

# MESA Project Review Checklist



## Family Property Lot Line Revisions and Land Conservation Plan

Edgartown, MA  
NHESP Tracking No. 22-40940

October 3, 2022



October 3, 2022

Jesse Leddick, Chief of Regulatory Review  
DFW / Natural Heritage & Endangered Species Program  
1 Rabbit Hill Road  
Westborough, MA 01581

RE: MESA Project Review Checklist Application,  
Family Property Lot Line Revisions and Land Conservation Plan, Edgartown, Massachusetts  
NHESP Tracking No. 22-40940

Dear Mr. Leddick:

On behalf of a trust representing eight grandchildren of Charles A. Welch (collectively, the "Applicant"), we are pleased to submit this Project Review Checklist application ("Checklist" or "application") to the Massachusetts Division of Fisheries and Wildlife, Natural Heritage and Endangered Species Program ("NHESP") pursuant to the Massachusetts Endangered Species Act ("MESA") and its implementing regulations for review of activities within areas of mapped Priority Habitats of Rare Species under MESA. Activities described in this application include the continuation of current land uses, proposed revisions to lot lines as presently recognized, limited future potential land use changes, and transfer of the majority of the property into conservation ("the Project").

The core parcel associated with the overall approximately 215 +/- acre subject property known as Pimpneymouse Farm ("PMF") has been in the Applicant's family since 1928 and has been actively utilized by various family members since that time for recreational, agricultural, and residential uses. As of the 15<sup>th</sup> edition of the Natural Heritage Atlas, approximately 60 percent of the overall property (including the core parcel and subsequently acquired adjoining parcels) is mapped as supporting Priority Habitats of Rare Species. The family is now seeking to revise lot lines to enable three family members to retain portions of the property for their continued personal use substantially as it occurs today and consistent with historical usage or involving limited future residential development, while the ownership of remainder of the land will be transferred to a land conservation entity to be permanently protected as open space. The revision of lot lines will be subject to review as a Development of Regional Impact by the Martha's Vineyard Commission ("MVC"). Please note that certain figures presenting proposed lot lines in this application reflect a best estimation of newly defined parcels based on GIS approximations. Subdivision plans will be developed to land survey accuracy standards in conjunction with completion of the pending MVC review process.

As further described in this application, the Applicant is seeking to acknowledge uses that are ongoing and have historically occurred within presently mapped habitat as well as acknowledging potential limited future development and land management activities. Based on the extent of agriculturally and residentially managed land that does not support rare species habitat, coupled with the Applicant's desire to largely conserve PMF in the manner that respects prior and current generations' vision for the property, it is anticipated that less than five acres of alteration of actual rare species habitat will occur as a result of future limited development and land management activities.

Please find enclosed the Checklist form and accompanying documentation to complete MESA review of the PMF lot line revisions and land conservation plan, including a \$300.00 application fee. If you have any questions regarding this application, please contact me via email [tfletcher@ariadne.llc](mailto:tfletcher@ariadne.llc) or by telephone at (603) 801-4538.

Sincerely,

A handwritten signature in blue ink that reads "Victoria (Tory) Fletcher".

Victoria (Tory) Fletcher  
Ariadne Environmental Consulting LLC

Cc: Stephen Potter  
Samuel A. Slater



MASSWILDLIFE

## DIVISION OF FISHERIES & WILDLIFE

1 Rabbit Hill Road, Westborough, MA 01581  
p: (508) 389-6300 | f: (508) 389-7890  
MASS.GOV/MASSWILDLIFE

### MESA Project Review Checklist

*Massachusetts Endangered Species Act M.G.L. c.131A and Regulations (321 CMR 10.00)*

#### 1) Project Location:

Pimpnmouse Lane	Edgartown	02539
Street Address/Location	City/Town	Zip Code
several - see supplemental narrative	see supplemental narrative	
Assessors Map/Plat Number	Parcel /Lot Number	

Property recorded at the Registry of Deeds for:

Dukes	
County	Certificate # (if registered land)
see supplemental narrative	
Book	Page Number

#### 2) Applicant:

Adrienne	Silbermann, Trustee	Welch & Forbes
First Name	Last Name	Company
45 School Street		
Mailing Address		
Boston	MA	02108
City/Town	State	Zip Code
617-523-1635		asilbermann@welchforbes.
Phone Number	Fax Number	Email address

#### 3) Property owner (if different from applicant):

First Name	Last Name	Company
Mailing Address		
City/Town	State	Zip Code
Phone Number	Fax Number	Email address

#### 4) Representative (if any):

Victoria (Tory)	Fletcher	
Contact Person First Name	Contact Person Last Name	
P.O. Box 3021		
Mailing Address		
Peterborough	NH	02538
City/Town	State	Zip Code
603-801-4538		tfletcher@ariadne.llc
Phone Number	Fax Number	Email address

**Additional Information**

- 1. Will this project require a filing with the Conservation Commission and/or DEP?  No  Yes
- 2. Has this project previously been issued a NHESP Tracking Number (either by previous NOI Submittal or MESA Information Request Form)?  No  Yes, if Yes -Tracking No. 22-40940

**Project Description (attach separate sheet, as needed)**

Please note, certain projects or activities are exempt from review, see 321 CMR 10.14. The MESA does not allow project segmentation. Your filing must reflect all anticipated work associated with the proposed project (CMR 321 10.16).

Revisions to lot lines to facilitate equitable subdivision of overall property among beneficiaries of the estate of Charles A. Welch, while transferring the majority of the property into conservation. Checklist application also seeks to affirm grandfathered uses within areas of mapped habitat. See further description in supplemental narrative.

**Include the Following Information:**

ALL Applicants must submit:

- USGS map (1:24,000 or 1:25,000) with property boundary clearly outlined
- Project plans for entire site (including wetland Resource Areas, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work)
- Assessor’s map or right-of-way plan of site
- Statement/proof that applicant is the Record Owner or that applicant is a person authorized in writing by the record owner to submit this filing
- Photographs representative of the site

Projects altering 10 or more acres, must also submit:

- A vegetation cover type map of the site
- Project plans showing Priority Habitat boundaries

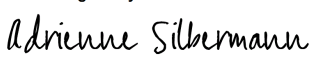
The NHESP may request additional information, such as, but not limited to, species and habitat surveys, wetland reports, soil map and reports, and stormwater management reports (321 CMR 10.16). The NHESP will notify the applicant within 30 days if the materials submitted do not satisfy requirements for a filing and request submission of any missing materials (321 CMR 10.18(1)).

**Filing Fee, Payable to Comm. of MA - NHESP (see website for fee information)**

a. Total MESA Fee Paid \$300.00 b. Acreage of Disturbance <5 acres c. Total Site Acreage ~215

**Required Signatures**

I hereby certify under the penalties of perjury that the foregoing MESA filing and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

DocuSigned by:  
9/28/2022  


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089F498FB5DE44A...  
 Signature of Property Owner/Record Owner of Property Date

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Signature of Applicant (if different from Owner) Date

Copy of Check for Application Fee

ARIADNE ENVIRONMENTAL CONSULTING LLC 52-175/112 242  
PO BOX 3021  
PETERBOROUGH, NH 03458 DATE 3 October 2022

PAY TO THE ORDER OF Comm of MA - NHESP \$ 300.00  
Three hundred & no/100 DOLLARS

BAR HARBOR BANK & TRUST BAR HARBOR, MAINE 04609

MEMO NHESP Tracking No 22-40940 Vchr R

⑆011201759⑆ [REDACTED] 0242

Family Property Lot Line Revisions and Land Conservation Plan, Edgartown, MA  
NHESP Tracking No. 22-40940

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\*note: Figures 5-7 reflect a best estimation of proposed lot lines based on GIS approximations. Subdivision plans will be developed to land survey accuracy standards in conjunction with completion of the pending Martha’s Vineyard Commission Review process for the overall project.

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## Supplemental Narrative

### 1.0 INTRODUCTION

Eight grandchildren of Charles A. Welch, represented by the trustees designated to manage their real estate holdings on Chappaquiddick Island in Edgartown, Massachusetts (collectively, the “Applicant”) are seeking to equitably partition their interests in a family property they have shared for generations.

The subject property is known as Pimpneymouse Farm (“PMF”) and involves approximately 215+/- acres of land located roughly in the central portion of Chappaquiddick (see Figure 1 – USGS Locus Map). The majority of the property was originally purchased in 1928 by Mr. Welch as a hunting retreat. Acquisition of additional land by Mr. Welch and his descendants has occurred at various times over the past century. The property has been in continuous use by various members of Mr. Welch’s extended family since his passing. PMF was the home of Edith (Edo) Welch Potter, who lived in the main farmhouse (renovated and expanded for year-round use) on the property full time from 1970 until her death in 2018, while her sisters and their families utilized other residences on the property for seasonal use. Mrs. Potter was a highly respected and active conservationist and member of the community, having written the first set of zoning regulations for Chappaquiddick, being instrumental in the establishment of the Martha’s Vineyard Commission, and serving on multiple municipal boards and committees as well non-profit organizations committees, including the Martha’s Vineyard Land Bank Commission (MVLBC). Her sisters shared her and their father’s conservationist vision, and the manner in which the equitable partitioning of PMF is being proposed is a continuation of the family’s strong ethic toward land preservation, as well as evidence of certain family members’ seeking to continue the tradition of private use and enjoyment of the landscape that embodies lifelong memories of family gatherings in an agrarian or otherwise natural setting.

As discussed further in this submittal, approximately 165.6+/- acres of land will be transferred in fee to the MVLBC or other entity whose mission involves permanent protection and maintenance of undeveloped open space. The remaining land will be divided among three family members who plan to continue to utilize existing structures on the property and manage their individual lots (to be defined through a pending subdivision review process subject to the Martha’s Vineyard Commission jurisdiction as a Development of Regional Impact) in a manner that is largely consistent with its historical uses. In part due to the family’s stewardship of the property, portions of the land provide important habitat for several rare species as well as more common but nonetheless important wildlife and vegetative communities.

This MESA Project Review Checklist (“Checklist” or “application”) is being submitted to the Massachusetts Department of Fisheries and Wildlife (“Division”), Natural Heritage and Endangered Species Program (“NHESP”) to confirm general limits of ongoing ‘exempt’ activities within limits of mapped rare species habitat and to disclose potential future impacts to rare species habitat in compliance with the Massachusetts Endangered Species Act (“MESA”) (MGL c.131A) and its implementing regulations (321 CMR 10.00). All figures referenced in this narrative are provided in Appendix A of this document.

**2.0 OVERVIEW OF EXISTING CONDITIONS**

**2.1 Current Assessors Parcels and Zoning**

The property subject to this MESA application currently consists of 16 assessor’s parcels<sup>1</sup> ranging in size from less than one-quarter of an acre to over 120 acres, as summarized in Table 1 below. The boundaries of these sixteen parcels are reflected in a map in Appendix B – Land Ownership Documentation as well as in several figures in this document. The entire island of Chappaquiddick is zoned as R-120, which restricts development to single-family residential uses and requires a minimum lot size of three acres.

**Table 1  
Pimpneymouse Farm Existing (2022) Assessors Parcels and Current Development/Use**

	<b>Assessor’s Identification</b>	<b>Description of Location</b>	<b>Approximate Acreage</b>
1	31-27-2	9 Willet Lane	4.40
2	31-27-3	12 Willet Lane	2.67
3	31-34-3	36 Dike Bridge Road	4.37
4	31-34-4	40 Dike Bridge Road	2.98
5	33-6	16 Pimpneymouse Farm Lane. The majority of the parcel is located to east of Chappaquiddick Road. Includes a 5.20-acre parcel to west of Chappaquiddick Road and a 1.86-acre parcel to the north of Dike Road.	121.56
6	33-7-11	Pocha Road	13.28
7	33-7-2	Pocha Road	6.61
8	33-8	Pocha Road	3.32
9	33-9	Pocha Road	3.17
10	33-11	Pocha Road	0.85
11	34-64	279 Chappaquiddick Road. Bisected by public road: a 7.13-acre parcel is located to the east of the road and the remaining 17.18 acres are location to the west of the road.	24.31
12	34-65-1	Chappaquiddick Road	0.68
13	34-65-2	5 Pimpneymouse Lane	3.25
14	34-87-1	Grove Avenue	0.24
15	34-88-1	15 Pimpneymouse Lane	0.89
16	48-44	Chappaquiddick Road	23.26

<sup>1</sup> The grandchildren also inherited three off-site parcels considerably removed from the subject property. These parcels are very small in size, ranging from 0.08 acres to 0.17 acres according to assessor’s data. None of these parcels are buildable lots.



## 2.2 Legal Ownership

Collectively, the sixteen subject parcels that make up Pimpneymouse Farm today were assembled first by Mr. and Mrs. Welch and subsequently enlarged and maintained by their three daughters. With the passing of Edo Potter, the last member of her generation, the property is now being distributed in equal undivided interest to Mr. and Mrs. Welch's eight grandchildren, some of whom currently utilize portions the property as a secondary home for personal use and family gatherings.

A landlocked parcel consisting of 13.28 acres (33-7-11) is co-owned with a party outside of the family associated with Charles Welch. As discussed later in this application, no physical changes to that parcel are proposed. The outside party only has a 16 percent interest in ownership of the parcel.

