NOI - ADD'NS

Schofield, Barbini & Hoehn Inc.
Land Surveying ⊕ Civil Engineering
SB&H
12 Surveyor's Lane, Box 339
Vineyard Haven, Mass.
508–693–2781
www.sbhinc.net
dhoehn@sbhinc.net

October 20, 2026 MV 11152-2

West Tisbury Conservation Commission
Town Hall
West Tisbury, MA 02575

Re: Beason/Styron additions
44 Scotchman's Lane – West Tisbury Assessor's Parcel 25-10.1

Dear Members:

On behalf of our clients, Edward Beason and Alexandra Styron, we are filing the attached Notice of Intent under the Massachusetts Wetlands Protection Act and the West Tisbury Wetlands By-Law for the construction of a 60 sq ft kitchen addition and a 27 sq ft entry within the Outer Riparian Zone at referenced property.

Please find the following regarding this matter:

1. Notice of Intent with USGS locus map
2. Copy of cover letter to DEP-SERO
3. Copy of cover letter to NHESP
4. Copy of site plan MV-11152 (Con Com) dated October 6, 2026
5. Affidavit of Service, Notification, and list of notified abutters
6. Three undated renderings by the applicant
7. NOI fee transmittal form and check for town's share of fee ($67.50)

Please feel free to contact me with any questions.

Sincerely,

Christopher P. Alley
Project Manager

Cc: DEP-SERO

Schofield, Barbini & Hoehn Inc.
Land Surveying ⊕ Civil Engineering
SB&H
12 Surveyor's Lane, Box 339
Vineyard Haven, Mass.
508–693–2781
www.sbhinc.net
dhoehn@sbhinc.net

October 20, 2026 MV 1152-2

Department of Environmental Protection
20 Riverside Drive
Lakeville, MA 02547

Re: Beason/Styron additions
44 Scotchman's Lane – West Tisbury Assessor's Parcel 25-10.1

Dear Reviewer:

On behalf of our clients, Edward Beason and Alexandra Styron, we are filing the attached Notice of Intent under the Massachusetts Wetlands Protection Act and the West Tisbury Wetlands By-Law for the construction of a 60 sq ft kitchen addition and a 27 sq ft entry within the Outer Riparian Zone at referenced property.

Please find the following regarding this matter:

1. Notice of Intent with USGS locus map
2. Copy of cover letter to DEP-SERO
3. Copy of cover letter to NHESP
4. Copy of site plan MV-11152 (Con Com) dated October 6, 2026
5. Affidavit of Service, Notification, and list of notified abutters
6. Three undated renderings by the applicant
7. NOI fee transmittal form and copy of check for state's share of fee ($42.50)

Please feel free to contact me with any questions.

Sincerely,

Christopher P. Alley
Project Manager

Cc: West Tisbury Conservation Commission

Schofield, Barbini & Hoehn Inc.
Land Surveying ⊕ Civil Engineering
SB&H
12 Surveyor's Lane, Box 339
Vineyard Haven, Mass.
508–693–2781
www.sbhinc.net
dhoehn@sbhinc.net

MV 11152

October 20, 2026

Department of Environmental Protection
PO Box 4062
Boston, MA 02211

Re: Beason/Styron additions
44 Scotchman's Lane – West Tisbury Assessor's Parcel 25-10.1

Please find attached a Notice of Intent Fee Transmittal Form for the above referenced project and a check to cover the State's share of the filing fee.

Sincerely,

Christopher P. Alley
Project Engineer

Schofield, Barbini & Hoehn Inc.
Land Surveying ⊕ Civil Engineering
SB&H
12 Surveyor's Lane, Box 339
Vineyard Haven, Mass.
508–693–2781
www.sbhinc.net
dhoehn@sbhinc.net

October 20, 2026 MV 11152-2

Natural Heritage and Endangered Species Program
Division of Fish and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581

Re: Beason/Styron additions
44 Scotchman's Lane – West Tisbury Assessor's Parcel 25-10.1

Dear Reviewer:

Please find the attached Notice of Intent package filed under the Massachusetts Wetlands Protection Act and the West Tisbury Wetlands Bylaw for the construction of a 60 sq ft kitchen extension and a 27 sq ft entry to an existing single-family dwelling within NHESP mapped Priority Habitat of Rare Species and Estimated Habitat of Rare Wildlife. We feel that this project may qualify for NHESP Exemption No. 4

Please find the following regarding this matter:

1. Notice of Intent with USGS locus map
2. West Tisbury Assessor's Map
3. Site Plan MV-11152 (Con Com) dated October 6, 2026
4. Photos of the site
6. MESA filing fee ($300.00)

Your consideration of this matter is appreciated. Please feel free to contact me with any questions.

