

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

RETURN THIS FORM WITH DRI REFERRAL

Name of Applicant: Paradise Land Trust, John & Janet Parker
Address: 60 Kuffes Point Way AP 58-A-1

Phone: _____ Fax: _____ Email: _____

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

Building Permit: Special Permit Form C

Board of Selectmen: ✓

Board of Health: ✓

Conservation Commission: ✓

Planning Board: ✓

Zoning Board of Appeals: ✓

Wastewater Commission: ✓

Others: _____

For Town Use Only

Referring Board or Agent: Planning Board - Amy Upton

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: Amy Upton

Print Name: AMY UPTON

Board: Planning Board

Town: Tisbury

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

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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 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) Coastal 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

Vineyard Land Surveying & Engineering, Inc
12 Cournoyer Road, PO Box 421
West Tisbury, MA 02575

January 5, 2023

Tisbury Planning Board
PO Box 602 - 66 Highpoint Lane
Vineyard Haven, MA 02568

TOWN CLERK
COPY
RECEIVED
JAN 13 2023
J. Hillary Conklin
Tisbury Town Clerk

RE: Definitive Plan submittal for Paradise Land Trust, John R. & Janet M. Packer, Trustees
#60 Kuffies Point Way - Assessor Parcel 58-A-1

Dear Board Members,

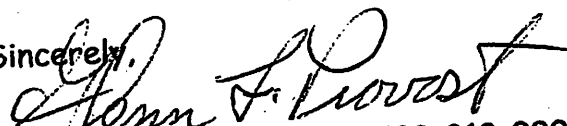
On behalf of the Paradise Land Trust please find attached a Form C application and a definitive subdivision plan. This estate planning plan creates eight 3.1 acre lots and one 16.22 acre agricultural parcel.

The lots will be serviced by a 40 foot way & a 10 foot wide crowned road with natural runoff. Turnouts along the new road to be located in the field at the time of road construction.

The lots will have onsite wells and septic systems & all required utilities will be placed underground.

The parcel is currently active farm land and partially wooded.

Sincerely,


Glenn E. Provost, PLS

508-818-0900

508-693-3774

Enclosures:

- \$1350 filing fee (8 developed lots + road lot)
- 4 copies of Subdivision plan & Form C application
- 4 copies of Road plan & profile
- 4 copies of subdivision plan with topography shown

Vineyard Land Surveying & Engineering, Inc
12 Cournoyer Road, PO Box 421
West Tisbury, MA 02575

RECEIVED

JAN 20 2023

Tisbury Planning Board

January 5, 2023

Tisbury Planning Board
PO Box 602 - 66 Highpoint Lane
Vineyard Haven, MA 02568

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FORM C

APPLICATION FOR APPROVAL OF DEFINITIVE PLAN

Tisbury, Mass. January 5, 2023

File two completed forms with the Planning Board and one copy with the Town Clerk in accordance with the requirements of Section 36.

To the Planning Board:

The undersigned herewith submits the accompanying Definitive Plan of property located in the Town of Tisbury for approval as a subdivision under the requirements of the Subdivision Control Law and the Rules and Regulations Governing the Subdivision of Land of the Planning Board in the Town of Tisbury:

1. Name of Subdivider Paradise Land Trust, John & Janet Packer, Trustees

Address 60 Kuffies Point Way

2. Name of Subdivision N/A

3. Name of Engineer, Surveyor Vineyard Land Surveying & Engineering

Address Glenn F. Provost, PLS PO Box 421 West Tisbury, MA 02575

4. Deed of Property recorded in Dukes County Registry of Deeds, Book 1507 Page 271

or certificate of Title Number _____.