Appendix B provides the Edgartown Board of Assessors list of parcels owned by the trustees representing the eight grandchildren of Charles Welch, a graphic calling out the location of the sixteen parcels addressed in this application, and the first sheet associated with the tax card for all the parcels under control of the trustees.

## 2.3 Roadway and Utility Infrastructure

Vehicular access to the property is via Dike Bridge Road and Chappaquiddick Road, both of which are public, as well as Pimpneymouse Lane and Willet Lane, both of which are privately-owned. Existing residential and agricultural structures on the property are served by on-site water supply and septic systems. Telecommunications services are located within or adjacent to existing roads. There are no rights of way associated with the property beyond those associated with utility infrastructure that serves existing residences.

## 2.4 Existing Structures and Uses

The property supports a number of residential, agricultural, and recreational structures. These include five occupiable single-family homes, barns, and other secondary structures (tennis court, greenhouse, rustic cabins and storage sheds) the majority of which are located in the central portion of the overall property and are primarily in the vicinity of regularly maintained fields. A boathouse along the shorefront of Cape Pogue Bay is the most remote structure associated with the property and has no well, septic facilities or other utility services.

The core portion of the property was actively managed farmland for several decades. Areas that formerly supported active crops and pasturage for livestock and horses are still extant as managed hayfields and are scattered throughout the property. These grassland communities have been managed through regular mowing for decades, long prior to the enactment of MESA, and will continue to be maintained as hayfields or other similar agricultural use (e.g., as cropland, pasturage for horses or livestock, or paddocks for horseback riding) as exempt activities under the MESA regulations. Of note, an historical account of Pimpneymouse Farm, *The Last Farm on Chappaquiddick* (the memoir of Edith ('Edo') Potter) includes both narrative and photos documenting that the property – and the whole of Chappaquiddick Island – had historically been open grasslands. Areas proximate to existing residential structures include a combination of lawns and landscaped areas, the most notable of which is an arboretum and greenhouse in the vicinity of the home that had been occupied for decades on a year-round basis by Edo Potter, whose husband and daughter introduced dozens of ornamental trees and shrubs to the property.

## 2.5 Vegetative Cover Types

The overall property supports a variety of vegetative communities, including coastal and freshwater wetlands and both naturally occurring and managed upland communities, such as hayfields, residential yards, and woodlands. As discussed later in this application, few changes to vegetative cover conditions are anticipated to occur in that most of the property will be transferred to a conservation organization.

To identify the limits of existing exempt activities that occur and are expected to continue to occur on the property as well as to estimate potential future impacts to actual rare species habitat associated with future development activities, vegetative community mapping of the overall 215-acre property was conducted by Basswood Environmental, LLC in June of 2022. A complete summary of the mapping effort is provided as Appendix D and includes a series of photos of existing conditions that reflect the types of vegetative communities that were observed, which are tied to a set of plans indicating the location of each photo point and the direction in which each photo was taken.

A total of eleven vegetative community types (including open water) were identified in a manner that is consistent with natural community definitions used in the Classification of Natural Communities of Massachusetts, Version 2.0<sup>2</sup>, issued by NHESP, with a single exception of a community characterized as “anthropogenic” which was assigned to areas that are managed as lawn or other auxiliary residential use, such as gardens and the arboretum, which predominantly supports non-native, ornamental trees and shrubs. In addition, a distinction was made to areas meeting the NHESP description of Pitch Pine -Oak Forest Woodlands as either being oak dominated, or pitch-pine dominated. The results of the vegetative community mapping effort were discussed in a zoom meeting on July 27, during which it was agreed that the mapping appeared to accurately reflect vegetative community types consistent with NHESP guidance as well as appropriately distinguishing those areas identified as anthropogenic communities.

These vegetative communities are shown on Figure 3, as well as in greater detail in Appendix D. Figure 3 also indicates the extent of areas presumed to be subject to protection under the Massachusetts Wetlands Protection Act (“WPA”) as mapped by MassDEP, whose mapping typically does not capture the full extent of jurisdictional wetland resource areas. The vegetative community mapping effort did not involve a formal delineation of wetlands regulated under the WPA.

## 2.6 Mapped Rare Species Habitat

Roughly 60 percent of the overall property is mapped as supporting Priority Habitats of Rare Species, some of which is also mapped as Estimated Habitats of Rare Wildlife, as shown on Figure 2. Priority Habitat mapping is also shown in greater detail on the map set contained in Appendix D.

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<sup>2</sup> Swain, P.C. 2016. Classification of the Natural Communities of Massachusetts. Version 2.0. Natural Heritage & Endangered Species Program, Massachusetts Division of Fisheries and Wildlife. Westborough, MA.

There have been two MESA Information Requests filed in association with the property. In December of 2021, an initial request was submitted on behalf of one of the beneficiaries of the undivided interests in the property, and focused solely on a current assessor’s parcel consisting of approximately 21 acres with a street address of 279 Chappaquiddick Road (Map 34, Parcel 64), a portion of which will be transferred to individual ownership by one of the beneficiaries of the trust as three separate lots, while the remainder of that parcel will be permanently protected. That Information Request was assigned NHESP Tracking number 21-40666 and documented prior observation of suitable habitat for two moth species on the subject parcel.

As planning related to the equitable partition of interests in the property advanced, the PMF beneficiaries came to understand that the proposed lot line revisions and land conservation plan had to be reviewed under MESA as a single “project”, a second MESA Information Request was submitted in March 2022, acknowledging all sixteen parcels presently under single, undivided ownership that together comprise the property subject to this MESA application. The response to that information request documented prior observation of twelve species associated with the overall property, including seven moth species, four birds, and one plant.

Table 2 summarizes the list of rare species documented to occur in the vicinity of the property, the parcel(s) on which suitable habitat is presumed to occur, and the natural community types with which they are associated. Figure 3 provides a graphic representation of which species are specifically associated with existing assessor’s parcel according to the response to the Division’s response to the March 2022 Information Request. Of note, it is recognized that any of the twelve species have potential to occur on any of the sixteen parcels on which suitable habitat exists. That said, most of the species documented to occur in the vicinity are dependent on wetlands habitats, as noted in Table 2.

**Table 2**  
**Rare Species Documented to Occur in the Vicinity of the Property**

Seven moth species
Four bird species (two federally listed)
One plant species

Assessor’s Parcel ID (2022)	Scientific name	Common name	Taxonomic Group	State / *Federal Status	Lot characteristics / Primary Habitat	Wetland Habitat-Dependent
9 Willet Lane (31_27_2)					~4.4 ac lot adjacent to Cape Poge; predominantly wet	
	Photedes inops	Spartina Borer Moth	Butterflies and Moths	SC	Coastal and brackish wetlands. Host plant is with salt marsh cord grass.	Yes
	Sterna dougallii	Roseate Tern	Bird	E / *E	Coastal beach (partially vegetated)	Yes
	Sterna hirundo	Common Tern	Bird	SC	Coastal beach (partially vegetated)	Yes
	Charadrius melodus	Piping Plover	Bird	T / *T	Coastal beach (sandy/ gravely)	Yes

Assessor's Parcel ID (2022)	Scientific name	Common name	Taxonomic Group	State / *Federal Status	Lot characteristics / Primary Habitat	Wetland Habitat-Dependent
12 Willet Lane (31_27_3)					~2.67 ac legal access to Cape Poge/ boathouse	
	Papaipema sulphurata	Water-Willow Borer Moth	Butterflies and Moths	T	Inland wetlands. Host plant is water willow, found in along fringes of ponds and open swamps.	Yes
	Photedes inops	Spartina Borer Moth	Butterflies and Moths	SC	Coastal and brackish wetlands.	Yes
36 Dike Bridge Road (31_34_3)					~4.37 ac wetlands and wooded (pitch pine)	
	Eacles imperialis	Imperial Moth	Butterflies and Moths	T	Pitch pine woodlands.	No
	Papaipema sulphurata	Water-Willow Borer Moth	Butterflies and Moths		Inland wetlands. Host plant is water willow, found in along fringes of ponds and open swamps.	Yes
40 Dike Bridge Road (31_34_4)					~2.98 ac wetlands and wooded (pitch pine)	
	Eacles imperialis	Imperial Moth	Butterflies and Moths	T	Pitch pine woodlands.	No
	Papaipema sulphurata	Water-Willow Borer Moth	Butterflies and Moths	T	Inland wetlands.	Yes
	Photedes inops	Spartina Borer Moth	Butterflies and Moths	SC	Coastal wetlands.	Yes
Pocha Road (33_11)					~0.85 ac parcel; entirely wetlands	
	Sterna dougallii	Roseate Tern	Bird	E / *E	Coastal beach (partially vegetated)	Yes
	Sterna hirundo	Common Tern	Bird	SC	Coastal beach (partially vegetated)	Yes
	Sternula antillarum	Least Tern	Bird	SC	Coastal beach (sandy/ gravely)	Yes
16 Pimpneymouse Lane (33_6)					~121.56 ac parcel; varied vegetative communities	
	Eacles imperialis	Imperial Moth	Butterflies and Moths	T	Pitch pine woodlands.	No
	Papaipema sulphurata	Water-Willow Borer Moth	Butterflies and Moths	T	Inland wetlands.	Yes
	Photedes inops	Spartina Borer Moth	Butterflies and Moths	SC	Coastal wetlands.	Yes
	Sterna dougallii	Roseate Tern	Bird	E / *E	Coastal beach	Yes
	Sterna hirundo	Common Tern	Bird	SC	Coastal beach	Yes
	Sternula antillarum	Least Tern	Bird	SC	Coastal beach	Yes

Assessor's Parcel ID (2022)	Scientific name	Common name	Taxonomic Group	State / *Federal Status	Lot characteristics / Primary Habitat	Wetland Habitat-Dependent
	Abagrotis benjamini	Coastal Heathland Cutworm	Butterflies and Moths	SC	Open xeric coastal habitat; pine/scrub oak barrens	No
	Cicinnus melsheimeri	Melsheimer's Sack Bearer	Butterflies and Moths	T	Sandplain pitch-pine scrub oak barrens	No
	Setaria parviflora	Bristly Foxtail	Plant	SC	Salt marsh / salt pond margins	Yes
	Sympistis riparia	Dune Sympistis	Butterflies and Moths	SC	Dunes/ coastal sandplain grasslands	Typically yes
	Cycnia collaris	Collared Cycnia	Butterflies and Moths	T	Sandplain grasslands/heathland	No
Pocha Road (33_7_11)					~13.28 ac parcel; uplands and wetlands	
	Sterna dougallii	Roseate Tern	Bird	E	Coastal beach (vegetated)	Yes
	Sterna hirundo	Common Tern	Bird	SC	Coastal beach (vegetated)	Yes
	Sternula antillarum	Least Tern	Bird	SC	Coastal beach (unvegetated)	Yes
Pocha Road (33_7_2)					~6.6 ac parcel; uplands and wetlands	
	Eacles imperialis	Imperial Moth	Butterflies and Moths	T	Coastal beach (vegetated)	Yes
	Sterna dougallii	Roseate Tern	Bird	E / *E	Coastal beach (vegetated)	Yes
	Sterna hirundo	Common Tern	Bird	SC	Coastal beach (vegetated)	Yes
	Sternula antillarum	Least Tern	Bird	SC	Coastal beach (unvegetated)	Yes
279 Chappaquiddick Road (34_64)					~24.31 ac parcel; various vegetation communities	
	Eacles imperialis	Imperial Moth	Butterflies and Moths	T	Pitch pine woodlands	No
	Papaipema sulphurata	Water-Willow Borer Moth	Butterflies and Moths			Yes
Chappaquiddick Road (48_44)					~23.26 ac parcel; predominantly wetland	
	Sterna dougallii	Roseate Tern	Bird	E / *E	Coastal beach (vegetated)	Yes
	Sterna hirundo	Common Tern	Bird	SC	Coastal beach (vegetated)	Yes
	Sternula antillarum	Least Tern	Bird	SC	Coastal beach (unvegetated)	Yes

### 3.0 ONGOING AND PROPOSED ACTIVITIES

Several ongoing and proposed uses are addressed in this Checklist application:

- 1) Continuation of existing residential uses, ancillary activities such as vegetable and ornamental gardening and arboriculture, animal pasturage, horseback riding, tennis, maintenance of utilities and overall property management consistent with historical use;
- 2) Continued maintenance of private vehicular and horseback access along existing gravel roads and mown trails within areas retained by family members, including maintenance of such private roads;
- 3) Continuation of shared use of an existing boathouse and shorefront along Cape Poge Bay, including periodic mowing of anthropogenic meadows used for horseback riding, picnicking and nature observation in the vicinity of the boathouse parcels and access thereto;
- 4) Continuation of periodic mowing of hayfields retained by the family or other uses such as livestock grazing and horse pasturage;
- 5) Proposed lot line revisions to create seven newly defined lots (Lot 1A, 1B, 1C, 2A, 2B, 3 and 4), while the amalgam of two existing lots supporting the boathouse and access thereto along with a small portion of the Primary Lot on the north side of Chappaquiddick Road are referred to herein as "Lot 5" for planning purposes, although they will remain individual assessor's parcels. (Insofar as there are no new activities proposed and the lots will be jointly owned by the individuals who will own Lots 1-4, there is no need to formally combine the three existing lots into one.); and
- 6) Permanent protection of approximately 165.6+/- acres of the overall PMF property.