Sincerely,

Christopher P. Alley
Project Engineer

cc: DEP-SERO
West Tisbury Conservation Commission

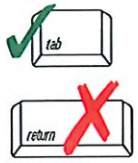
Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
MassDEP File Number
Document Transaction Number
West Tisbury
City/Town

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note: Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

44 Scotchman's Lane — a. Street Address
West Tisbury — b. City/Town
02575 — c. Zip Code

Latitude and Longitude:
N 41-23-24.33 — d. Latitude
W 70-40-22.07 — e. Longitude

25 — f. Assessors Map/Plat Number
10.1 — g. Parcel /Lot Number

2. Applicant:

Edward — a. First Name
Beason — b. Last Name
c/o Schofield, Barbini, & Hoehn, Inc. — c. Organization
PO Box 339 — d. Street Address
Oak Bluffs — e. City/Town
MA — f. State
02557 — g. Zip Code
508-693-2781 — h. Phone Number
none — i. Fax Number
calley@sbhinc.net — j. Email Address

3. Property owner (required if different from applicant): ☐ Check if more than one owner

(APPLICANT) — a. First Name
b. Last Name
c/o Schofield, Barbini, & Hoehn, Inc. — c. Organization
PO Box 339 — d. Street Address
Vineyard Haven — e. City/Town
MA — f. State
02568 — g. Zip Code
508-693-2781 — h. Phone Number
none — i. Fax Number
calley@sbhinc.net — j. Email address

4. Representative (if any):

Christopher — a. First Name
Alley — b. Last Name
Schofield, Barbini, & Hoehn, Inc. — c. Company
PO Box 339 — d. Street Address
Vineyard Haven — e. City/Town
MA — f. State
02568 — g. Zip Code
508-693-2781 — h. Phone Number
nome — i. Fax Number
calley@sbhinc.net — j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

$110.00 — a. Total Fee Paid
$42.50 — b. State Fee Paid
$67.50 (bylaw fee paid) — c. City/Town Fee Paid

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

West Tisbury
City/Town

A. General Information (continued)

6. General Project Description:

Construction of a 60 sq ft kitchen extension and 27 sq ft entry adition to an existing single-family dwelling within the Outer Riparian Zone of Mill Brook

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

1. ☒ Single Family Home
2. ☐ Residential Subdivision
3. ☐ Commercial/Industrial
4. ☐ Dock/Pier
5. ☐ Utilities
6. ☐ Coastal engineering Structure
7. ☐ Agriculture (e.g., cranberries, forestry)
8. ☐ Transportation
9. ☐ Other

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. ☐ Yes ☒ No

If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

a. County: County of Dukes County	b. Certificate # (if registered land):
c. Book: 1741	d. Page Number: 731

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

1. ☐ Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
2. ☒ Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

West Tisbury
City/Town

B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. ☐ Bank	1. linear feet	2. linear feet
b. ☐ Bordering Vegetated Wetland	1. square feet	2. square feet
c. ☐ Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. ☐ Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. ☐ Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
f. ☒ Riverfront Area	Mill Brook 1. Name of Waterway (if available) - **specify coastal or inland**	

2. Width of Riverfront Area (check one):

☐ 25 ft. - Designated Densely Developed Areas only

☐ 100 ft. - New agricultural projects only

☒ 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: 133,000 square feet

4. Proposed alteration of the Riverfront Area:

a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.
87	none	87

5. Has an alternatives analysis been done and is it attached to this NOI? ☐ Yes ☒ No

6. Was the lot where the activity is proposed created prior to August 1, 1996? ☐ Yes ☒ No

3. ☐ Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

West Tisbury
City/Town

B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users: Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. ☐ Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. ☐ Land Under the Ocean	1. square feet 2. cubic yards dredged	
c. ☐ Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. ☐ Coastal Beaches	1. square feet	2. cubic yards beach nourishment
e. ☐ Coastal Dunes	1. square feet	2. cubic yards dune nourishment
	Size of Proposed Alteration	Proposed Replacement (if any)
f. ☐ Coastal Banks	1. linear feet	
g. ☐ Rocky Intertidal Shores	1. square feet	
h. ☐ Salt Marshes	1. square feet	2. sq ft restoration, rehab., creation
i. ☐ Land Under Salt Ponds	1. square feet 2. cubic yards dredged	
j. ☐ Land Containing Shellfish	1. square feet	
k. ☐ Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above 1. cubic yards dredged	
l. ☐ Land Subject to Coastal Storm Flowage	1. square feet	

