan being presented is to subdivide the so-called "Bangs" wood lot into three lots and one affordable housing site. This land was conveyed in 2006 by Stuart Bangs to his three sons, Paul, James & Charles (BK 1097 PG 420). The proposed building lots contain 7.91 acres each and the affordable housing site is a 1.37 acre parcel.

There are no immediate plans to build on these lots or to convey them outside of the family. Therefore prior to the construction of the road and the installation of utilities we are requesting that the Board allow a one time conveyance to each of the current owners. The owners would covenant that no further conveyances will be made and that no town permits would be applied for until the road is built and the utilities are installed

The lots will be serviced by a 40 foot way & a 10 foot wide (minimum width) crowned road with natural runoff. Turnouts along the new road to be located in the field at the time of road construction. New utility services will be placed underground. The lots will have onsite wells and septic systems.

We are requesting the following waivers from you rules and regulations:

- From existing & proposed topography & from existing & proposed road profile. This wooded site is relatively flat and the information requested is not necessary.

- From a layout of storm drainage. The road will be crowned and graded to shed water in accordance with your rules & regs. Adjacent road shoulders confirm well drained soils.
- From the requirement for an Environmental Impact Statement.
- From the requirement of a firefighting water source.

Two copies of this application and plan are being filed with the Board of Health and one copy with the Town Clerk.

Sincerely,



Glenn F. Provost, PLS 508-818-0900 508-693-3774
glennprovost007@gmail.com

Enclosures:

\$450 filing fee

3 copies of Subdivision plan & Form C application

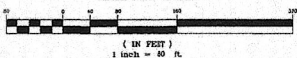
Tax map showing abutters within 300 feet

Abutters list report (2 pages)

M.T.

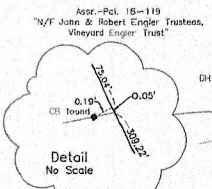


GRAPHIC SCALE



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	40.00	4.123	59.0352
C2	120.00	98.27	48.5310
C3	30.00	28.46	56.1354
C4	60.00	203.76	104.1452
C5	60.00	102.54	97.5915
C6	60.00	308.11	79.2307
C7	30.00	28.45	56.1304
C8	60.00	62.51	48.5310
C9	60.00	27.36	16.3541
C10	60.00	55.10	39.2751
C11	60.00	62.46	59.0352

LINE	Bearing	Distance
L1	N 72°15'16" E	18.17
L2	N 74°15'16" E	10.92



TOWN OF WEST TISBURY PLANNING BOARD "APPROVED"

Date: _____

I, Tara Whiting-Wells, Clerk of the Town of West Tisbury hereby certify that the notice of approval of this plan by the Planning board has been received and recorded at this office and no notice of appeal was received during the twenty days next after such receipt and recording of said notice.

