



www.souratigroup.com

Martha's Vineyard Office
107 Beach Rd., Suite 202
P.O. Box 4458, Vineyard Haven, MA 02568
Phone: 508-693-9933, Fax: 508-693-4933

Nantucket Office:
35 Old South Road, Nantucket, MA 02554
Phone: 508-228-7888, Fax: 508-228-5511

June 16, 2026

West Tisbury Conservation Commission
PO Box 278
West Tisbury, MA 02575

Re: **Paul's Point Area Realty, L.L.C.**
223 John Cottle Road
Assessor's Map 6, Parcel 8
West Tisbury, MA 02575
Notice of Intent
House Demolition and Construction

Dear Commissioners:

Please find enclosed an original Notice of Intent and its supporting documents for work at the above referenced property. Also enclosed is the NOI filing fee check #23007 for \$287.50, which includes the local Bylaw filing fee.

Enclosed Documents:

- WPA Form 3 – NOI Form, and copy of the NOI Wetland Fee Transmittal Form
- Stream Status Analysis dated June 8, 2026, prepared by LEC Environmental Consultants, Inc.
- Waiver Request Letter dated June 8, 2026, prepared by Sourati Engineering Group, LLC
- Abutter Notification, Abutters List, Map and Affidavit of Service
- USGS Locus Map
- Conservation Commission Site Plan dated June 8, 2026, prepared by Sourati Engineering Group, LLC
- Architectural Plans dated April 29, 2026, prepared by Sourati Engineering Group. LLC

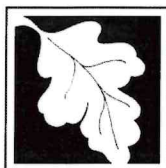
Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Collins", is written over a light blue horizontal line.

Bryan Collins

Cc: DEP, Southeast Regional Office
SEG 102242



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
and the West Tisbury Wetlands Protection Bylaws

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):

223 John Cottle Road

a. Street Address

West Tisbury

b. City/Town

02575

c. Zip Code

Latitude and Longitude:

41.439182

d. Latitude

-70.681825

e. Longitude

6

f. Assessors Map/Plat Number

8

g. Parcel /Lot Number

2. Applicant:

a. First Name

Paul's Point Area Realty, L.L.C.

b. Last Name

c. Organization

285 Madison Avenue., 20th Floor

d. Street Address

New York

e. City/Town

NY

f. State

10017

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

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

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

George

a. First Name

Sourati, P.E.

b. Last Name

Sourati Engineering Group, LLC

c. Company

107 Beach Road, Suite 202

d. Street Address

Vineyard Haven

e. City/Town

MA

f. State

02568

g. Zip Code

508-693-9933

h. Phone Number

508-693-4933

i. Fax Number

gsourati@souratigroup.com

j. Email address

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

\$500.00

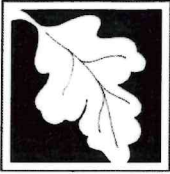
a. Total Fee Paid

\$237.50

b. State Fee Paid

\$262.50

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:

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West Tisbury

City/Town

A. General Information (continued)

6. General Project Description:

The project consists of the demolition of an existing single-family residence and the construction of a new single-family residence with associated utilities. The proposed work is located within 100' of a Bordering Vegetated Wetland.

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 CMR 10.24(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:

Dukes

a. County

1502

c. Book

b. Certificate # (if registered land)

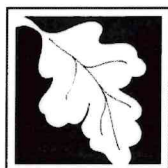
175

d. Page Number

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

- ☒ 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.
- ☐ 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

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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	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:

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.

5. Has an alternatives analysis been done and is it attached to this NOI?

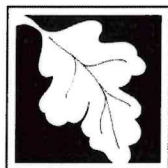
☐ Yes ☐ No

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
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WPA Form 3 – Notice of Intent

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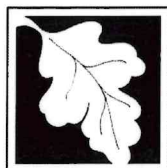
City/Town

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.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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
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Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

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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

August 2021

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

percentage/acreage

(b) outside Resource Area

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/mas-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

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

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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:

North Shore - Plymouth to New Hampshire border:

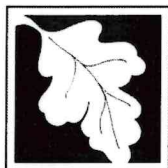
Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

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:

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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.

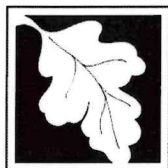
D. Additional Information

- ☒ 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:

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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.

See attached additional information page.

a. Plan Title

b. Prepared By

c. Signed and Stamped by

d. Final Revision Date

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:

23007

2. Municipal Check Number

6/3/2026

3. Check date

23008

4. State Check Number

6/3/2026

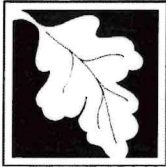
5. Check date

Sourati Engineering Group, LLC

6. Payor name on check: First Name

Sourati

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:

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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

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.