4. ☐ Restoration/Enhancement
If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

a. square feet of BVW

b. square feet of Salt Marsh

5. ☐ Project Involves Stream Crossings

a. number of new stream crossings

b. number of replacement stream crossings

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 3 – Notice of Intent
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
MassDEP File Number
Document Transaction Number
West Tisbury
City/Town

C. Other Applicable Standards and Requirements

☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

   a. ☒ Yes ☐ No

   If yes, include proof of mailing or hand delivery of NOI to:

   Natural Heritage and Endangered Species Program
   Division of Fisheries and Wildlife
   1 Rabbit Hill Road
   Westborough, MA 01581

   (on line)
   b. Date of map

   If *yes*, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

   c. Submit Supplemental Information for Endangered Species Review*

      1. ☒ Percentage/acreage of property to be altered:

         (a) within wetland Resource Area — 0.05% / 0.002 acre within Outer Riparian Zone (percentage/acreage)

         (b) outside Resource Area — none (percentage/acreage)

      2. ☒ Assessor's Map or right-of-way plan of site

2. ☒ Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

   (a) ☒ Project description (including description of impacts outside of wetland resource area & buffer zone)

   (b) ☒ Photographs representative of the site

---

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see https://www.mass.gov/ma-endangered-species-act-mesa-regulatory-review).
Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 3 – Notice of Intent
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
MassDEP File Number
Document Transaction Number
West Tisbury
City/Town

C. Other Applicable Standards and Requirements (cont'd)

(c) ☒ MESA filing fee (fee information available at https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review).
Make check payable to "Commonwealth of Massachusetts - NHESP" and ***mail to NHESP*** at above address

*Projects altering **10 or more acres** of land, also submit:*

(d) ☐ Vegetation cover type map of site

(e) ☐ Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

1. ☐ Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. ☐ Separate MESA review ongoing. a. NHESP Tracking # b. Date submitted to NHESP

3. ☐ Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

a. ☐ Not applicable – project is in inland resource area only b. ☐ Yes ☒ No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Bourne to Rhode Island border, and the Cape & Islands:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

North Shore - Plymouth to New Hampshire border:

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

c. ☐ Is this an aquaculture project? d. ☐ Yes ☒ No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 3 – Notice of Intent
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
MassDEP File Number
Document Transaction Number
West Tisbury
City/Town

C. Other Applicable Standards and Requirements (cont'd)

Online Users: Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?

   a. ☐ Yes ☒ No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.

   b. ACEC

5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?

   a. ☐ Yes ☒ No

6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?

   a. ☐ Yes ☒ No

7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?

   a. ☐ Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
      1. ☐ Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
      2. ☐ A portion of the site constitutes redevelopment
      3. ☐ Proprietary BMPs are included in the Stormwater Management System.

   b. ☒ No. Check why the project is exempt:
      1. ☒ Single-family house
      2. ☐ Emergency road repair
      3. ☐ Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. ☒ USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)

2. ☒ Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 3 – Notice of Intent
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
MassDEP File Number
Document Transaction Number
West Tisbury
City/Town

D. Additional Information (cont'd)

3. ☐ Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. ☒ List the titles and dates for all plans and other materials submitted with this NOI.

Site Plan MV-11152 (Con Com)
a. Plan Title

Schofield, Barbini, & Hoehn, Inc.
b. Prepared By

c. Signed and Stamped by

October 6, 2026
d. Final Revision Date

1"-40'
e. Scale

f. Additional Plan or Document Title

g. Date

5. ☐ If there is more than one property owner, please attach a list of these property owners not listed on this form.

6. ☒ Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7. ☐ Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8. ☒ Attach NOI Wetland Fee Transmittal Form

9. ☐ Attach Stormwater Report, if needed.