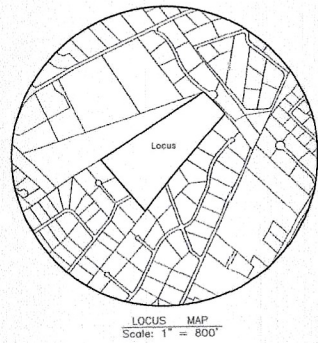
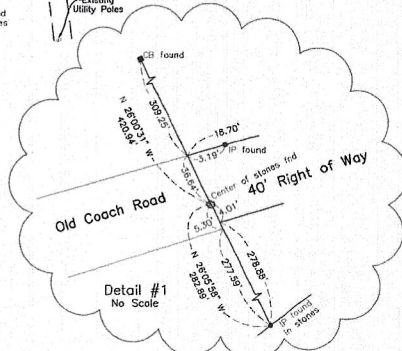
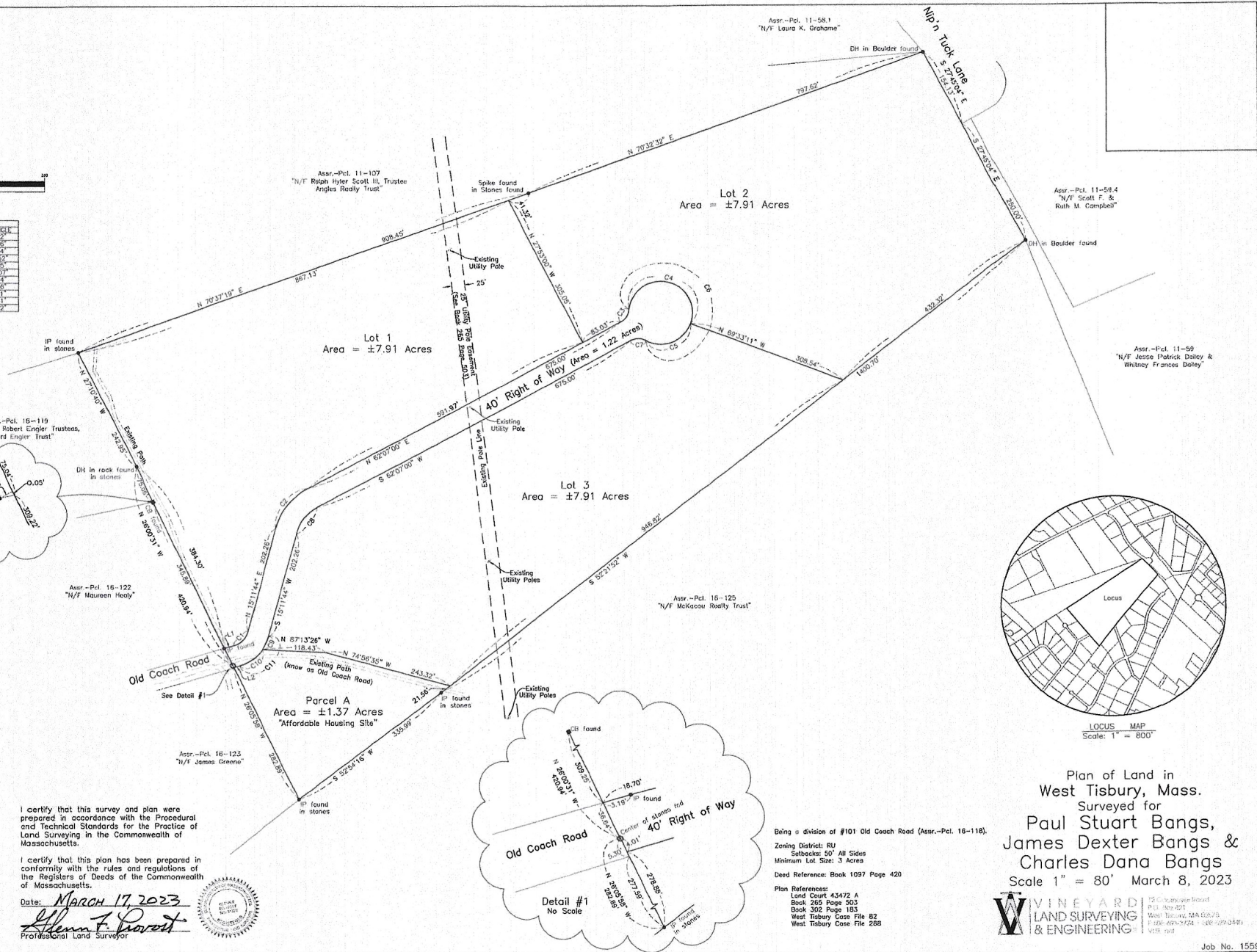
Town Clerk _____

Date: _____

I certify that this survey and plan were prepared in accordance with the Procedural and Technical Standards for the Practice of Land Surveying in the Commonwealth of Massachusetts.

I certify that this plan has been prepared in conformity with the rules and regulations of the Registers of Deeds of the Commonwealth of Massachusetts.

Date: MARCH 17, 2023
William F. Parrott
 Professional Land Surveyor



Being a division of #101 Old Coach Road (Asnr.-Pct. 16-118),
 Zoning District: RU
 Setbacks: 50' All Sides
 Minimum Lot Size: 3 Acres
 Deed Reference: Book 1097 Page 420
 Plan References:
 Land Court 43472 A
 Book 265 Page 503
 Book 302 Page 183
 West Tisbury Case File 82
 West Tisbury Case File 288

Plan of Land in West Tisbury, Mass. Surveyed for Paul Stuart Bangs, James Dexter Bangs & Charles Dana Bangs Scale 1" = 80' March 8, 2023



APPLICATION FOR APPROVAL OF DEFINITIVE SUBDIVISION PLAN

MARCH 16, 2023

To The Planning Board of the Town of West Tisbury:

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval a proposed subdivision shown on a plan entitled PLAN OF LAND SURVEYED FOR PAUL, JAMES & CHARLES BANGS designed by VINEYARD LAND SURVEYING & ENGINEERING dated MARCH 8, 2023 and described as follows: located 101 OLD COACH RD ASSESSOR PARCEL 16-118 number of lots proposed 3, total acreage of tract 26.3 AC. hereby submits said plan as a DEFINITIVE plan in accordance with the Rules and Regulations of the West Tisbury Planning Board and makes application to the Board for approval of said plan.

The undersigned's title to said land is derived from STUART BANGS by deed dated OCT 3, 2006 and recorded in the DUKES COUNTY District Registry of Deeds Book 1097, Page 420, registered in the _____ Registry District of the Land Court, Certificate of Title No. _____; and said land is free of encumbrances except for the following:

Said plan has () has not (X) evolved from a preliminary plan submitted to the Board on _____, _____ and approved (with modifications) () (disapproved) () on _____.

The undersigned hereby applies for the approval of said DEFINITIVE plan by the Board, in belief that the plan conforms to the Board's Rules and Regulations.

Applicant's signature Glen F. Probst, AGENT

Applicant's address 12 COURNOYER ROAD
PO BOX 421 WEST TISBURY, MA 02575

Applicant's Telephone # 508-693-3774 OR 508-818-0900

Owner's signature and address if not the applicant or applicant's authorization if not the owner

Received by Town Clerk
Date _____ Time _____
Signature _____

Received by Board of Health
Date _____ Time _____
Signature _____