The location of proposed Lots 1-5 (i.e., adjustments to existing lot lines) are shown on Figure 4 and activities anticipated to continue or newly-occur on each of the proposed revised lots are summarized in Table 3 below.

In all, of the sixteen assessor's parcels, two will be subdivided (2022 assessors parcels 33-6 and 34-64), and the land that will be transferred to individual ownership by beneficiaries will be incorporated into a total of seven lots (consistent with traditional usage by the family), exclusive of three parcels associated with the boathouse and frontage on Cape Poge Bay and access thereto, which will remain unchanged. Only those parcels subject to subdivision (i.e., "lot line adjustments") to facilitate the creation of the new lots) will be re-defined; 2002 assessor's parcels proposed to be transferred as they presently exist to a conservation entity will remain as they are currently defined.

Of note, the family members who will retain the seven proposed, newly defined lots have agreed to covenant those lots to prevent any future subdivision by establishing deed restriction on those lots greater than 6 acres (i.e., that have the potential to support two buildable lots per local zoning, which requires a minimum lots size of three acres). Three of the proposed lots (Lot 1C, Lot 2A, and Lot 3) are greater than six acres. Two of these (Lot 2A and Lot 3) already support a residence.

**Table 3**  
**Proposed Future Lots and Ongoing or Anticipated Future Activities**

Lot ID and approximate acreage*	Existing Uses	Anticipated Activities	Comments
Conserved Land 165.66 acres	Open space and agriculture	Permanent protection as undeveloped open space or agriculture	Amalgam of 102.25 acre portion of 121.5-acre lot (33-6) and all or portions of several other 2022 assessor's parcels
Pimpneymouse Lane Right-of-Way 4.2 acres	Vehicular and utility access	No change – continuation of activities consistent with historical use	
Lot 1A 4.8 acres	Residential and agricultural	Continuation of current uses, including potential for redevelopment or expansion of residential structures (limited to single-family use).	Portion of current 24.31-acre lot (34-64). Including a portion of adjacent 121.5-acre parcel (33-6).  Existing vegetative cover includes cultural grassland and anthropogenic communities.  Does not support suitable habitat for rare species known to occur in vicinity. Existing vegetative cover includes cultural grassland and anthropogenic communities.
Lot 1B 3.0 acres	Agricultural (hayfield)	Potential development of residential structures	Portion of current 24.31-acre lot (34-64).  Does not support suitable habitat for rare species known to occur in vicinity.  Lot to be deed-restricted to prevent any future subdivision.
Lot 1C 7.8 acres**	Undeveloped forestland	Potential development of residential structures	Portion of current 24.31-acre lot (34-64).  Majority of proposed lot provides suitable habitat for Imperial Moth.  Lot to be deed-restricted to prevent any future subdivision, and to limit future development activities to less than five acres of alteration.  New home, if developed, would utilize an existing driveway access to Chappaquiddick Road to the extent practicable.
Lot 2A 7.2 acres**	Residential and agricultural	Continuation of current uses, including existing main residence, outbuildings, and hayfield/fenced pasturage. Potential for modifications), such as minor expansions, rehabilitation, or replacement of structures (limited to single-family use.)	Amalgam of three existing assessor's parcels and a portion of 121.5-acre parcel (33-6).  Does not overlap mapped habitat.  Lot to be deed-restricted to prevent any future subdivision.

Lot ID and approximate acreage*	Existing Uses	Anticipated Activities	Comments
Lot 2B 3.8 acres	Residential and agricultural	Continuation of current uses, including existing main residence, outbuildings, and hayfield/ fenced pasturage.	Amalgam of one existing assessor's parcel and a portion of 121.5-acre parcel (33-6).  Small area of mapped habitat confirmed to be managed meadow and ornamental plantings in understory of mapped habitat (i.e., anthropogenic).
Lot 3 6.7 acres**	Residential	Continuation of current uses, including two residential structures, outbuildings, tennis court and enhancement of the 'the arboretum'. Consolidation and relocation of parking areas anticipated.	Portion of 121.5-acre parcel (33-6).  Portions of mapped habitat confirmed to be dominated by ornamental plantings in overstory and understory of mapped habitat (i.e., anthropogenic). Small area of mapped habitat supports suitable habitat for moth species; no development activities anticipated in this area but may include limited vegetation management (e.g., brush-hogging of understory at interval no more frequent than every 3 years).  Lot to be deed-restricted to prevent any future subdivision.
Lot 4 3.2 acres	Residential	Continuation of current uses, including residence and outbuildings.	Portion of 121.5-acre parcel (33-6).  Small area of mapped habitat supports suitable habitat for moth species; no activities anticipated in this area.
Lot 5 9 acres	Recreational	Continuation of current use.	Existing lots to be shared by family members and maintained in a manner consistent with current conditions (e.g., regular mowing of 'anthropogenic' lawn areas). Configuration of the three lots and extent of wetlands deems it undevelopable for residential purposes.

\* Acreages based on GIS data for planning purposes and subject to minor differences resulting from ground survey or adjustments to lot dimensions as the subdivision goes through MVC review.

\*\* Minimum lot size for residential construction on Chappaquiddick is 3.0 acres. Lots greater than 6 acres will be deed-restricted to prevent future subdivision.



As a reflection of the family's overall commitment toward conservation, no more than two new house lots will be created in addition to the five existing lots with pre-existing occupiable structures on the overall property: one on Lot 1C (7.8 acres) that will utilize an existing driveway to access Chappaquiddick Road, and another on Lot 1B (which will consist of the minimum three-acre lot size for residential development per zoning). This stands in stark comparison to a "highest and best use" analysis of the overall property, which estimated that 16 additional (beyond the seven retained lots) individual parcels of greater than three acres could be created on the overall 215-acre property under current zoning regulations, which, by stipulating maximum areas of disturbance on each lot of one-quarter to no more than one acre, could provide sufficient mitigation set-asides of suitable upland habitat for potential impacts to mapped rare species habitat.

Based on the vegetative community analysis of the overall property, among the proposed lots and potential future activities, only development of a potential residence and associated uses on Lot 1C has the potential to impact actual rare species habitat associated with Imperial Moth, involving a mixed oak/pitch pine forest that is in a late state of succession toward a predominantly oak forest. Figure 5 presents the proposed lot lines as an overlay to the vegetative community inventory. While no development plans are presently known for that parcel, the Applicant commits to no more than five acres of disturbance on that parcel.

#### **4.0 IMPACT ANALYSIS**

To a large extent, beneficiaries of the estate who plan to retain land will use the existing structures and maintain the adjacent landscape in a manner that is consistent with its historical use, activities that are exempt from review under one or more subparagraphs of 321 CMR 10.14 (Exemptions from Review for Projects or Activities in Priority Habitat). Further, most of the retained acreage is coincident with either cultural grassland or "anthropogenic" landscapes, such as residentially maintained lawns and landscaped areas. Areas classified in the vegetative community mapping efforts as "anthropogenic" were presented in a zoom meeting between representatives of NHESP, Basswood Environmental, Ariadne Environmental Consulting, and PMF family members, at which time it was agreed that those areas characterized as "anthropogenic", some of which occurred on the fringes of mapped habitat, were unlikely to provide actual rare species habitat, or met the definition of exempt activities.

It is anticipated that new residential construction (as differentiated from possible modifications to existing residential dwellings and ancillary structures) could occur on two of the proposed lots: Lot 1B and Lot 1C. Proposed Lot 1B, consisting of 3.0 acres, is not presently mapped, and supports a cultural grassland (i.e., hayfield). No impacts to rare species habitat are expected to occur as a result of construction on this lot. Proposed Lot 1C, consisting of 7.8 acres presently supports a pitch-pine oak woodland community that supports potential habitat for Imperial Moth, and may also support habitat for Water-willow Stem Borer Moth, however it is not anticipated that any activity would be proposed in suitable habitat for the wetland-dependent insect.

It is unknown at this time precisely where, or how large an area of conversion of suitable pitch-pine oak woodlands to residential and ancillary use will be, but the Applicant voluntarily agrees to restricting alteration to no more than five acres, and to demonstrate compliance with that restriction by submitting plans for review and approval of the proposed location and dimensions of a building envelope once a future owner has had an opportunity to undertaken preliminary site planning. It is furthermore noted that, to assist a future buyer in understanding the site conditions more thoroughly (e.g., topography, sun

aspect, etc.), some degree of brush hogging may occur to open sight lines, but that such vegetation management would consist solely of cutting understory vegetation to a height no less than 6 inches, and that it would be concentrated in the most likely area in which a house could be constructed in compliance with zoning and wetland setbacks.

Figure 6 provides a recordable graphic identifying where adjusted lot lines (as a dark outline) overlap mapped Pitch Pine – Oak Woodlands (the only suitable habitat for rare species in which future impacts may occur), as well as showing existing assessor’s parcels.

## **5.0 CONCLUSION**

The Applicant, reflecting the collective desire of the eight beneficiaries of the will of Charles A. Welch, is seeking a Determination from the Division of Fisheries and Wildlife as to the permissibility of the proposed lot line revisions and land conservation plan under MESA. The beneficiaries have undertaken years of internal discussions to come forward with a proposal that reflects current and prior generations’ strong land conservation ethos, while allowing very limited future development potential that minimizes impacts to rare species habitats to a degree that is uncommon for parcels of this size. The Applicant is furthermore seeking this Determination to support the pending review of the proposed subdivision through the MVC Development of Regional Impact review, which is anticipated to begin in the winter of 2022/2023.

## APPENDIX A


### Figures

- Figure 1 – USGS Locus Map
- Figure 2 – Assessors Parcels and NHESP Mapped Habitats (aerial base)
- Figure 3 – Existing Vegetative Communities and Mass DEP Wetlands
- Figure 4 – Rare Species by Assessor's Parcel ID
- Figure 5 – Proposed Lot Line Revisions\*
- Figure 6 – Proposed Lot Line Revisions and Vegetative Communities\*
- Figure 7 – Retained Acreage and Pitch Pine / Oak Forest Communities\*


**\*note:** Figures 5-7 reflect a best estimation of proposed lot lines based on GIS approximations. Subdivision plans will be developed to land survey accuracy standards in conjunction with completion of the pending Martha's Vineyard Commission Review process for the overall project.



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 Approximate Property Boundary