E. Fees

1. ☐ Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

5139
2. Municipal Check Number

October 16, 2026
3. Check date

5140
4. State Check Number

October 16, 2026
5. Check date

Schofield, Barbini, & Hoehn, Inc.
6. Payor name on check: First Name

7. Payor name on check: Last Name

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

West Tisbury
City/Town

F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

1. Signature of Applicant

2. Date

3. Signature of Property Owner (if different)

4. Date
October 20, 2026

5. Signature of Representative (if any)

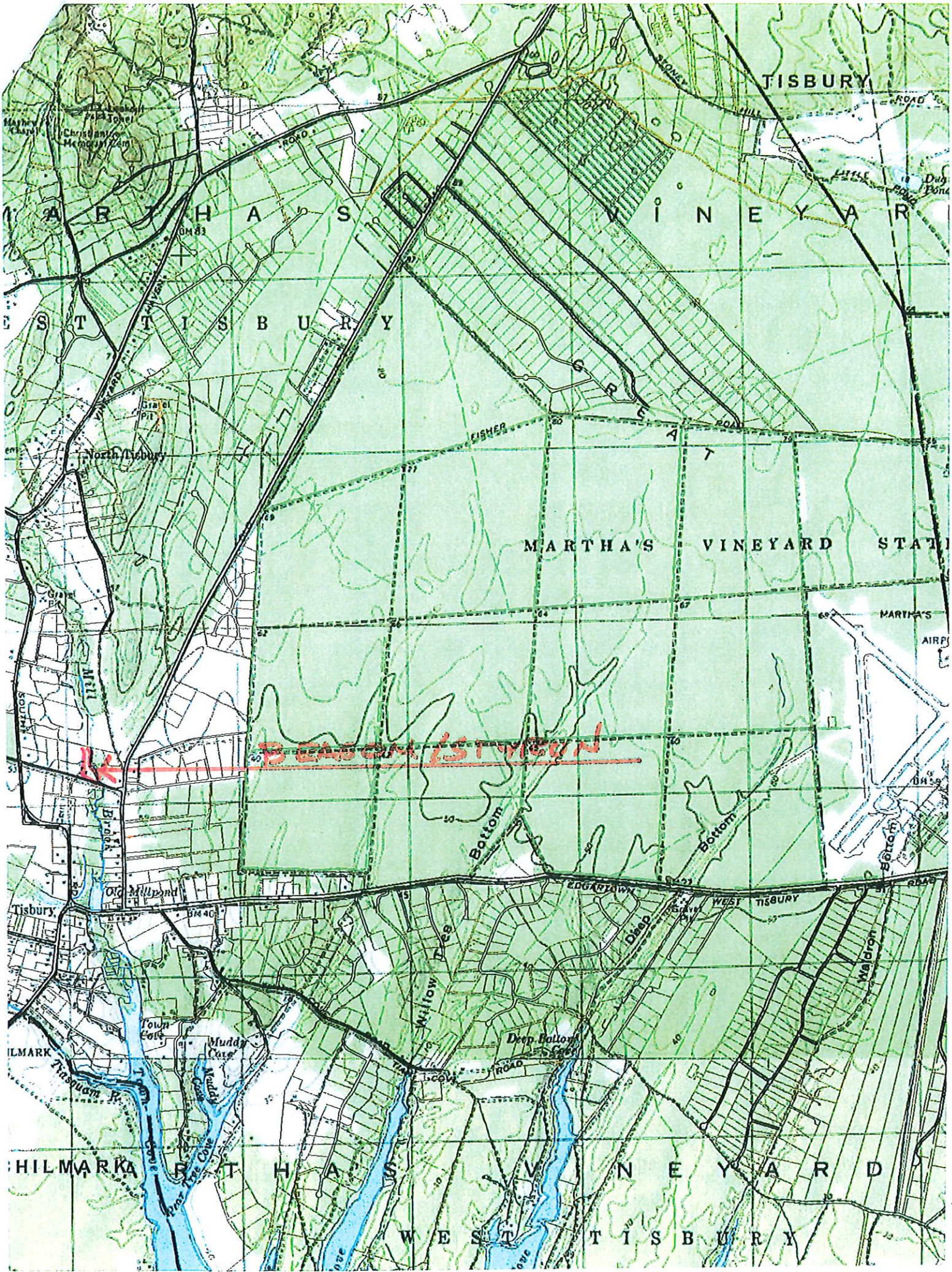
6. Date

For Conservation Commission:
Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:
One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.


