



www.chilmarkma.gov

TOWN OF CHILMARK

CHILMARK, MASSACHUSETTS

TOWN OFFICES:
Beetlebung Corner
Post Office Box 119
Chilmark, MA 02535
508-645-2100
508-645-2110 Fax

To: Martha's Vineyard Commission
From: Chilmark Planning Board
Date: January 11, 2017
Re: The Eileen S. Mayhew Revocable Trust-2000 Form C Definitive Subdivision Plan

Commissioners:

At a meeting of the Chilmark Planning Board on January 9, 2017, the Board referred the Eileen S. Mayhew Revocable Trust-2000 Form C Definitive Subdivision Plan, dated December 9, 2016, to the Martha's Vineyard Commission for the following DRI Referral Form checklist reasons:

- division of habitat – section 2.5
- division of 10-30 acres – section 2.3

The Board would like to note its general support of this subdivision plan.

Thank you,



Jennifer L. Christy, Planning Board Administrative Asst.

Chilmark Planning Board

Richard A. Osness, Chair
Christopher M. MacLeod
Janet L. Weidner

Peter B. Cook
Joan A. Malkin

John K. Eisner
Mitchell Posin

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

RETURN THIS FORM WITH DRI REFERRAL

Name of Applicant: EILEEN S. MAYHEW REVOCABLE TRUST-2000

Address: C/O SCHOFIELD, BARBINI + HOEHN
P.O. Box 339, TISBURY, MA 02568

Phone: 508 693 2781 Fax: Email: dhoehn@sbcinc.net

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

- Building Permit:
Board of Selectmen:
Board of Health:
Conservation Commission:
Planning Board: APPROVAL OF SUBDIVISION
Zoning Board of Appeals:
Wastewater Commission:
Others:

For Town Use Only

Referring Board or Agent:

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: Jennifer L. Christy
CHILMARK PLANNING BOARD ADMIN. ASST.

Print Name: RICHARD A. OSNOSS, CHAIRMAN

Board: CHILMARK PLANNING BOARD

Town: CHILMARK

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

RETURN THIS FORM WITH DRI REFERRAL

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 | 3.4 Demolition in a Commercial District |
| 1.1 b Discretionary Referral | 4.1 a 10 or More Dwelling |
| 1.1 c Discretionary Referral | 4.1 b 10 or More Rooms for Rent |
| 1.2 Previous DRI's – Modification | 4.2 Mixed-Use Development |
| 2.1 Division of Land - Commercial | 5.1 a Development in Harbors |
| 2.2 Division of Land – 6 or more lots | 5.1 b Development in 10 Acre Body of Water |
| 2.3 Division of 10-30 acres | 5.1 c Development in the Ocean |
| 2.4 a Division of Farm Land – Current | 5.2 Change in Intensity of Use of Comm. Pier |
| 2.4 b Division of Farm Land – Since 1974 | 5.3 a New Comm. Facilities on Pier |
| 2.4 c Division of Farm Land – Prime Ag. Soil | 5.3 b Expansion of Comm. Facilities on Pie |
| 2.5 Division of Habitat | 5.3 c Change in Intensity of Use of Pier |
| 2.6 ANR in Island Road or Coastal DCPC | 6.1 Private Place Assembly 50+ over 2,000sf |
| 3.1 a Dev. of Comm. – 3,000 s.f. Mixed Use | 6.2 Public Place Assembly 50+ over 2,000 sf |
| 3.1b Dev. Of Commercial - 2,000-3,000 s.f. | 6.3 County or Town Acquisition Priorities |
| 3.1 c Dev. of Commercial – 3,000 Mixed Use | 7.1 a Transportation Facility to or from M.V. |
| 3.1 d Dev. of Comm. – Aux. of 1,000 s.f. | 7.1 b Transportation Facility – internal system |
| 3.1 e Dev. of Comm. – 4 or more Mixed units | 8.1 Designated a DRI in a DCPC |
| 3.1 f Dev. of Comm. – 6,000 sf Outdoor Aux | 8.2i Demolition/Ext. Alt. of Historic Structures |
| 3.1 g Dev. of Comm. – Aux. 1,000 sf Outdoor | 8.2ii Demolition/Ext. Alt. Hist. Structure >100 yrs |
| 3.1 h Dev. of Comm. – Change of Use | 8.3 Archeology |
| 3.1 i Dev. of Comm. – Increased Intensity | 8.4 Significant Habitat |
| 3.1 J Dev. of Comm. – Parking 10 or more | 8.5 a Coastal DCPC – New access to coast |
| 3.1 k Dev. of Comm. – Airport Bus. Park | 8.5 b Coastal DCPC – New hard surface |
| 3.1 L Dev. of Comm. – High Traffic Generator | 8.5 c Coastal DCPC – New parking for 5 plus |
| 3.2 a Changed Threshold in B1 or B2 w/ Plan | 8.5 d Coastal DCPC –Development on Noman's |
| 3.2 b Changed Thresh subject Special Permit | 8.6 Critical Open Space |
| 3.2 c Changed Threshold – no other trigger | 8.7 Current of Former Farmland |
| 3.3 a Vehicular Refueling, junkyard, etc... | 9.1 a Telecommunications Tower over 35 feet |
| 3.3 b Storage of Fuel | 9.1 b Telecommunications Tower Reconstruction |
| 3.3 c Drive-through window service | 9.2 a Wind Energy Facilities over 150 Feet |
| 3.3 d Restaurant in B-1 (50 Seats or more) | 9.2 b Wind Energy Facilities in Ocean Zone |
| 3.3 e Restaurant outside B-1 | 9.2 c Wind Energy Facilities in Land Zone |
| 3.3 f Dev. outside B-1 requiring Parking Relief | 9.2 d Wind Energy Facilities near Town Bound |
| 3.3 h Container or Trailer used for Storage | 9.2 e Wind Energy Facilities other |
| 3.3 g Formula Retail | 9.3 Solar Facilities greater than 50,000 sf |