5. Location and Description of Property: (Continue on reverse side if additional space is needed)

#60 Kuffies Point Way

Assessor Parcel 58-A-1

6. A list containing the Names and Addresses of the abutters of this subdivision is attached hereto.

7. Number of lots on the plan eight residential lots & one Agricultural parcel

Landscape type Active farm land & partially wooded

Signature of Subdivider Glenn F. Provost

Address Glenn F. Provost, Owners agent PO Box 421 W. Tisbury, MA 02575

Signature of Owner of Record _____

Address _____



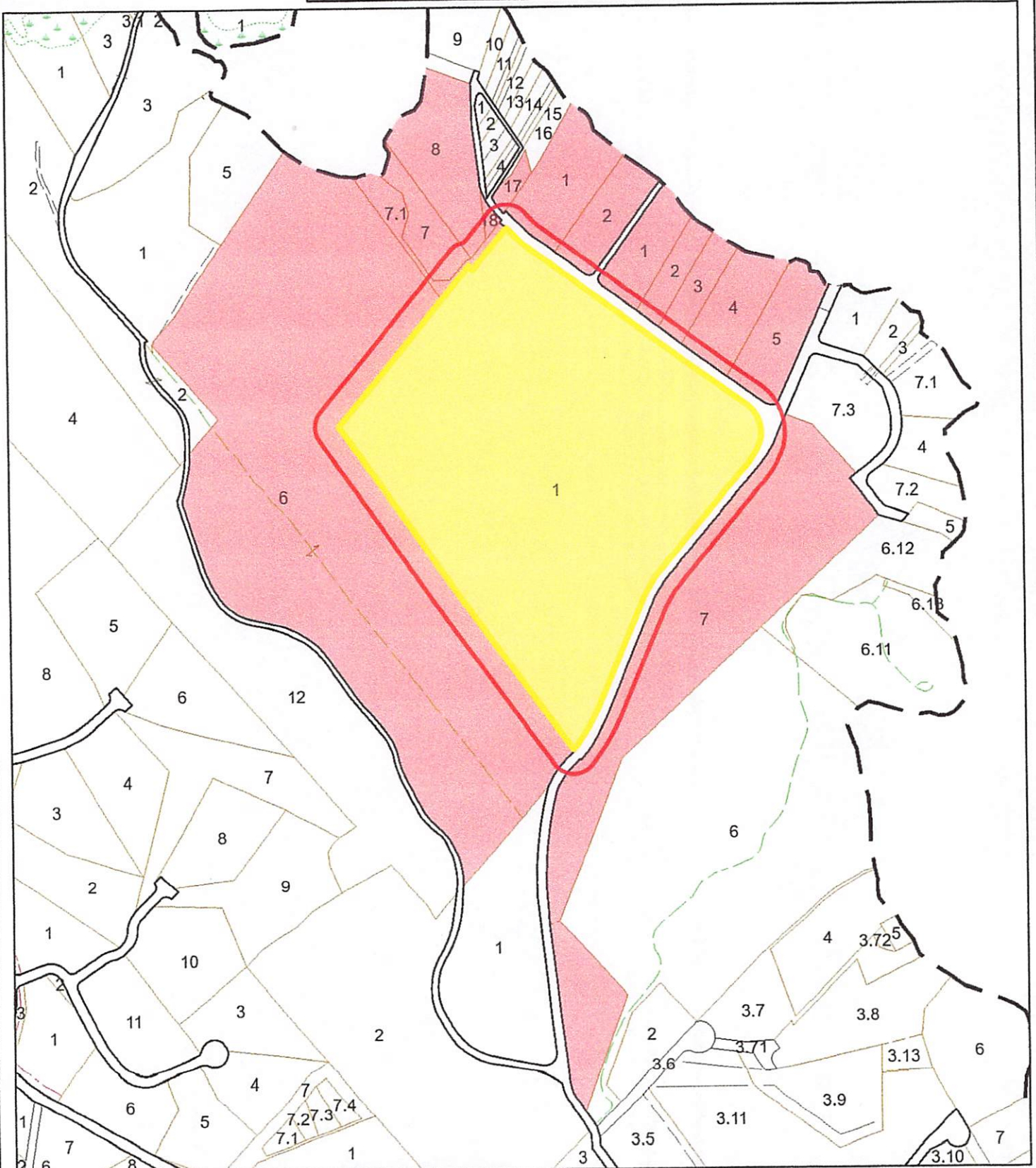
Tisbury, MA

1 inch = 564 Feet



www.cai-tech.com

January 11, 2023



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



100 foot Abutters List Report

Tisbury, MA
January 05, 2023

Subject Property:

Parcel Number: 58-A-1
CAMA Number: 58-A-1
Property Address: 60 KUFFIES POINT WY

Mailing Address: PACKER JOHN R & JANET M PACKER
NATHANIEL W & PACKER DAVID M &
PACKER CHARL
60 KUFFIES POINT WAY
VINEYARD HAVEN, MA 02568

Abutters:

Parcel Number: 57-A-7
CAMA Number: 57-A-7
Property Address: 299 NORTHERN PINES RD

Mailing Address: THOMPSON OSCAR TRS
223 WEST SPRING ST
VINEYARD HAVEN, MA 02568

Parcel Number: 58-B-1
CAMA Number: 58-B-1
Property Address: 117 KUFFIES POINT WY

Mailing Address: TROTTER LLOYD G TROTTER TERI L
170 BEARS CLUB DR
JUPITER, FL 33477

Parcel Number: 58-B-2
CAMA Number: 58-B-2
Property Address: 95 KUFFIES POINT WY

Mailing Address: KALTENBACHER PHILIP D TRUSTEE
SETON COMPANY 310 SOUTH STREET
2ND FL
MORRISTOWN, NJ 07960

Parcel Number: 58-C-1
CAMA Number: 58-C-1
Property Address: 75 KUFFIES POINT WY

Mailing Address: DU TOIT GERARD F TRS DU TOIT BETH
ANN TRS
155 WESTON ROAD
LINCOLN, MA 01173

Parcel Number: 58-C-2
CAMA Number: 58-C-2
Property Address: 61 KUFFIES POINT WY

Mailing Address: BLUME LAWRENCE TR KEPHART
ELLIOT
C/O LARRY BLUME 45 LISPENARD ST.,
#5W
NEW YORK, NY 10013

Parcel Number: 58-C-3
CAMA Number: 58-C-3
Property Address: 49 KUFFIES POINT WY

Mailing Address: BASS MICHAEL A TR
C/O BASS, DOHERTY & FINKS P.C. 1380
SOLDIERS FIELD ROAD, SUITE 2100
BOSTON, MA 02135-1023

Parcel Number: 58-C-4
CAMA Number: 58-C-4
Property Address: 35 KUFFIES POINT WY

Mailing Address: PACKER JOHN R TRS PACKER JANET
M TRS
60 KUFFIES WAY
VINEYARD HAVEN, MA 02568

Parcel Number: 58-C-5
CAMA Number: 58-C-5
Property Address: 318 NORTHERN PINES RD

Mailing Address: ROOSEVELT TWEED TRUSTEE
C/O DEE DICE 35 PILGRIM DR
NORTHAMPTON, MA 01060

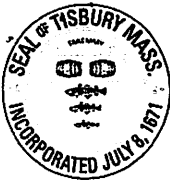
Parcel Number: 59-B-18
CAMA Number: 59-B-18
Property Address: KUFFIES POINT WY

Mailing Address: MALEH PAUL MALEH KIM
44 BUBBLING BROOK RD
WALPOLE, MA 02081



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100 foot Abutters List Report

Tisbury, MA
January 05, 2023

Parcel Number: 59-B-6
CAMA Number: 59-B-6
Property Address: CHAPPAQUONSETT RD

Mailing Address: SHERIFFS MEADOW FOUNDATION INC
57 DAVID AV
VINEYARD HAVEN, MA 02568

Parcel Number: 59-B-7
CAMA Number: 59-B-7
Property Address: 122 KUFFIES POINT WY

Mailing Address: WEINSTOCK STEVEN WEINSTOCK
NANCY SCHWARTZ
380 WEST 12TH STR APT 7G
NEW YOR, NY 10014

Parcel Number: 59-B-7.1
CAMA Number: 59-B-7.1
Property Address: 124 KUFFIES POINT WY

Mailing Address: RILEY GILBERT N JR
375 HIGHLAND STR
WESTON, MA 02493

Parcel Number: 59-B-8
CAMA Number: 59-B-8
Property Address: 172 KUFFIES POINT WY

Mailing Address: MORRISON THERESA CAGNEY TRSTEE
THERESA CAGNEY MORRISON TRUST
17782 E 17TH ST #107
TUSTIN, CA 92780



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1/5/2023

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