TISBURY
MARTHA'S VINEYARD
STATE
TISBURY
MARTHA'S VINEYARD
North Tisbury
Gravel Pit
Mill Brook
Old Millpond
Tisbury
Bottom
Bottom
Bottom
EDGARTOWN
WEST TISBURY
Deep
Willow
Maidron
Deep Bottom Creek
Muddy Cove
Town Cove
Tisbury R.
CHILMARK
MARTHA'S VINEYARD
WEST TISBURY
BEACH STREET

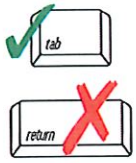
Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

NOI Wetland Fee Transmittal Form

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

A. Applicant Information

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. Location of Project:

44 Scotchman's Lane (a. Street Address)	West Tisbury (b. City/Town)
5140 (Comm of Mass), 5139 (West Tisbury) (c. Check number)	$42.50 (Comm of Mass), $67.50 (West Tisbury) (d. Fee amount)

2. Applicant Mailing Address:

Edward (a. First Name)	Beason (b. Last Name)	
c/o Schofield, Barbini, & Hoehn, Inc. (c. Organization)		
PO Box 339 (d. Mailing Address)		
Vineyard Haven (e. City/Town)	MA (f. State)	02568 (g. Zip Code)
508-693-2781 (h. Phone Number)	none (i. Fax Number)	calley@sbhinc.net (j. Email Address)

3. Property Owner (if different):

(APPLICANT) (a. First Name)	(b. Last Name)	
(c. Organization)		
(d. Mailing Address)		
(e. City/Town)	(f. State)	(g. Zip Code)
(h. Phone Number)	(i. Fax Number)	(j. Email Address)

B. Fees

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).

Fee should be calculated using the following process & worksheet. ***Please see Instructions before filling out worksheet.***

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract $12.50. To calculate the city/town share of the fee, divide the total fee in half and add $12.50.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
additions to single-family dwelling	one	$110.00	$110.00

Step 5/Total Project Fee: $110.00

Step 6/Fee Payments:

Total Project Fee:	$110.00 — a. Total Fee from Step 5
State share of filing Fee:	$42.50 — b. 1/2 Total Fee **less** $12.50
City/Town share of filling Fee:	$67.50 (bylaw fee paid) — c. 1/2 Total Fee **plus** $12.50

C. Submittal Requirements

a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
Box 4062
Boston, MA 02211

b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

Schofield, Barbini & Hoehn Inc.
Land Surveying ⊕ Civil Engineering
SB&H
12 Surveyor's Lane, Box 339
Vineyard Haven, Mass.
508–693–2781
www.sbhinc.net
dhoehn@sbhinc.net

AFFIDAVIT OF SERVICE
Under the Massachusetts Wetlands Protection Act
and the West Tisbury Wetlands By-Law

I, Christopher P. Alley, hereby certify under the pains and penalties of perjury that on Oct 20, 2026, I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40 and the DEP Guide to Abutter Notification dated April 8, 1994, in connection with the following matter:

A Notice of Intent has been filed under the Massachusetts Wetlands Protection Act and the West Tisbury Wetlands By-Law by Edward Beason and Alexandra Styron with the West Tisbury Conservation Commission on October 20, 2026, for property located at 44 Scotchman's Lane – West Tisbury Assessor's Parcel 25-10.1.

The form of the notification and a list of notified abutters with their addresses are attached to this Affidavit of Service.

Christopher P. Alley

October 20, 2026
Date

Schofield, Barbini & Hoehn Inc.
Land Surveying ⊕ Civil Engineering
SB&H
12 Surveyor's Lane, Box 339
Vineyard Haven, Mass.
508–693–2781
www.sbhinc.net
dhoehn@sbhinc.net

Notification of Abutters Under
The Massachusetts Wetlands Protection Act
And the West Tisbury Wetlands Bylaw

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, you are hereby notified of the following:

A. The names of the applicants are Edward Beason and Alexandra Styron.

B. The applicants have filed a Notice of Intent with the West Tisbury Conservation Commission seeking to build a 60 sq ft kitchen extension and a 27 sq ft entry on an existing single-family dwelling. The project lies within land subject to protected under the West Tisbury Wetlands Bylaw and under the Massachusetts Wetlands Protection Act.