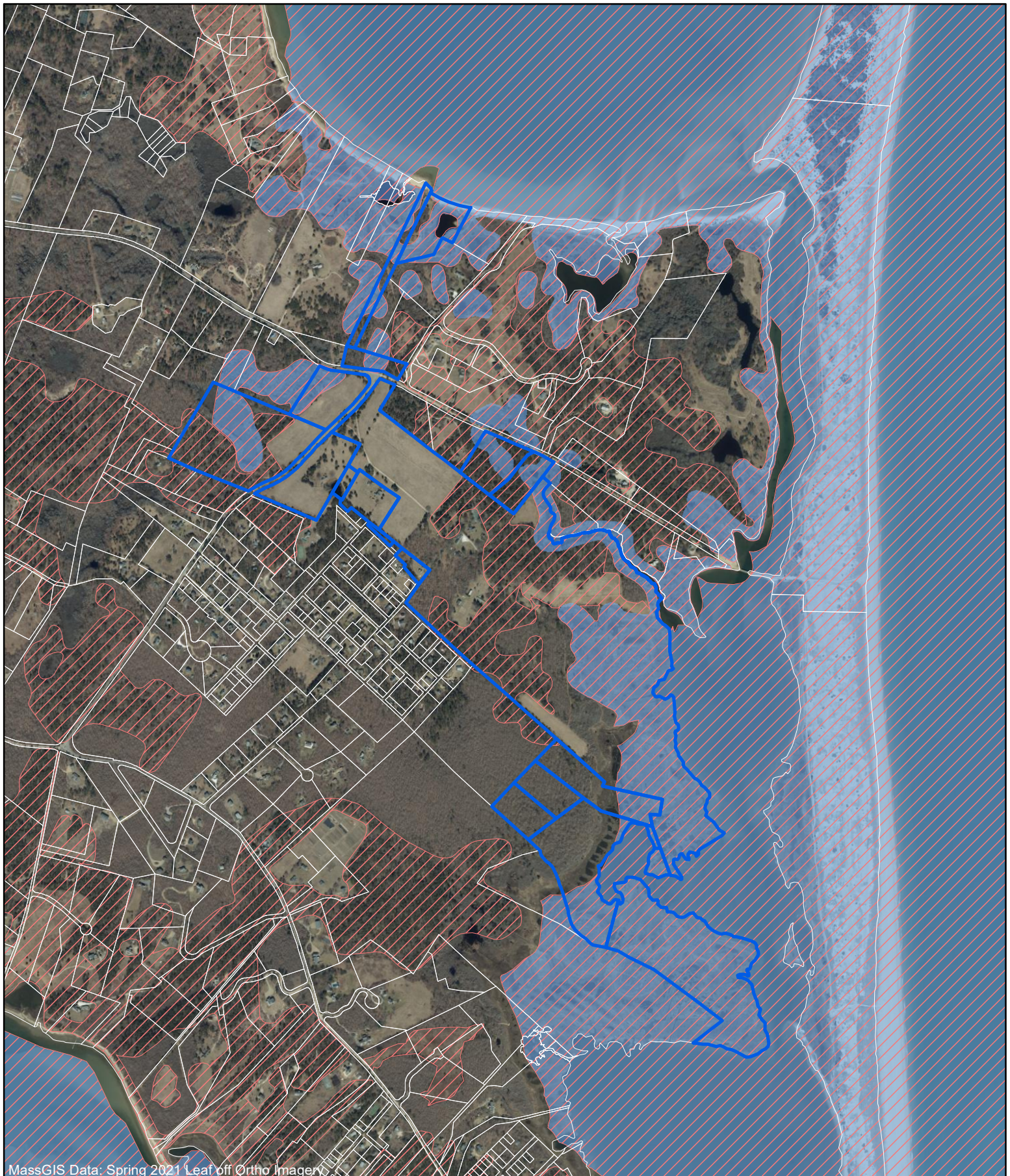
0 1,000 2,000 4,000 Feet



1 inch = 2,000 feet



**Figure 1.**  
**USGS Locus Map**  
**Pimpnmouse Farm**  
**Edgartown, MA**



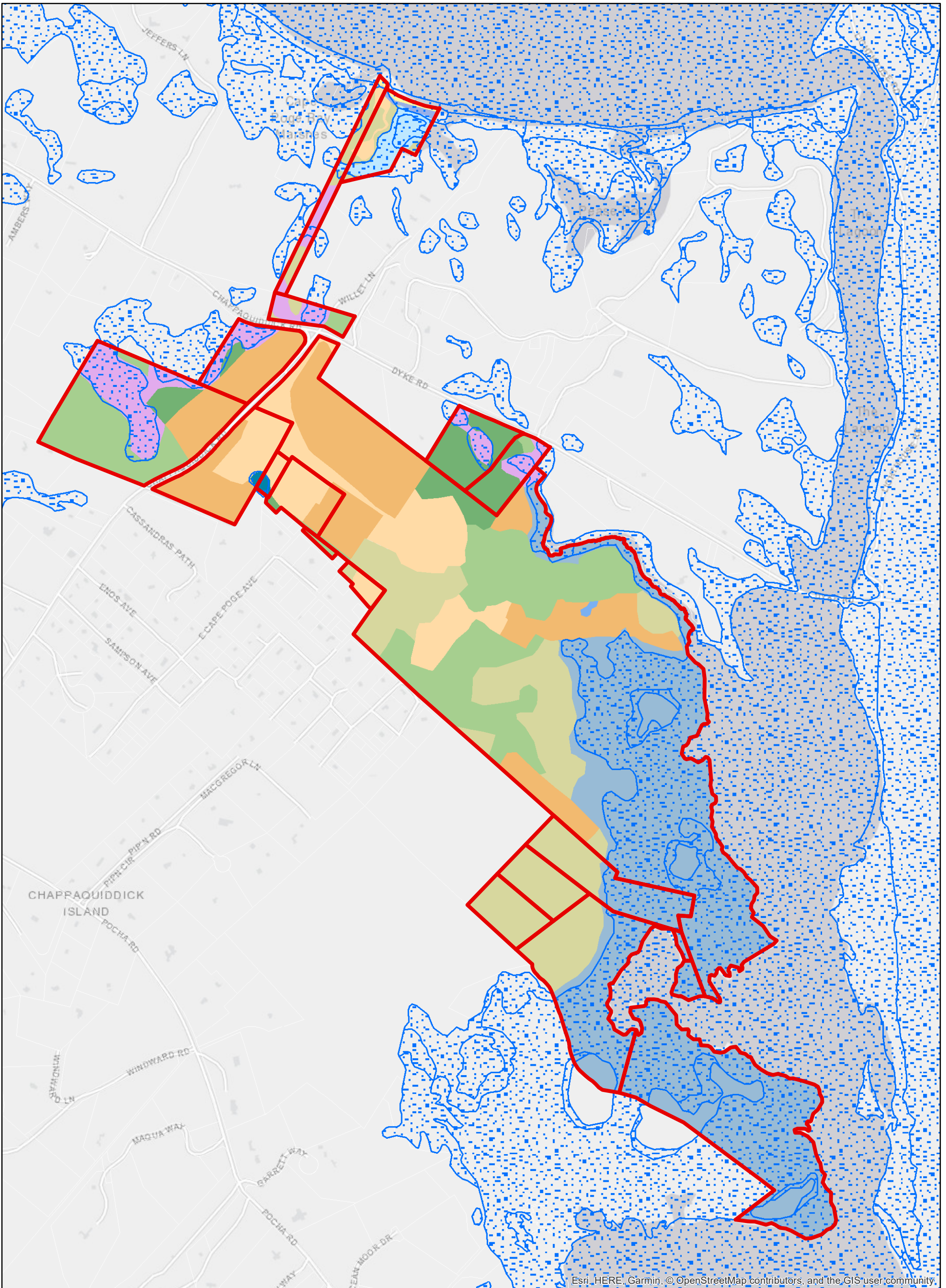
MassGIS Data: Spring 2021 Leaf off Ortho Imagery

- Pimpneymouse Farm Parcels
  - NHESP Priority Habitats of Rare Species
  - NHESP Estimated Habitats of Rare Wildlife
- (Natural Heritage Atlas 15th Edition, Effective August 1, 2021)

0      625      1,250      2,500 Feet



**Figure 2.**  
**Pimpneymouse Farm Parcels**  
**and NHESP Habitats**  
**Edgartown, MA**



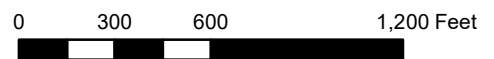
Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community.

**Vegetative Communities**

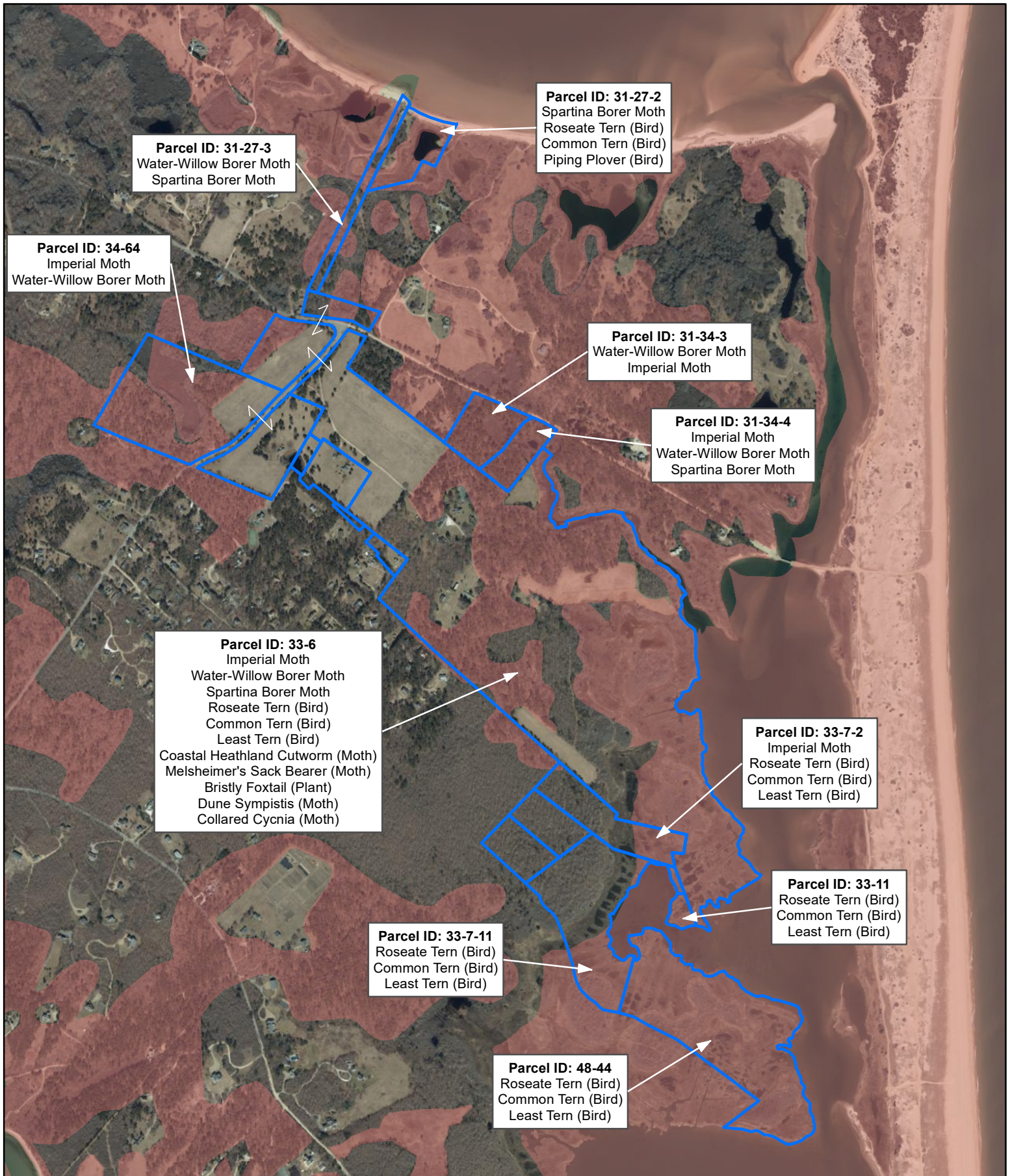
- |                             |  |
|-----------------------------|--|
| Anthropogenic               | Pitch Pine - Oak Forest/Woodland (Oak dominant)  |
| Beach Strand                | Pitch Pine - Oak Forest/Woodland (Pine dominant) |
| Coastal Forest/Woodland     | Saltmarsh/Brackish Tidal Shrubland               |
| Coastal Salt Pond Community | Shrub Swamp                                      |
| Cultural Grassland          | Water  |
| Maritime Shrubland          | Wet Meadow                                       |
| MassDEP Wetlands            | Existing Pimpneymouse Farm Parcels               |

**Figure 3.**  
**Existing Pimpneymouse Farm**  
**Vegetative Communities**

**Edgartown, MA**



1 in = 600 ft



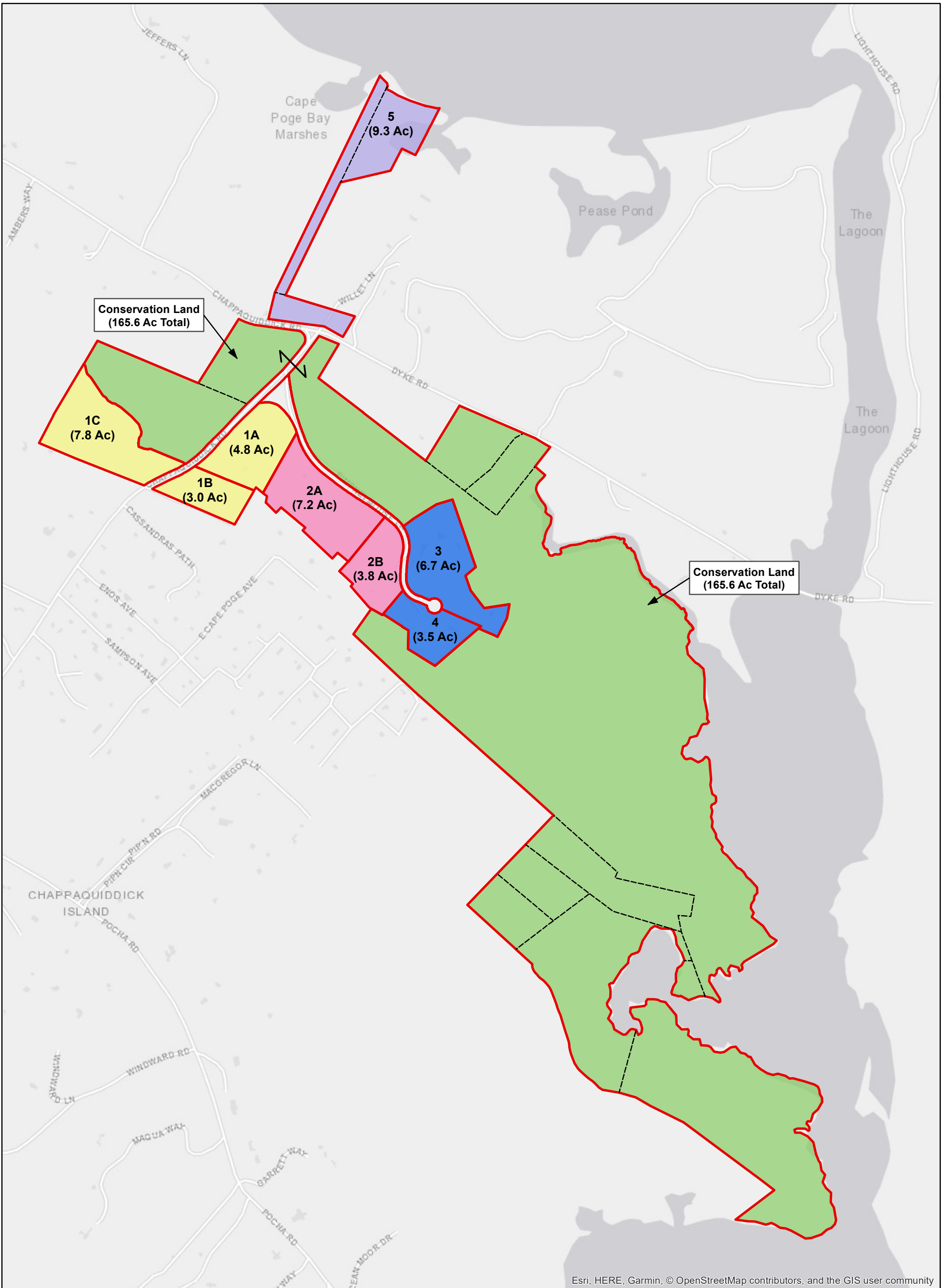
MassGIS Data: Spring 2021 Leaf off Ortho Imagery