T 508-693-3453 – f 508-693-7894 – P.O. BOX 1447 – 33 New York Avenue – Oak Bluffs, MA 02557

INFO@MYCOMMISSION.ORG – WWW.MYCOMMISSION.ORG

MARTHA'S VINEYARD COMMISSION – SERVING AQUINNAH, CHILMARK, EDGARTOWN, GOSNOLD, OAK BLUFFS, TISBURY & WEST TISBURY

APPENDIX B

FORM C
APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN

received
12.12.16 11:39 am
J. S. [Signature]

File four (4) completed forms: two (2) with the Planning Board, one (1) with the Town Clerk, and one (1) with the Board of Health, together with the required filing fees.

Chilmark, MA 12/9 2016
date

To the Planning Board & Board of Health:

The undersigned herewith submits the accompanying Definitive Plan of the property located in the Town of Chilmark for approval under the requirements of the Subdivision Control Law and the Planning Board's Rules and Regulations governing the Subdivision of Land in the Town of Chilmark.

A list of names and addresses of all persons owning rights in property abutting the proposed subdivision, including surface, mineral and security rights, is attached. These names are as they appear on the most recent tax list and land records.

1. Name of Subdivider the Eileen S. Mayhew Revocable Trust - 2000 Phone 508-693-2781

Address 90 Schofield, Barbin: & Hoehn

2. Name of Owner same Phone _____

Address _____

3. Name of Engineer/Surveyor Schofield, Barbin: & Hochstetler Phone 508-693-2781

Address Box 339 Vineyard Haven MA 02568

4. Deed of Property Recorded in Year 2012, Book 1283, Page 1086

5. Location and description of Property: Assessors Map(s) 13 Parcel(s) 42

6. Is any part of this property within the boundaries of a District of Critical Planning Concern, as described in Article 2 of the Chilmark Zoning By-Laws? no

7. The following are all the mortgages, liens, easements, restrictions and other encumbrances on the whole or any part of the land within the proposed subdivision —

8. The following are the easements and restrictions appurtenant to the land within the proposed subdivision over the land of others: —

9. Check where applicable:

No Preliminary Plan of this proposed subdivision has been submitted to the Board.

A Preliminary Plan of this proposed subdivision, to which this plan conforms, was approved by the Board on _____.

A Preliminary Plan of this proposed subdivision, to which this plan conforms, was approved by the Board with modifications, which modifications have been incorporated in the plan herewith submitted on _____.