C. The address of the lot where the activity is proposed is 44 Scotchman's Lane – West Tisbury Assessor's Parcel 25-10.1.

D. Copies of the Notice of Intent may be examined at Schofield, Barbini & Hoehn, Inc., 12 Surveyor's Lane, Vineyard Haven, Mass. between the hours of 8AM and 4PM on the following days of the week: Monday – Friday. For more information, call 508-693-2781. This is the applicant's representative.

E. Information regarding the date, time and place of the public hearing may be obtained from Schofield, Barbini & Hoehn, Inc., 12 Surveyors Lane, Vineyard Haven, MA by calling (508) 693-2781 between the hours of 8AM and 4PM on the following business days of the week: Monday – Friday. This is the applicant's representative.

Note: Notice of the public hearing including its date, time, and place will be published at least five days in advance in the Vineyard Gazette or Martha's Vineyard Times. Notice of the public hearing, including date, time and place will be posted in the City or Town Hall not less than forty-eight (48) hours in advance.

Note: You also may contact your local Conservation Commission or the nearest Department of Environmental Protection Regional Office for more information about this application or the Wetlands Protection Act. To contact DEP, call: Southeast Region: 508-946-2800.

300 feet Abutters List Report

West Tisbury, MA
October 19, 2026

Subject Properties:

Parcel Number: 25-10
CAMA Number: 25-10-0
Property Address: 40 SCOTCHMANS LN

Mailing Address: HUNTINGTON NANCY ARKELYAN-TR
SCOTCHMAN`S LN NOM TR
1010 WALTHAM STREET 15F
LEXINGTON, MA 02421-8061

Abutters:

Parcel Number: 25-11
CAMA Number: 25-11-0
Property Address: 177 OLD COURTHOUSE RD

Mailing Address: HICKIE T L & GLINOS K A-TRS WWH
STATE RD REALTY TRUST
C/O STEPHEN MEDLIN 25 WILDER RD
KINSTON, MA 02364

Parcel Number: 25-12-1
CAMA Number: 25-12-1
Property Address: 629 OLD COUNTY RD

Mailing Address: WEISS ELLEN B ELLEN B WEISS 2016
TRUST
515 NASHVILLE AVE
NEW ORLEANS, LA 70115

Parcel Number: 25-12-3
CAMA Number: 25-12-3
Property Address: 185 OLD COURTHOUSE RD

Mailing Address: KATOWITZ JAMES & ROCAMORA
CAROL
1520 SPRUCE ST, APT 806
PHILADELPHIA, PA 19102

Parcel Number: 25-13
CAMA Number: 25-13-0
Property Address: 41 SCOTCHMANS LN

Mailing Address: RUSSELL ABIGAIL PRIOR RUSSELL
HENRY E JULIA DICKENSON
68 PLEASANT ST
CONCORD, MA 01742

Parcel Number: 25-14
CAMA Number: 25-14-0
Property Address: 45 SCOTCHMANS LN

Mailing Address: LOGUE KATHERINE TR KLOGUE LVG TR
LOGUE WILLIAM D CHRISTINA I
PO BOX 804
WEST TISBURY, MA 02575-0804

Parcel Number: 25-17-2
CAMA Number: 25-17-2
Property Address: 29 SCOTCHMANS LN

Mailing Address: LONG KATHERINE C
PO BOX 1566
WEST TISBURY, MA 02575

Parcel Number: 25-17-3
CAMA Number: 25-17-3
Property Address: 33 SCOTCHMANS LN

Mailing Address: DE GEOGROY LOUIS F OVERTOOM
KAREN M TRS LFDG AND KMO REV
TRUSTS
PO BOX 841
WEST TISBURY, MA 02575

Parcel Number: 25-5-1
CAMA Number: 25-5-1
Property Address: 830 STATE RD

Mailing Address: HICKIE T L & GLINOS K A-TRS WWH
STATE RD REALTY TRUST
C/O STEPHEN MEDLIN 25 WILDER RD
KINGSTON, MA 02364

Parcel Number: 26-2
CAMA Number: 26-2-0
Property Address: 641 OLD COUNTY RD

Mailing Address: DUE DILIGENCE TRUST LLC
PO BOX 790
WEST TISBURY, MA 02575