- Existing Pimpneymouse Farm Parcels
- NHESP Priority Habitats of Rare Species  
(Natural Heritage Atlas 15th Edition, Effective August 1, 2021)

0 500 1,000 2,000 Feet



**Figure 4.**  
**Pimpneymouse Farm**  
**Rare Species by Assessors Parcel ID**  
**Edgartown, MA**

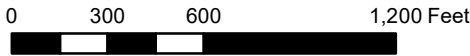


Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

- Proposed Lot Line Revisions
- Conservation Land
- Assessors Parcel Boundaries that will Remain Unchanged

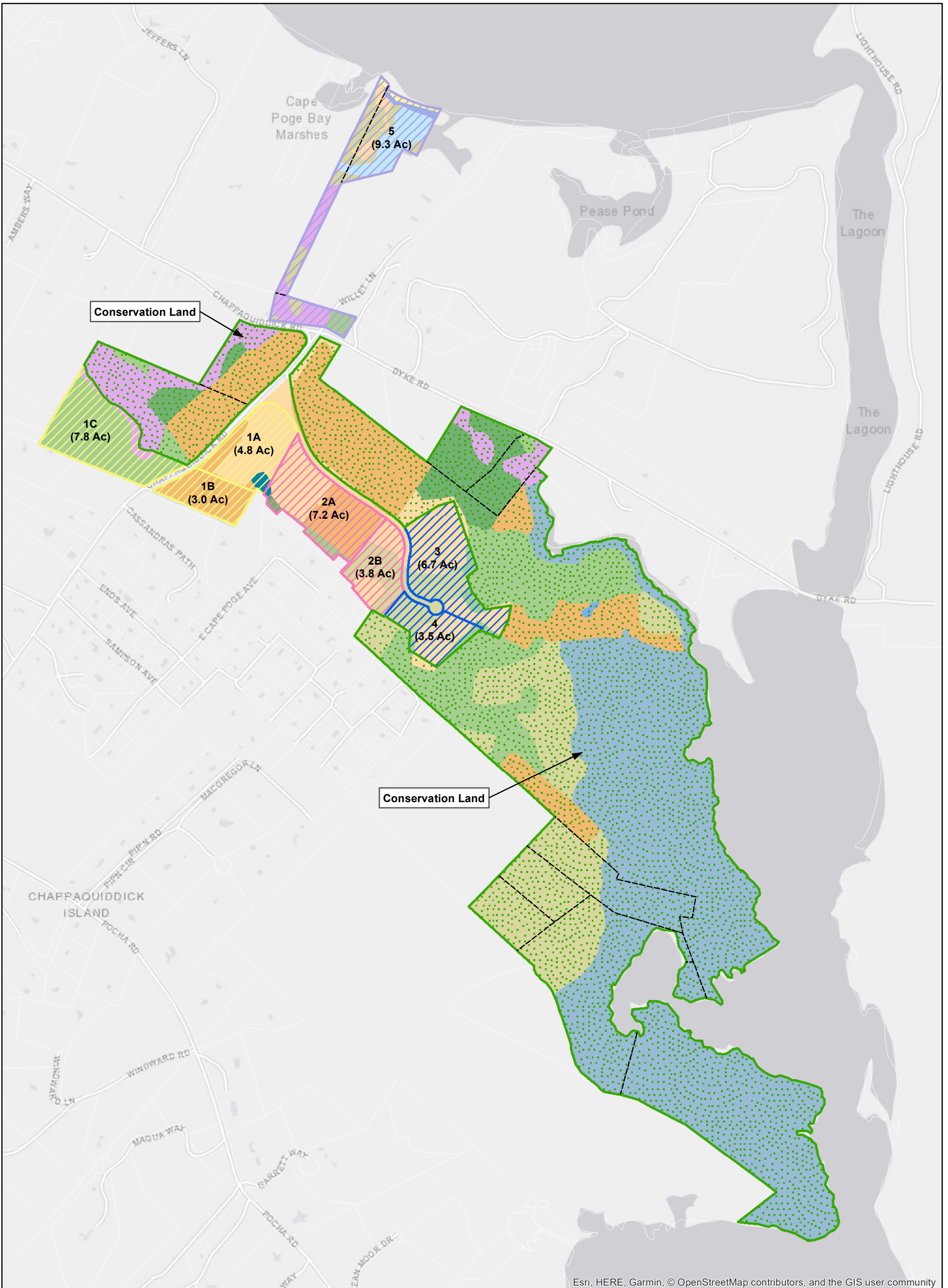
**Figure 5.**  
**Pimpnmouse Farm**  
**Proposed Lot Line Revisions**

**Edgartown, MA**



1 in = 600 ft





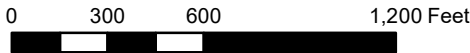
Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

**Vegetative Communities**

- Anthropogenic
- Beach Strand
- Coastal Forest/Woodland
- Coastal Salt Pond Community
- Cultural Grassland
- Maritime Shrubland
- Conservation Land
- Pitch Pine - Oak Forest/Woodland (Oak dominant)
- Pitch Pine - Oak Forest/Woodland (Pine dominant)
- Saltmarsh/Brackish Tidal Shrubland
- Shrub Swamp
- Water
- Wet Meadow
- Assessors Parcel Boundaries that will Remain Unchanged

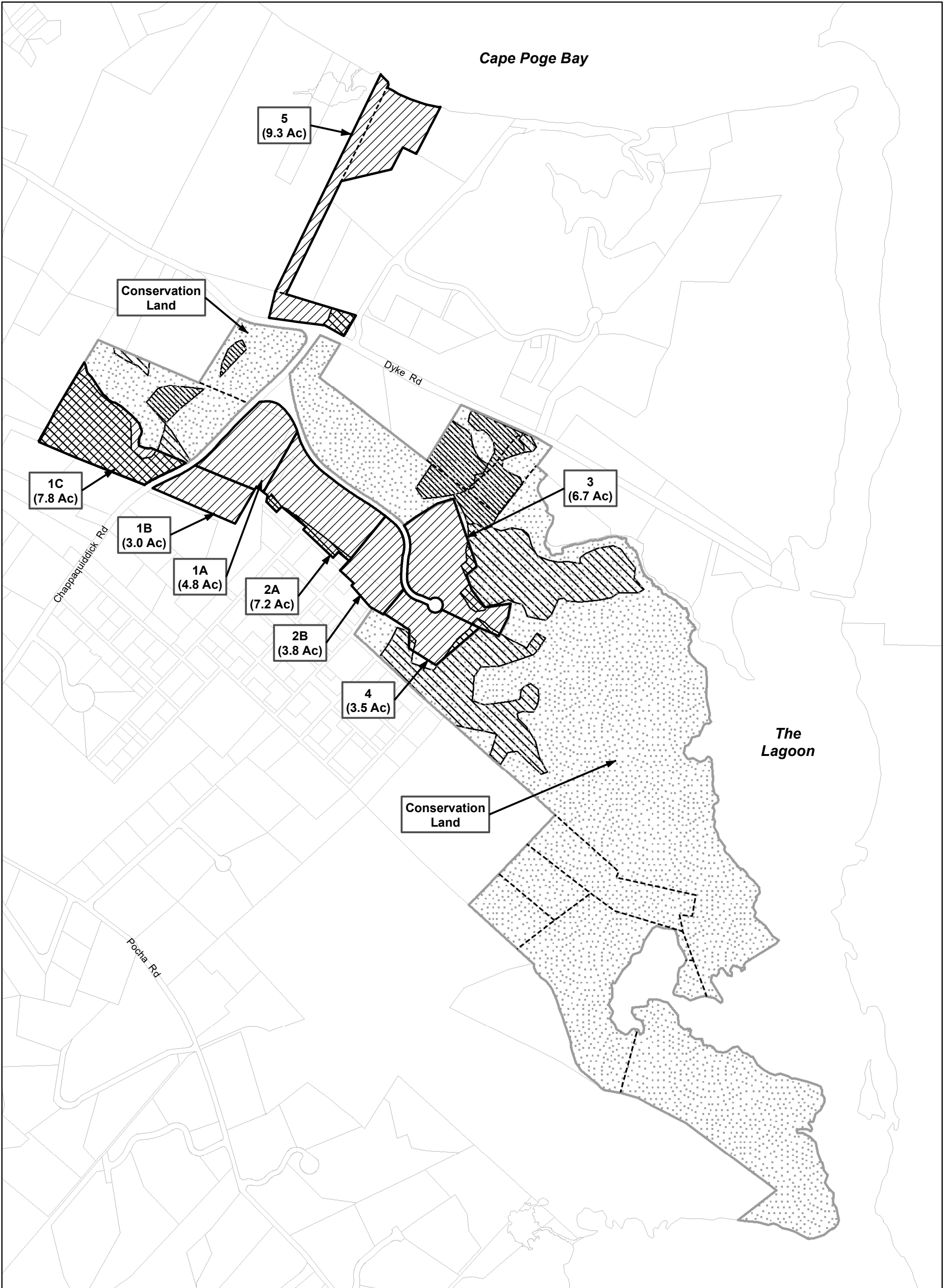
**Figure 6.**  
**Pimpneymouse Farm**  
**Proposed Lot Line Revisions**  
**and**  
**Vegetative Communities**

**Edgartown, MA**



1 in = 600 ft

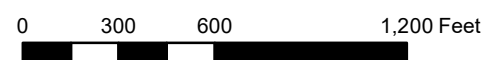




- Retained Land
- Conservation Land
- Pitch Pine - Oak Forest/Woodland (Oak dominant)
- Pitch Pine - Oak Forest/Woodland (Pine dominant)
- Assessors Parcel Boundaries that will Remain Unchanged

**Figure 7.**  
**Pimpnmouse Farm**  
**Retained Acreage**  
**and Pitch Pine/Oak Forest Communities**

**Edgartown, MA**

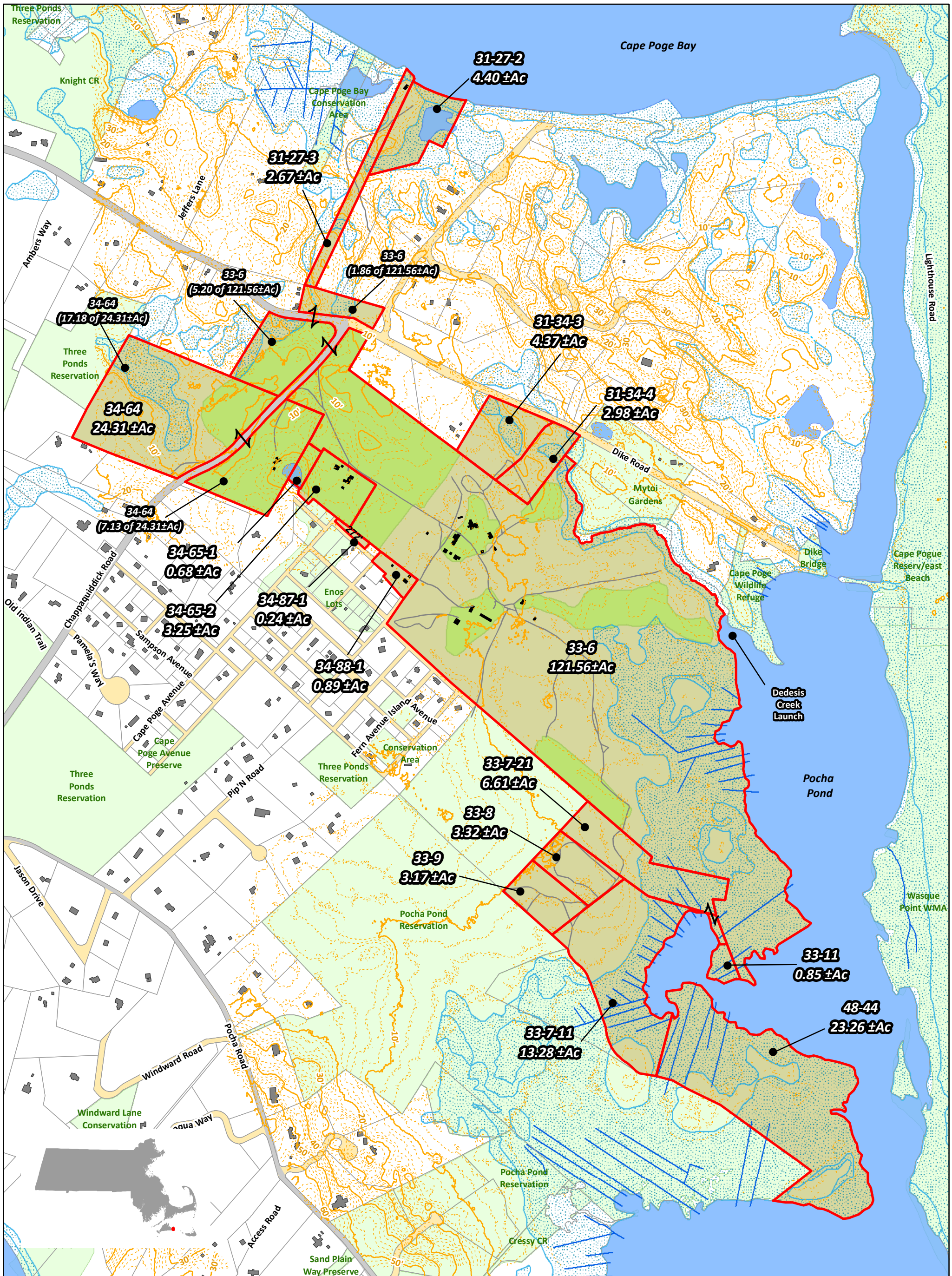


1 in = 600 ft



## **APPENDIX B**

Land Ownership Documentation



**Legend**

- Subject Property - 215.81 ±Ac
- Internal Roads
- Building Footprints
- Meadows- 47.27 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Contours (ft)
- Perennial Streams
- Intermittent Streams

