



Martha's Vineyard Commission

OLD STONE BUILDING • 33 NEW YORK AVENUE
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October 26, 2021

Sam Dunn
455 State Road, PMB 108
Vineyard Haven, MA 02568

Re: MVC Decision for DRI 81-M2 (Harborwood ANR)

Dear Sam,

I am writing to confirm that on October 21, 2021, the MVC voted that the proposed ANR division of land at 61 Beach Road, Tisbury (DRI 81-M2) did not require a public hearing. The MVC further voted to approve the proposal as a modification without conditions. The approved plan of land dated Sept 5, 2021, is attached here.

The town may now proceed with the review process for the ANR.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Alex Elvin".

Alex Elvin
DRI Coordinator

cc: Ross Seavey
Pat Harris

Notes:

1. The address of the property being divided is 61 Beach Road, Assessor's Parcel 9 B 18, 1.79 acres ±.
2. The property is located in the Waterfront Commercial Zoning District. See the Tisbury Zoning By-laws for dimensional requirements.
3. See Mass. DOT takings and easements along State Highway layout described in Order of Taking recorded in book 1500 page 807.

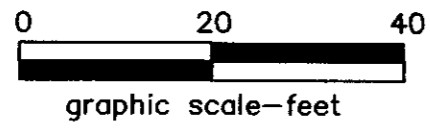
This survey and plan were prepared in accordance with the Procedural and Technical Standards for the Practice of Land Surveying in the Commonwealth of Massachusetts.

I certify that the preparation of this plan conforms with the rules and regulations of the Registers of Deeds effective January 1, 1976 and as amended.

Douglas R. Hoehn

Douglas R. Hoehn, Professional Land Surveyor

Date: September 5, 2021



Approval Under the Subdivision Control Law is Not Required
Tisbury Planning Board

Date: _____

Endorsement is without regard to buildability, or permitted occupancy, does not stay enforcement of zoning violations, and is subject to other notations hereon.

Tisbury Marina LLC
45 Beach Road
Assessor's Parcel
9 B 17

lot 2
1.14 acres ±

lot 1
28,104 s.f. ±
(0.65 acres ±)

Mass. State Highway (Beach Road)

property line prior to Mass DOT taking

see note 3

existing building
(to be removed)

existing building
(to be removed)

existing building
(to be removed)

Sanford & Sofya Nadelstein
60 Lagoon Pond Road
Assessor's Parcel
9 B 6

Dana & Natalie Munn
62 Lagoon Pond Road
Assessor's Parcel
9 B 5

Sawyer Realty Group LLC
68 Lagoon Pond Road
Assessor's Parcel
9 B 4

PM Vineyard Haven, LLC
80 Lagoon Pond Road
Assessor's Parcel
9 B 3

PM Vineyard Haven, LLC
100 Lagoon Pond Road
Assessor's Parcel
9 B 2

Tisbury Marketplace
79 Beach Road
Assessor's Parcel
9 B 19

Plan of Land in
Tisbury, Mass.

Prepared For
Harborwood LLC

Scale: 1" = 20' September 5, 2021

Schofield, Barbini & Hoehn Inc.

Land Surveying & Civil Engineering
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