10. The applicant(s) covenant(s) and agree(s) for himself (themselves) and his (their) heirs, executors, administrators, successors and assigns:

a. To construct and complete the required improvements as finally approved by the Board within one year from the date of this application, or within such further time as the Board may allow in accordance with the specifications set forth in the Rules and Regulations of the Board.

b. That, before the approval of the plan to which this application relates becomes effective, he (they) will cause to be filed with the Board a covenant satisfactory to the Board. Such covenant shall run with the land, and shall be properly recorded or registered. The covenant shall provide that no lot in the subdivision shall be sold and that no building shall be erected on any lot until the required improvements are completed in accordance with the specifications laid down by the Board so as to adequately serve such lot. If this application is approved, he (they) will fulfill such condition until compliance therewith is evidenced by a certificate by the Board.

c. That if this application is approved, he (they) will cause the Definitive Plan of the subdivision to be recorded in the Registry of Deeds of Dukes County within fifteen days after such approval and that he (they) will not sell, or offer to sell, any of the lots within the subdivision until such plan is recorded and all other conditions specified by the Board have been carried out.

11. This application is accompanied by an original drawing of the Definitive Plan and all other plans, maps and material required as part of the Definitive Plan, and the required number of print copies of each, all on the forms and in the manner prescribed by the Board, and the necessary fee(s) as required under the Rules and Regulations of the Board.

WITNESS the signature(s) and seal(s) of the undersigned applicant(s) this 9th day of

December, 2016.

Douglas E. Huch, agent for owners

(Address of Owner)

(Mortgagees)

Assented to: _____



"North Tabor Farm"

William A. Stibel
Assessor's Parcel
13-9.5

Approval Under the Subdivision
Control Law is Required:
Chilmark Planning Board

Date: _____

I hereby certify that no notice of appeal was
received during the twenty days next after
receipt and recording of notice from the
Planning Board of the approval of this plan.

Town Clerk: _____

Date: _____

"Middle Line Road Housing"

Town of Chilmark
Assessor's Parcel
13-43.02

Sidney & Bonnie Franks
Assessor's Parcel
13-9.25

Sidney & Bonnie Franks
Assessor's Parcel
13-9.4

Martha's Vineyard
Land Bank Commission
Assessor's Parcel
13-33

"The Land Bank"

Martha's Vineyard
Land Bank Commission
Assessor's Parcel
13-34

Lot 4
6.60 acres ±

Lot 3
2.34 acres ±

Lot 2
2.34 acres ±

Lot 1
2.34 acres ±

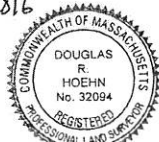
- Notes:
- The property being subdivided is listed as Chilmark Assessor's Parcel 13 - 42, 14.49 acres ±
 - Lot 4 and the Trail Lot are not buildable lots by themselves and are to be conveyed to the owner of Assessor's Parcels 13 - 33 & 34.
 - CB F = concrete bound found
SB F = stone bound found
DH F = drill hole in stone wall found
IP F = iron pipe found
 - This plan is being submitted under the Flexible Siting section of the Chilmark Zoning Bylaws (section 6.7).

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: December 9, 2016



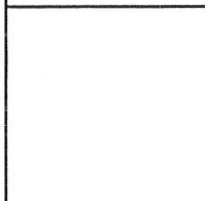
Course	Bearing	Distance
L1	N 41°06'28" E	95.12'
L2	N 47°31'31" E	135.67'
L3	N 29°50'16" E	81.08'
L4	N 87°13'32" E	82.80'
L5	N 73°42'13" E	63.70'
L6	N 78°53'02" E	41.12'
L7	N 69°43'08" E	28.51'
L8	N 50°18'02" E	32.78'
L9	N 49°07'40" E	36.00'
L10	S 15°42'54" W	53.00'
L11	S 07°18'43" E	38.30'

Plan of Land in
Chilmark, Mass.

Prepared For
The Eileen S. Mayhew
Revocable Trust - 2000

Scale: 1" = 60' December 9, 2016

Schofield, Barbini & Hoehn Inc.
Land Surveying • Civil Engineering
12 Surveyor's Lane, Box 339
Vineyard Haven, Mass. 02568
508-693-2781
www.abhinc.net
MV 10764





www.chilmarkma.gov

TOWN OF CHILMARK
CHILMARK, MASSACHUSETTS

TOWN OFFICES:
Beetlebung Corner
Post Office Box 119
Chilmark, MA 02535
508-645-2100
508-645-2110 Fax