Credits: Background from ESRI 'Terrain Base' map service

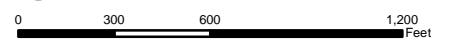
**Base Plan**

Project Number: 10252

Date: 12/13/2017



Scale: 1" = 600'



This plan is conceptual only and is not represented as an engineered plan.

**Pimpney Farm**  
Edgartown, MA



## Appendix B

### Pimpneymouse Farm Ownership Documentation

Download of Edgartown Properties List under name of Adrienne Silbermann, Trustee

\*note: Assessor's data concerning acreages is not accurate

Owner	Co-owner	map	block	lot	str #	street	acres*	book	page	sale date	Comments pertinent to MESA application
SILBERMAN ADRIENNE E & EMMONS J H JR-- TRS	UNDER THE WILL OF CHARLES A WELCH	31	27	2	9	WILLET LN	4.40	0598	0071	1/20/93	<i>proposed shared lot associated with boathouse on Cape Page Bay</i>
SILBERMAN ADRIENNE E & EMMONS J H JR-- TRS	UNDER THE WILL OF CHARLES A WELCH	31	27	3	12	WILLET LN	2.80	00294	0124		<i>proposed shared lot associated with boathouse on Cape Page Bay</i>
SILBERMAN ADRIENNE E & EMMONS J H JR-- TRS	UNDER THE WILL OF CHARLES A WELCH	31	34	3	36	DIKE BRIDGE RD	4.34	00416	0683	6/29/84	<i>proposed conservation land</i>
SILBERMAN ADRIENNE E & EMMONS J H JR-- TRS	UNDER THE WILL OF CHARLES A WELCH	31	34	4	40	DIKE BRIDGE RD	3.03	00416	0683	6/29/84	<i>proposed conservation land</i>
SILBERMAN ADRIENNE E & EMMONS J H JR-- TRS	UNDER THE WILL OF CHARLES A WELCH	31	182			JEFFERS LN	0.17	0180	0362	5/22/30	<i>off-site unbuildable parcel; not addressed in MESA application</i>
SILBERMAN ADRIENNE E & EMMONS J H JR-- TRS	UNDER THE WILL OF CHARLES A WELCH	33	6		16	PIMPNEYMOUSE LN	125.50	000D5	2044	1/1/45	<i>Primary Lot. Lot lines to be revised to facilitate transfer of existing residentially developed areas to individual ownership. Majority of lot proposed to become conservation land</i>
SILBERMAN ADRIENNE E & EMMONS J H JR-- TRS	GENTLE EDWIN B JR & FRANCES M	33	7	11		POCHA RD	18.20	00296	0064	6/1/72	<i>PMF rights to parcel proposed to become conservation land</i>
SILBERMAN ADRIENNE E & EMMONS J H JR-- TRS	UNDER THE WILL OF CHARLES A WELCH	33	7	2		POCHA RD	6.85	0032	0215	6/28/84	<i>proposed conservation land</i>
SILBERMAN ADRIENNE E & EMMONS J H JR-- TRS	UNDER THE WILL OF CHARLES A WELCH	33	8			POCHA RD	3.37	0180	0362	5/22/30	<i>proposed conservation land</i>

Owner	Co-owner	map	block	lot	str #	street	acres*	book	page	sale date	Comments pertinent to MESA application
SILBERMAN ADRIENNE E& EMMONS J H JR--TRS	UNDER THE WILL OF CHARLES A WELCH	33	9			POCHA RD	3.17		0		<i>proposed conservation land</i>
SILBERMAN ADRIENNE E& EMMONS J H JR--TRS	UNDER THE WILL OF CHARLES A WELCH	33	11			POCHA RD	0.88	0180	0362	5/22/30	<i>proposed conservation land</i>
SILBERMAN ADRIENNE E& EMMONS J H JR--TRS	UNDER THE WILL OF CHARLES A WELCH	34	64		279	CHAPPAQUIDDICK RD	24.10	0200	0304	12/12/39	<i>Lot lines to be revised to facilitate transfer of an existing residentially developed area to individual ownership and to create two new residential lots. Remainder of existing parcel proposed as conservation land.</i>
SILBERMAN ADRIENNE E& EMMONS J H JR--TRS	UNDER THE WILL OF CHARLES A WELCH	34	65	1		CHAPPAQUIDDICK RD	0.64	00033	0309	5/14/85	<i>Lot lines to be revised to facilitate transfer of an existing residentially developed area to individual ownership.</i>
SILBERMAN ADRIENNE E& EMMONS J H JR--TRS	WELCH CHAPPAQUIDDICK TRUST	34	65	2	5	PIMPNEYMOUSE LN	3.13	0033	0311	12/18/12	<i>Lot lines to be revised to facilitate transfer of an existing residentially developed area to individual ownership.</i>
SILBERMAN ADRIENNE E& EMMONS J H JR--TRS	UNDER THE WILL OF CHARLES A WELCH	34	88	1	15	PIMPNEYMOUSE LN	0.80	00307	0119	5/18/73	<i>Lot lines to be revised to facilitate transfer of an existing residentially developed area to individual ownership.</i>
SILBERMAN ADRIENNE E& EMMONS J H JR--TRS	UNDER THE WILL OF CHARLES A WELCH	35	9		71	LITCHFIELD RD	0.16	0180	0362	5/22/30	<i>off-site unbuildable parcel; not addressed in MESA application</i>
SILBERMAN ADRIENNE E& EMMONS J H JR--TRS	UNDER THE WILL OF CHARLES A WELCH	35	37		25	LITCHFIELD RD	0.08		0		<i>off-site unbuildable parcel; not addressed in MESA application</i>
SILBERMAN ADRIENNE E& EMMONS J H JR--TRS	UNDER THE WILL OF CHARLES A WELCH	48	44			CHAPPAQUIDDICK RD	23.00	0200	0304	12/12/39	<i>proposed conservation land</i>

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA						
SILBERMAN ADRIENNE E& EMMONS UNDER THE WILL OF CHARLES A W C/O KATHY MILLER 16 PIMPNEYMOUSE LN EDGARTOWN MA 02539						Description	Code	Appraised	Assessed							
								RES LND	1320	7,500	7,500	<b>VISION</b>				
<b>SUPPLEMENTAL DATA</b>																
		Alt Prcl ID	Restriction													
		PLN#/Rec	Hist Distrct													
		Lot#	Other Note													
		Plan Notes	UC-Misc 1													
		Plan Notes	UC-Misc 2													
		Plan Notes														
		GIS ID	M_286688_792941		Assoc Pid#											
						Total	7,500	7,500								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SILBERMAN ADRIENNE E& EMMONS J H JR		0598 0071	01-20-1993	U	V	1	1J	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
WELCH & FORBES TRS & ROOSEVELT		0586 0475	08-13-1992	U	V	5,000	1J	2022	1320	7,500	2021	1320	5,700	2020	1320	6,600
WELCH & FORBES TRS		0565 0095	09-20-1991	U	V	375,000	1									
						Total	7,500	Total	5,700	Total	6,600					
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
			Total	0.00												
ASSESSING NEIGHBORHOOD																
Nbhd	Nbhd Name	B	Tracing	Batch												
CPY5																
NOTES																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result		
									05-17-2017	DM			11	Field Review		
									07-13-1987							
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	1320	RES ACLNUD	R12		4.400 AC	1,000.00	1.00000	0	1.00	CPY5	1.700	WET		1,700	7,500	
Total Card Land Units					4.40 AC	Parcel Total Land Area					4.40	Total Land Value			7,500	

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
SILBERMAN ADRIENNE E& EMMONS UNDER THE WILL OF CHARLES A W C/O KATHY MILLER 16 PIMPNEYMOUSE LN EDGARTOWN MA 02539						Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA  <b>VISION</b>
						1060	1060	8,200	8,200	
						RES LND	1060	208,728	208,728	
<b>SUPPLEMENTAL DATA</b>										
Alt Prcl ID		PLN#/Rec CF 54 12/15/1974			Restriction					
Lot#		1 & D			Hist District					
Plan Notes					Other Note					
Plan Notes					UC-Misc 1					
Plan Notes					UC-Misc 2					
GIS ID		M_286571_792827			Assoc Pid#					
						Total		216,928	216,928	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SILBERMAN ADRIENNE E& EMMONS J H JR		00294	0124				0	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
								2022	1060	8,200	2021	1060	8,200	2020	1060	184,230
									1060	208,728		1060	159,633		1060	8,200
								Total		216,928	Total		167,833	Total		192,430

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CPY5			

NOTES	
BOATHOUSE 16X32 GATED ROAD	

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	8,200
Appraised Land Value (Bldg)	208,728
Special Land Value	0
Total Appraised Parcel Value	216,928
Valuation Method	C
Total Appraised Parcel Value	216,928

BUILDING PERMIT RECORD							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp

VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpost/Result
05-17-2017	DM			11	Field Review
09-26-2014	EP			01	Cyclical Reinspection
12-01-2011	JD			11	Field Review
10-17-2003	CR			00	Measur+Listed
07-13-1987					

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	1060	AC LND IMP	R12		21,780	SF	9.22	1.00000	4	0.10	CPY5	1.700	WF/TOPO/SHAPE	W60	9.4	204,828
-1	1060	AC LND IMP	R12		2,300	AC	1,000.00	1.00000	0	1.00	CPY5	1.700	WF		1,700	3,900
Total Card Land Units					2.80	AC	Parcel Total Land Area					2.80	Total Land Value		208,728	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
SILBERMAN ADRIENNE E& EMMONS UNDER THE WILL OF CHARLES A W C/O KATHY MILLER 16 PIMPNEYMOUSE LN EDGARTOWN MA 02539						Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA <b>VISION</b>
						CH61 LND	6010	311,600	510	
<b>SUPPLEMENTAL DATA</b>										
Alt Prcl ID		Restriction								
PLN#/Rec		Hist District								
Lot#		Other Note								
Plan Notes		UC-Misc 1								
Plan Notes		UC-Misc 2								
Plan Notes										
GIS ID		Assoc Pid#								
M_286859_792300										
						Total	311,600	510		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
SILBERMAN ADRIENNE E& EMMONS J H JR		00416	0683	06-29-1984	U	V	54,000	1	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
HOAR SHERMAN BAKER C		000D	4060	06-01-1967			0		2022	6010	510	2021	6010	420	2020	6010	420
						Total	510	Total	420	Total	420						

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			Total				0.00											

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name		B	Tracing	Batch	Appraised Bldg. Value (Card)				0
CPY4						Appraised Xf (B) Value (Bldg)				0
						Appraised Ob (B) Value (Bldg)				0
						Appraised Land Value (Bldg)				311,600
						Special Land Value				510
						Total Appraised Parcel Value				311,600
						Valuation Method				C
						Total Appraised Parcel Value				311,600

NOTES											
CH61 TEN YR PLAN APPRVD 8/29/2017 VALID FY2019 THRU FY2028											

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
									05-17-2017	DM			11	Field Review
									06-13-1983					

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	6010	C61 TEN YR	R12		3.000	AC 88,862.00	1.00000	0	1.00	CPY4	1.100	TOPO		97,748.2	293,200
1	6010	C61 TEN YR	R12		1.340	AC 25,000.00	1.00000	0	0.50	CPY4	1.100				13,750
Total Card Land Units					4.34	AC	Parcel Total Land Area			4.34	Total Land Value			311,600	

