



## TOWN OF TISBURY PLANNING BOARD

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Vineyard Haven, Ma, 02568

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Douglas O. Dowling PE, PLS  
PO Box 1087  
Vineyard Haven, Ma.,02568

Mr. Dowling,

The Tisbury Planning Board reviewed your Form A ANR Application on Behalf of Mr. and Mrs. Lawrence J. & Mary S. Cannon for Assessor's Parcel 51-A-6.11 with Tisbury Town Counsel and believe that Red Coat Hill Rd. is not a public way as required by TZBL 07.04. Because of this, the proposal does not meet the Deep Lot Provision requirements of TZBL 07.04. Below is an excerpt of the pertinent bylaw section.

"07.04

### Deep Lot Provisions

Where a lot fronting on a public way has sufficient frontage to meet Schedule A (section 13.00) requirements and sufficient additional frontage to provide for an access way to the rear and sufficient area in the rear for one (1) or two (2) additional lots, the Planning Board may endorse\* or approve\* a plan creating such rear lots and accesses, provided:

- the lot fronting on the public way has sufficient frontage to meet the district requirements set forth in Schedule A (section 13.00) and additionally has sufficient frontage for an access way of thirty (30) foot width in the R10, R20, and R25 Districts and forty (40) foot width in all other Districts;"

You are welcome to submit any information you may have establishing Red Coat Hill Road's status as a public road for the Board's consideration. In the absence of such information, please let us know how you would like to proceed with the application. If you and your Client decide to withdraw your application, the Planning Board requires such withdrawal to be in writing, and upon receipt of such withdrawal, the Board will inform the Martha's Vineyard Commission that further review of this DRI is no longer required.

Thank You,  
Ben Robinson  
Planning Board Chair