DATE: December 14, 2016

REQUESTING BOARD: Planning Board

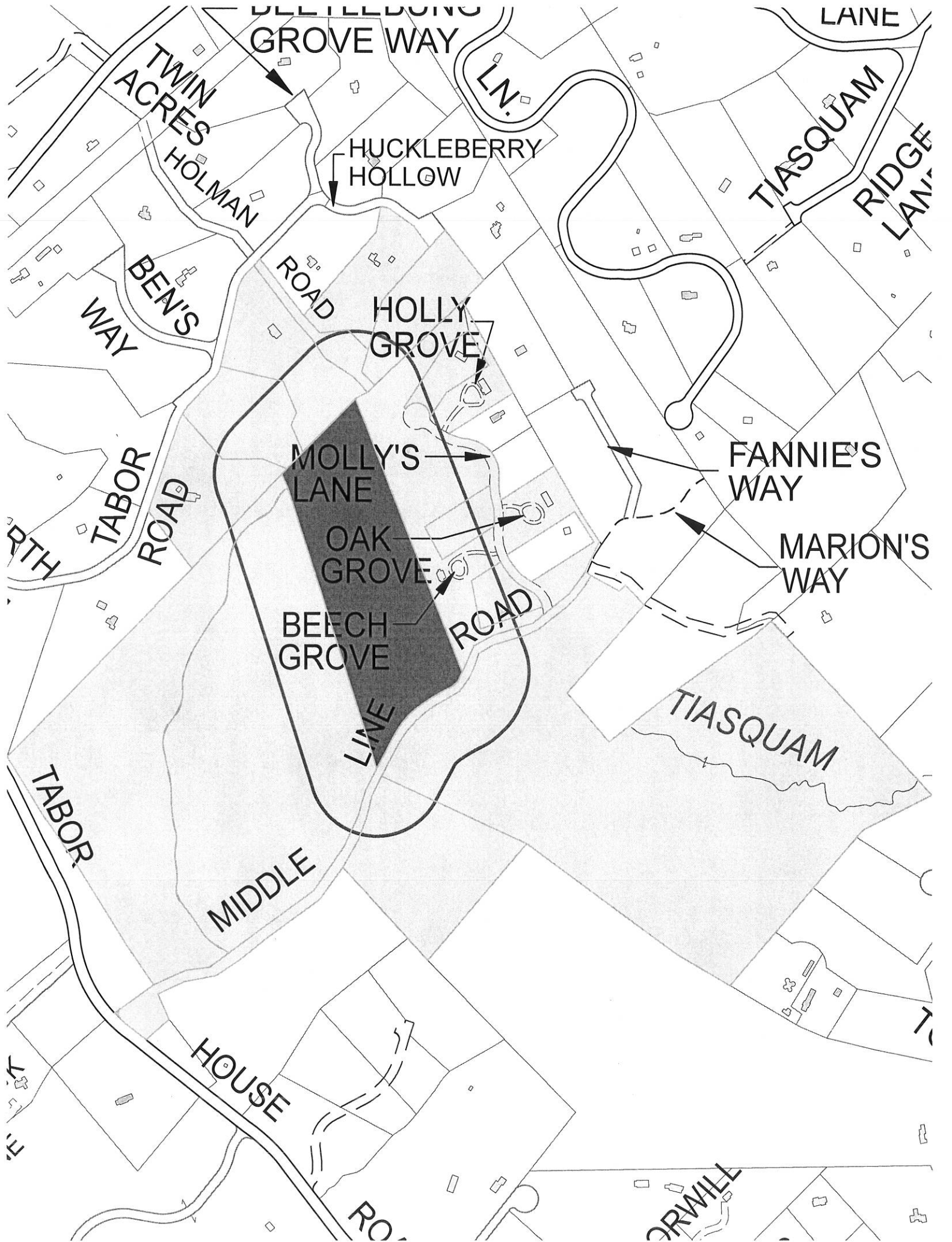
OWNER: Mayhew, Gregory, D Penicaud & Jonathan Mayhew Trstees

MAP & LOT: 013-042-00

The names and addresses on the attached list are certified to be those of the owners of record with in 300 ft. of the above lot as noted on Chilmark Assessors Maps as of 1/01/16.

Elizabeth B. Blum
Leonard J. J...

Town of Chilmark
Board of Assessors



DELEADING GROVE WAY

LANE

TWIN ACRES HOLMAN ROAD

HUCKLEBERRY HOLLOW

TIASQUAM LANE

RIDGE LANE

BEN'S WAY

ROAD

HOLLY GROVE

TABOR ROAD

MOLLY'S LANE

FANNIE'S WAY

RTH

OAK GROVE

MARION'S WAY

BEECH GROVE

ROAD

TIASQUAM

TABOR

LINE

MIDDLE

HOUSE

RO

ORWILL