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
SILBERMAN ADRIENNE E& EMMONS UNDER THE WILL OF CHARLES A W C/O KATHY MILLER 16 PIMPNEYSMOUSE LN EDGARTOWN MA 02539						Description	Code	Appraised	Assessed
						RES LND	1320	15,300	15,300
		<b>SUPPLEMENTAL DATA</b>							
Alt Prcl ID		Restriction							
PLN#/Rec		Hist Distrct							
Lot#		Other Note							
Plan Notes		UC-Misc 1							
Plan Notes		UC-Misc 2							
Plan Notes		Assoc Pid#							
GIS ID		M_285942_793162							
						Total		15,300	15,300

1302  
 EDGARTOWN, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SILBERMAN ADRIENNE E& EMMONS J H JR		0180 0362	05-22-1930				0	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
								2022	1320	15,300	2021	1320	18,100	2020	1320	16,700
								Total		15,300	Total		18,100	Total		16,700

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CPY4			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	15,300
Special Land Value	0
Total Appraised Parcel Value	15,300
Valuation Method	C
Total Appraised Parcel Value	15,300

NOTES
PEAT SWAMP LOT 45

BUILDING PERMIT RECORD											VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments			Date	Id	Type	Is	Cd	Purpost/Result
											05-17-2017	DM			11	Field Review
											12-01-2011	JD			11	Field Review
											09-18-1978					

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	1320	RES ACLNUD	R12		7,215 SF	19.26	1.00000	4	0.10	CPY4	1.100	PEAT SWAMP		2.12	15,300	
Total Card Land Units					0.17	AC	Parcel Total Land Area					0.17	Total Land Value			15,300

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
SILBERMAN ADRIENNE E& EMMONS UNDER THE WILL OF CHARLES A W C/O KATHY MILLER 16 PIMPNEYMOUSE LN EDGARTOWN MA 02539							Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA
							CH61 LND	6010	294,000	350	
<b>SUPPLEMENTAL DATA</b>											
Alt Prcl ID			PLN#/Rec CF 263 TOM'S NECK		Restriction						
Lot# 4			Plan Notes		Hist Distrct						
Plan Notes			Plan Notes		Other Note						
Plan Notes			GIS ID M_286937_792248		UC-Misc 1						
					UC-Misc 2						
					Assoc Pid#						
							Total		294,000	350	

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
SILBERMAN ADRIENNE E& EMMONS J H JR HOAR SHERMAN BAKER C							00416	0683	06-29-1984	U	V	54,000	1	Year	Code	Assessed	Year	Code	Assessed	V	Year	Code	Assessed
							000D	4060	06-01-1967			0		2022	6010	350	2021	6010	290	2020	6010	290	
							Total						Total		350	Total		290	Total		290		

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
			0.00				
Total			0.00				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CPY4			Batch

NOTES	
CH61 TEN YR PLAN APPRVD 8/29/2017 VALID FY2019 THRU FY2028	

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APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	294,000
Special Land Value	350
Total Appraised Parcel Value	294,000
Valuation Method	C
Total Appraised Parcel Value	294,000

BUILDING PERMIT RECORD							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp

VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpost/Result
05-17-2017	DM			11	Field Review
06-13-1983					

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	6010	C61 TEN YR	R12		3.000	AC 88,862.00	1.00000	0	1.00	CPY4	1.100			97,748.2	293,200
1	6010	C61 TEN YR	R12		0.030	AC 25,000.00	1.00000	0	1.00	CPY4	1.100			27,500	800
Total Card Land Units					3.03	AC	Parcel Total Land Area			3.03			Total Land Value	294,000	

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
SILBERMAN ADRIENNE E& EMMONS UNDER THE WILL OF CHARLES A W C/O KATHY MILLER 16 PIMPNEYMOUSE LN EDGARTOWN, MA 02539						Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA <b>VISION</b>
		<b>SUPPLEMENTAL DATA</b>				RESIDENTL	0130	1,528,700	1,528,700	
		Alt Prcl ID	LT 1 POCHA POND	Restriction	Hist Distrct	RES LND	0130	900,138	900,138	
		PLN#/Rec	(??PLAN LC1493	Other Note	UC-Misc 1	CH 61 LND	0601	3,980,625	5,597	
Lot#		UC-Misc 2		61B NAT	0803	4,599,375	1,149,844			
Plan Notes										
Plan Notes										
Plan Notes										
GIS ID	M_286992_791875	Assoc Pid#								
						Total	11,008,838	3,584,279		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SILBERMAN ADRIENNE E& EMMONS J H JR		000D	2044	01-01-1945			0	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
								2022	0130	1,528,700	2021	0130	1,635,700	2020	0130	1,438,200
									0130	900,138		0130	1,063,790		0130	981,914
									0601	5,597		0601	5,838		0130	42,500
									0803	1,149,844		0803	1,358,906		0601	5,838
								Total		3,584,279	Total		4,064,234	Total		3,722,827

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CPY4			

NOTES	
CH61 TEN YR PLAN APPRVD 8/29/2017 VALID FY2019 THRU FY2028 45.28AC THIS PCL  THRU FY17 WAS 3 RECORDS: 33-6.1(RES) 33-6.2(CH61A) 33-6.31 (CH61)	
CH 61B ON 55.75 AC AS OF FY18	

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APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,478,300
Appraised Xf (B) Value (Bldg)	7,900
Appraised Ob (B) Value (Bldg)	42,500
Appraised Land Value (Bldg)	9,480,138
Special Land Value	1,149,844
Total Appraised Parcel Value	11,008,838
Valuation Method	C
Total Appraised Parcel Value	11,008,838

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
2021-889	06-16-2021	TEMP	Temp Structure					20'x30' ; 15'x15' ; 6/12/21-6/13/	05-22-2017	DM			11	Field Review
2017-13	07-14-2016	RA	Res Add/Alter	30,000		0		CONVERT STORAGE TO HA	02-16-2017	EP			11	Field Review
									11-28-2011	DM			11	Field Review
									04-15-2004	JB			01	Cyclical Reinspection
									10-21-1981					

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	0803	61B NATURE	R12		55.750	AC	25,000.00	1.00000	0	1.00	CPY4	1.100	VIEW	V30	82,500	4,599,375
Total Card Land Units					55.75	AC	Parcel Total Land Area			125.50	Total Land Value			4,599,375		

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
SILBERMAN ADRIENNE E & EMMONS GENTLE EDWIN B JR & FRANCES M C/O KATHY MILLER 16 PIMPNEYMOUSE LN EDGARTOWN MA 02539						Description	Code	Appraised	Assessed
						RES LND	0130	24,300	24,300
						CH 61 LND	0601	1,030,008	704
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID		Restriction							
PLN#/Rec		Hist Distrct							
Lot#		Other Note							
Plan Notes		UC-Misc 1							
Plan Notes		UC-Misc 2							
Plan Notes		Assoc Pid#							
GIS ID		M_287113_791213							
						Total		1,054,308	25,004

1302  
 EDGARTOWN, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SILBERMAN ADRIENNE E & EMMONS J H JR		00296 0064	06-01-1972				0	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
								2022	0130	24,300	2021	0130	25,500	2020	0130	25,500
									0601	704		0601	734		0601	734
								Total		25,004	Total		26,234	Total		26,234

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

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ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CPY6			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	1,054,308
Special Land Value	704
Total Appraised Parcel Value	1,054,308
Valuation Method	C
Total Appraised Parcel Value	1,054,308

**NOTES**  
 POCHA MEADOW EST 6.07 POTENTIALLY BLDBL  
 2017: INCLUDED ON NEW CH61 TEN YR APPL  
 BUT NOT SAME TITLE AS ALL OTHER PARCELS=  
 EB GENTLE AS CO-OWNER (SEP LIEN DONE)  
 REVISED AC PER CH61 PLAN WHICH SHOWS  
 6.07 FOREST AND 12.13 WETLANDS

BUILDING PERMIT RECORD							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp

VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpost/Result
05-17-2017	DM			11	Field Review
12-01-2011	JD			11	Field Review
08-01-1984					

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	0601	C61 TEN YR	R12		3.000	AC	88,862.00	1.00000	0	0.75	CPY6	2.000	ACCESS	V20	799,758	
1	0601	C61 TEN YR	R12		3.070	AC	25,000.00	1.00000	0	0.75	CPY6	2.000	ACCESS	V20	230,250	
1	0132	RES ACLNUD	R12		12.130	AC	1,000.00	1.00000	0	1.00	CPY6	2.000	WET	2,000	24,300	
Total Card Land Units					18.20	AC	Parcel Total Land Area			18.20	Total Land Value			1,054,308		

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				
SILBERMAN ADRIENNE E & EMMONS UNDER THE WILL OF CHARLES A W C/O KATHY MILLER 16 PIMPNEYMOUSE LN EDGARTOWN MA 02539						Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA  <b>VISION</b>
						RES LND	0130	7,500	7,500	
						CH 61 LND	0601	1,599,716	358	
SUPPLEMENTAL DATA										
Alt Prcl ID		Restriction								
PLN#/Rec		Hist Distrct								
Lot#		Other Note								
Plan Notes		UC-Misc 1								
Plan Notes		UC-Misc 2								
Plan Notes										
GIS ID		M_287067_791477			Assoc Pid#					
						Total		1,607,216	7,858	

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
SILBERMAN ADRIENNE E & EMMONS J H JR							0032	0215	06-28-1984			0		Year	Code	Assessed	Year	Code	Assessed	V	Year	Code	Assessed
													2022	0130	7,500	2021	0130	7,900		2020	0130	7,900	
														0601	358		0601	373			0601	373	
													Total		7,858	Total		8,273	Total		8,273	Total	8,273

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
			Total					
			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CPY6			Batch

NOTES	
3.08AC UNDER CH 61	
2 RECORDS-33-7.21(CL132)&33-7.21A(CH61)	
THRU FY17; MRGD FOR FY18 AS 33-7.21	
FY19 PCL # CHGD TO 33-7.2	
CH61 TEN YR PLAN APPRVD 8/29/2017	
VALID FY2019 THRU FY2028	

BUILDING PERMIT RECORD											VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments			Date	Id	Type	Is	Cd	Purpost/Result
											05-17-2017	DM			11	Field Review
											12-01-2011	JD			11	Field Review
											08-12-1985					

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	0601	C61 TEN YR	R12		3.000	AC 88,862.00	1.00000	0	1.00	CPY6	2.000	VW	V30	533,172	1,599,516
1	0601	C61 TEN YR	R12		0.080	AC 1,000.00	1.00000	0	1.00	CPY6	2.000	WET		2,000	200
1	0132	RES ACLNUD			3.770	AC 1,000.00	1.00000	0	1.00	CPY6	2.000			2,000	7,500
Total Card Land Units					6.85	AC	Parcel Total Land Area			6.85			Total Land Value		1,607,216

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				
SILBERMAN ADRIENNE E& EMMONS UNDER THE WILL OF CHARLES A W C/O KATHY MILLER 16 PIMPNEYS LN EDGARTOWN MA 02539						Description	Code	Appraised	Assessed	1302  EDGARTOWN, MA  <b>VISION</b>
						CH61 LND	6010	1,655,016	391	
		SUPPLEMENTAL DATA					Total			
		Alt Prcl ID	LC14938A	Restriction						
		PLN#/Rec	LAND BETWEEN LT 1& LT2	Hist Distrct						
		Lot#		Other Note						
		Plan Notes		UC-Misc 1						
		Plan Notes		UC-Misc 2						
		Plan Notes								
		GIS ID	M_287015_791413	Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SILBERMAN ADRIENNE E& EMMONS J H JR		0180 0362	05-22-1930				0	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
								2022	6010	391	2021	6010	330	2020	6010	330
								Total		391	Total		330	Total		330

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CPY6			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	1,655,016
Special Land Value	391
Total Appraised Parcel Value	1,655,016
Valuation Method	C
Total Appraised Parcel Value	1,655,016

BUILDING PERMIT RECORD							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp

VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpost/Result
05-17-2017	DM			11	Field Review
12-01-2011	RK			11	Field Review
09-18-1978					

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	6010	C61 TEN YR	R12		3.000 AC	88,862.00	1.00000	0	1.00	CPY6	2.000	VW	V30	533,172	1,599,516
1	6010	C61 TEN YR	R12		0.370 AC	25,000.00	1.00000	0	1.00	CPY6	2.000		V30	150,000	55,500
Total Card Land Units					3.37 AC	Parcel Total Land Area					3.37	Total Land Value			1,655,016

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				
SILBERMAN ADRIENNE E & EMMONS UNDER THE WILL OF CHARLES A W C/O KATHY MILLER 16 PIMPNEYMOUSE LN EDGARTOWN MA 02539						Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA <h1 style="text-align: center;">VISION</h1>
						CH61 LND	6010	1,625,016	368	
		SUPPLEMENTAL DATA					Total			
		Alt Prcl ID	PLN#/Rec	LC 14938A	Restriction					
		Lot#	LOT 2		Hist District					
		Plan Notes			Other Note					
		Plan Notes			UC-Misc 1					
		Plan Notes			UC-Misc 2					
		GIS ID	M_286949_791354		Assoc Pid#					

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
SILBERMAN ADRIENNE E & EMMONS J H JR		0				0		Year	Code	Assessed	Year	Code	Assessed	V	Year	Code	Assessed
								2022	6010	368	2021	6010	311		2020	6010	311
								Total		368	Total		311		Total		311

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CPY6			Batch

NOTES	
CH61 TEN YR PLAN APPRVD 8/29/2017 VALID FY2019 THRU FY2028	

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
										05-17-2017	DM			11	Field Review
										12-01-2011	RK			11	Field Review
										09-18-1978					

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
1	6010	C61 TEN YR	R12		3.000 AC	88,862.00	1.00000	0	1.00	CPY6	2.000		V30		533,172	1,599,516
1	6010	C61 TEN YR	R12		0.170 AC	25,000.00	1.00000	0	1.00	CPY6	2.000		V30		150,000	25,500
Total Card Land Units					3.17 AC	Parcel Total Land Area					3.17	Total Land Value				1,625,016



CURRENT OWNER				TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				
SILBERMAN ADRIENNE E& EMMONS UNDER THE WILL OF CHARLES A W C/O KATHY MILLER 16 PIMPNEYMOUSE LN EDGARTOWN MA 02539								Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA <h1>VISION</h1>
								RES LND	1320	1,800	1,800	
				<b>SUPPLEMENTAL DATA</b>				Alt Prcl ID	Restriction			
				PLN#/Rec	Hist Distrct							
				Lot#	Other Note							
				Plan Notes	UC-Misc 1							
				Plan Notes	UC-Misc 2							
				Plan Notes								
				GIS ID	M_287314_791215	Assoc Pid#						
								Total	1,800	1,800		

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
SILBERMAN ADRIENNE E& EMMONS J H JR							0180	0362	05-22-1930			0		Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
													2022	1320	1,800	2021	1320	1,800	2020	1320	1,800	
													Total	1,800	Total	1,800	Total	1,800	Total	1,800		

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

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ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CPY6			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	1,800
Special Land Value	0
Total Appraised Parcel Value	1,800
Valuation Method	C
Total Appraised Parcel Value	1,800

NOTES
NORTH SIDE DAGGETTS CREEK

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
										05-17-2017	DM			11	Field Review
										12-01-2011	JD			11	Field Review
										09-18-1978					

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	1320	RES ACLNUD	R12		0.880 AC	1,000.00	1.00000	0	1.00	CPY6	2.000			2,000	1,800	
Total Card Land Units					0.88 AC	Parcel Total Land Area					0.88	Total Land Value				1,800

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				
SILBERMAN ADRIENNE E& EMMONS UNDER THE WILL OF CHARLES A W C/O KATHY MILLER 16 PIMPNEYMOUSE LN EDGARTOWN MA 02539				9 Town Street		Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA
				1 Paved		RESIDENTL	0130	148,300	148,300	
		<b>SUPPLEMENTAL DATA</b>					RES LND	0130	293,200	
		Alt Prcl ID	Restriction				CH 61 LND	0601	397,700	1,680
		PLN#/Rec	Hist Distrct				61B NAT	0803	182,600	45,650
		Lot#	Other Note							
		Plan Notes	UC-Misc 1							
		Plan Notes	UC-Misc 2							
		Plan Notes								
		GIS ID	M_286177_792353		Assoc Pid#					
						Total		1,021,800	488,830	

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
SILBERMAN ADRIENNE E& EMMONS J H JR							0200	0304	12-12-1939				0	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
													2022	0130	148,300	2021	0130	163,400	2020	0130	114,500	
														0130	293,200		0130	346,600		0130	319,900	
														0601	1,680		0601	1,750		0130	3,600	
														0803	45,650		0803	53,950		0601	1,750	
														Total		488,830	Total		565,700	Total		489,550

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
			Total	0.00																

ASSESSING NEIGHBORHOOD						APPROAISED VALUE SUMMARY						
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Bldg. Value (Card)				143,200
CPY4								Appraised Xf (B) Value (Bldg)				1,500
							Appraised Ob (B) Value (Bldg)				3,600	
							Appraised Land Value (Bldg)				873,500	
							Special Land Value				1,680	
							Total Appraised Parcel Value				1,021,800	
							Valuation Method				C	
							Total Appraised Parcel Value				1,021,800	

BUILDING PERMIT RECORD											VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments			Date	Id	Type	Is	Cd	Purpost/Result
											05-17-2017	DM			11	Field Review
											11-15-2011	JD			11	Field Review

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustment	Adj Unit P	Land Value
1	0601	C61 TEN YR	R12		14.460	AC	25,000.00	1.00000	0	1.00	CPY4	1.100			27,500	397,700
Total Card Land Units					14.46	AC	Parcel Total Land Area					24.10	Total Land Value			397,700

**VISION**

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT			
SILBERMAN ADRIENNE E& EMMONS UNDER THE WILL OF CHARLES A W C/O KATHY MILLER 16 PIMPNEYMOUSE LN EDGARTOWN MA 02539				9 Town Street		Description	Code	Appraised	Assessed
				1 Paved		RES LND	1320	22,600	22,600
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID		PLN#/Rec		Restriction					
Lot#				Hist Distrct					
Plan Notes				Other Note					
Plan Notes 0				UC-Misc 1					
Plan Notes				UC-Misc 2					
GIS ID		M_286457_792240		Assoc Pid#					
						Total	22,600	22,600	

1302  
 EDGARTOWN, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
SILBERMAN ADRIENNE E& EMMONS J H JR		00033	0309	05-14-1985	U	V	1	1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
									2022	1320	22,600	2021	1320	26,700	2020	1320	24,700
									Total	22,600	Total	26,700	Total	24,700			

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
			Total	0.00			

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ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CPY3			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	22,600
Special Land Value	0
Total Appraised Parcel Value	22,600
Valuation Method	C
Total Appraised Parcel Value	22,600

NOTES							
CONTIG TO LOT 2 LOT 1 LC 39249B							

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
								05-17-2017	DM			11	Field Review	
								05-21-1986						

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	1320	RES ACLNUD	RI2		27,878 SF	7.37	1.00000	3	0.10	CPY4	1.100			0.81	22,600	
Total Card Land Units					0.64	AC	Parcel Total Land Area					0.64	Total Land Value			22,600

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT			
SILBERMAN ADRIENNE E & EMMONS WELCH CHAPPAQUIDDICK TRUST C/O KATHY MILLER 16 PIMPNEYMOUSE LN EDGARTOWN MA 02539						Description	Code	Appraised	Assessed
		<b>SUPPLEMENTAL DATA</b>				RESIDENTL	1010	376,500	376,500
						RES LND	1010	296,800	296,800
		Alt Prcl ID	PLN#/Rec	Restriction					
		Lot#		Hist Distrct					
		Plan Notes		Other Note					
		Plan Notes 0		UC-Misc 1					
		Plan Notes		UC-Misc 2					
		GIS ID	M_286523_792194	Assoc Pid#					
						Total		673,300	673,300

1302  
 EDGARTOWN, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
SILBERMAN ADRIENNE E & EMMONS J H JR		0033	0311	12-18-2012	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
WELCH R Y EST OF, RUTH,SLATER, WELCH RUTH Y & RUTH &		093P	0016	01-01-1993	U	I	1	1A	2022	1010	376,500	2021	1010	349,800	2020	1010	319,400
		00033	0311	05-14-1985	U	I	1	1A		1010	296,800		1010	350,800		1010	323,800
																1010	12,500
						Total		673,300	Total		700,600	Total		655,700			

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

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ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Batch
CPY4			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	361,400
Appraised Xf (B) Value (Bldg)	2,600
Appraised Ob (B) Value (Bldg)	12,500
Appraised Land Value (Bldg)	296,800
Special Land Value	0
Total Appraised Parcel Value	673,300
Valuation Method	C
Total Appraised Parcel Value	673,300

NOTES							
LTS 2 & 5 LC 39249B LOT 2 CF 663 ADDED IN 1996 (34-86.1) I/A NATURAL							

BUILDING PERMIT RECORD								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpost/Result
05-22-2017	DM			11	Field Review
11-15-2011	JD			11	Field Review
04-09-2004	JB			01	Cyclical Reinspection
05-21-1986					

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	1010	SINGLE FAM M	R12		130,680	SF	2.04	1.00000	3	1.00	CPY4	1.100		2.24	293,200	
1	1010	SINGLE FAM M	R12		0.130	AC	25,000.00	1.00000	0	1.00	CPY4	1.100		27,500	3,600	
Total Card Land Units					3.13	AC	Parcel Total Land Area					3.13	Total Land Value			296,800

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				
SILBERMAN ADRIENNE E& EMMONS UNDER THE WILL OF CHARLES A W C/O KATHY MILLER 16 PIMPNEYSMOUSE LN EDGARTOWN MA 02539						Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA  <b>VISION</b>
		<b>SUPPLEMENTAL DATA</b>				RESIDENTL	1010	54,800	54,800	
		Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_286643_792016				RES LND	1010	232,200	232,200	
					Total		287,000	287,000		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SILBERMAN ADRIENNE E& EMMONS J H JR		00307 0119	05-18-1973				0	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
								2022	1010	54,800	2021	1010	54,800	2020	1010	32,700
									1010	232,200		1010	274,400		1010	253,300
															1010	6,900
								Total		287,000	Total		329,200	Total		292,900

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

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ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CPY4			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	45,600
Appraised Xf (B) Value (Bldg)	2,300
Appraised Ob (B) Value (Bldg)	6,900
Appraised Land Value (Bldg)	232,200
Special Land Value	0
Total Appraised Parcel Value	287,000
Valuation Method	C
Total Appraised Parcel Value	287,000

NOTES									
I/A NATURAL									

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
2013-303	03-29-2013	RA	Res Add/Alter					ADDIT TO SFR 91SF		05-22-2017	DM			11	Field Review
										08-14-2014	EP			01	Cyclical Reinspection
										11-15-2011	JD			11	Field Review
										04-09-2004	JB			01	Cyclical Reinspection
										06-08-1981					

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	1010	SINGLE FAM M	R12		34,950 SF	6.04	1.00000	3	1.00	CPY4	1.100			6.64	232,200	
Total Card Land Units					0.80	AC	Parcel Total Land Area					0.80	Total Land Value			232,200

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				
SILBERMAN ADRIENNE E & EMMONS UNDER THE WILL OF CHARLES A W C/O KATHY MILLER 16 PIMPNEYMOUSE LN EDGARTOWN MA 02539				9 Town Street		Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA <b>VISION</b>
				3 Unpaved		RES LND	1320	15,000	15,000	
		SUPPLEMENTAL DATA								
		Alt Prcl ID	Restriction							
		PLN#/Rec	Hist Distrct							
		Lot#	Other Note							
		Plan Notes	UC-Misc 1							
		Plan Notes	UC-Misc 2							
		Plan Notes								
		GIS ID	M_284312_792009	Assoc Pid#						
						Total	15,000	15,000		

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
SILBERMAN ADRIENNE E & EMMONS J H JR							0180	0362	05-22-1930			0		Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
													2022	1320	15,000	2021	1320	17,700	2020	1320	16,400	
													Total	15,000	Total	17,700	Total	16,400				

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

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ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CPY4			

APPAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	15,000
Special Land Value	0
Total Appraised Parcel Value	15,000
Valuation Method	C
Total Appraised Parcel Value	15,000

NOTES
LTS 150 151 INDIAN LANDS

BUILDING PERMIT RECORD							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp

VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpost/Result
05-17-2017 09-18-1978	DM			11	Field Review

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	1320	RES ACLNUD	R12		6,882 SF	19.83	1.00000	4	0.10	CPY4	1.100	SUBST		2.18	15,000	
Total Card Land Units					0.16	AC	Parcel Total Land Area					0.16	Total Land Value			15,000

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
SILBERMAN ADRIENNE E& EMMONS UNDER THE WILL OF CHARLES A W C/O KATHY MILLER 16 PIMPNEYMOUSE LN EDGARTOWN MA 02539						9	Town Street	Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA <b>VISION</b>	
						3	Unpaved	RES LND	1320	11,600	11,600		
				SUPPLEMENTAL DATA				Alt Prcl ID	Restriction				
				PLN#/Rec	Hist Distrct								
				Lot#	Other Note								
				Plan Notes	UC-Misc 1								
				Plan Notes 0	UC-Misc 2								
				Plan Notes	Assoc Pid#								
				GIS ID	M_284320_792002								
				Total								11,600	11,600

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
SILBERMAN ADRIENNE E& EMMONS J H JR							0					0		Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
													2022	1320	11,600	2021	1320	13,700	2020	1320	12,600		
													Total			11,600	Total			13,700	Total		12,600

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CPY4			

NOTES
LOT 153 INDIAN LANDS

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APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	11,600
Special Land Value	0
Total Appraised Parcel Value	11,600
Valuation Method	C
Total Appraised Parcel Value	11,600

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
										05-17-2017	DM			11	Field Review
										09-18-1978					

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1320	RES ACLNUD	R12		3,441 SF	30.62	1.00000	4	0.10	CPY4	1.100	SUBST		3.37	11,600
Total Card Land Units					0.08	AC	Parcel Total Land Area			0.08	Total Land Value			11,600	