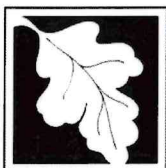
For MassDEP:

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.



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

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



A. Applicant Information

1. Location of Project:

223 John Cottle Road

a. Street Address

23008

c. Check number

West Tisbury

b. City/Town

\$237.50

d. Fee amount

2. Applicant Mailing Address:

a. First Name

b. Last Name

Paul's Point Area Realty, L.L.C. c/o Sourati Engineering Group, LLC

c. Organization

P.O. Box 4458

d. Mailing Address

Vineyard Haven

MA

02568

e. City/Town

f. State

g. Zip Code

508-693-9933

508-693-4933

gsourati@souratigroup.com

h. Phone Number

i. Fax Number

j. Email Address

3. Property Owner (if different):

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

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.

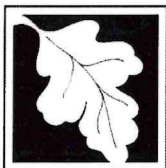
Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

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.

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



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
Category 2 (a) - demolition & construction of a single-family house	1	\$500.00	\$500.00

Step 5/Total Project Fee: \$500.00

Step 6/Fee Payments:

Total Project Fee:	\$500.00
State share of filing Fee:	a. Total Fee from Step 5 \$237.50
City/Town share of filling Fee:	b. 1/2 Total Fee less \$12.50 \$262.50
	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.)

DEP File Number:

Provided by DEP

WEST TISBURY

Town

ADDITIONAL INFORMATION PAGE

D. Additional Information

1. USGS Locus Map

3. Identify the method for BVW and other resource area boundary delineations and attach documentation of the methodology.

- The BVW was determined by LEC Environmental Consultants, Inc. using the three-parameter method that incorporates soils, topography and vegetation.
- The streams were determined by observation.
- The location of the 100-Year Flood was determined based on the 2016 FEMA Flood Maps.
- The Coastal Bank was determined in accordance with DEP Wetland Program Policy 92.1 .

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

- Conservation Commission Site Plan, prepared by Sourati Engineering Group, LLC, signed and stamped by Charles R. Gilstad, P.L.S., dated June 8, 2026, scale 1" = 40'
- Architectural Plans, prepared by Sourati Engineering Group, LLC, dated April 29, 2026, scale 1/4" = 1' - 0"
- Stream Status Analysis prepared by LEC Environmental Consultants, Inc., dated June 8, 2026
- Waiver Request Letter, prepared by Sourati Engineering Group, LLC, dated June 8, 2026

Memorandum

DATE: June 8, 2026
TO: West Tisbury Conservation Commission
FROM: Mark Manganello (LEC)
RE: Stream Status Analysis at 223 John Cottle Road, West Tisbury
CC: Sourati Engineering Group, LLC
PROJECT #: SEGLLC\20-458.01

This memorandum has been prepared to summarize LEC's evaluation of the streams at 223 John Cottle Road under the *Massachusetts Wetlands Protection Act* ("WPA"; M.G.L. c. 131, s. 40), its implementing *Regulations* (310 CMR 10.00) and the *Town of West Tisbury Wetlands Protection Bylaw Regulations*. The Bylaw Regulations do not define perennial streams differently than the WPA; therefore, our findings are focused on the WPA *Regulations* for determining stream status.

The memorandum references the *Conservation Commission Site Plan*, by Sourati Engineering Group, LLC, dated June 8, 2026.

LEC performed a wetland delineation on this property in 2021, which included observations of the onsite stream. The stream is depicted on the *Site Plan* based on field survey location of the Banks.

The stream flows within a well-defined channel extending north from its origin within a BVW delineated by LEC. From its origin in the BVW, the stream flows in a well-defined channel, which becomes increasingly deep with steep embankments as it nears a discharge point to the Coastal Beach and Vineyard Sound. A second stream flows into the main stream from the east about 135 feet south of the Coastal Beach, as depicted on the *Site Plan*, flowing from a BVW and into a culvert beneath the open field.

Regulatory Analysis

LEC performed an analysis of the streams in the context of the definition of a perennial stream under the WPA and its implementing *Regulations* (310 CMR 10.58), as follows.

The relevant sections of the *Regulations* at 310 CMR 10.58(2) for determining intermittent versus perennial status are cited in italics below (underlined sections added for emphasis) followed by our comments:

310 CMR 10.58(2) states:

LEC Environmental Consultants, Inc.

www.lecenvironmental.com

12 Resnik Road
Suite 1
Plymouth, MA 02360
508.746.9491

PLYMOUTH, MA

380 Lowell Street
Suite 101
Wakefield, MA 01880
781.245.2500

WAKEFIELD, MA

100 Grove Street
Suite 310
Worcester, MA 01605
508.753.3077

WORCESTER, MA

P. O. Box 590
Rindge, NH 03461
603.899.6726

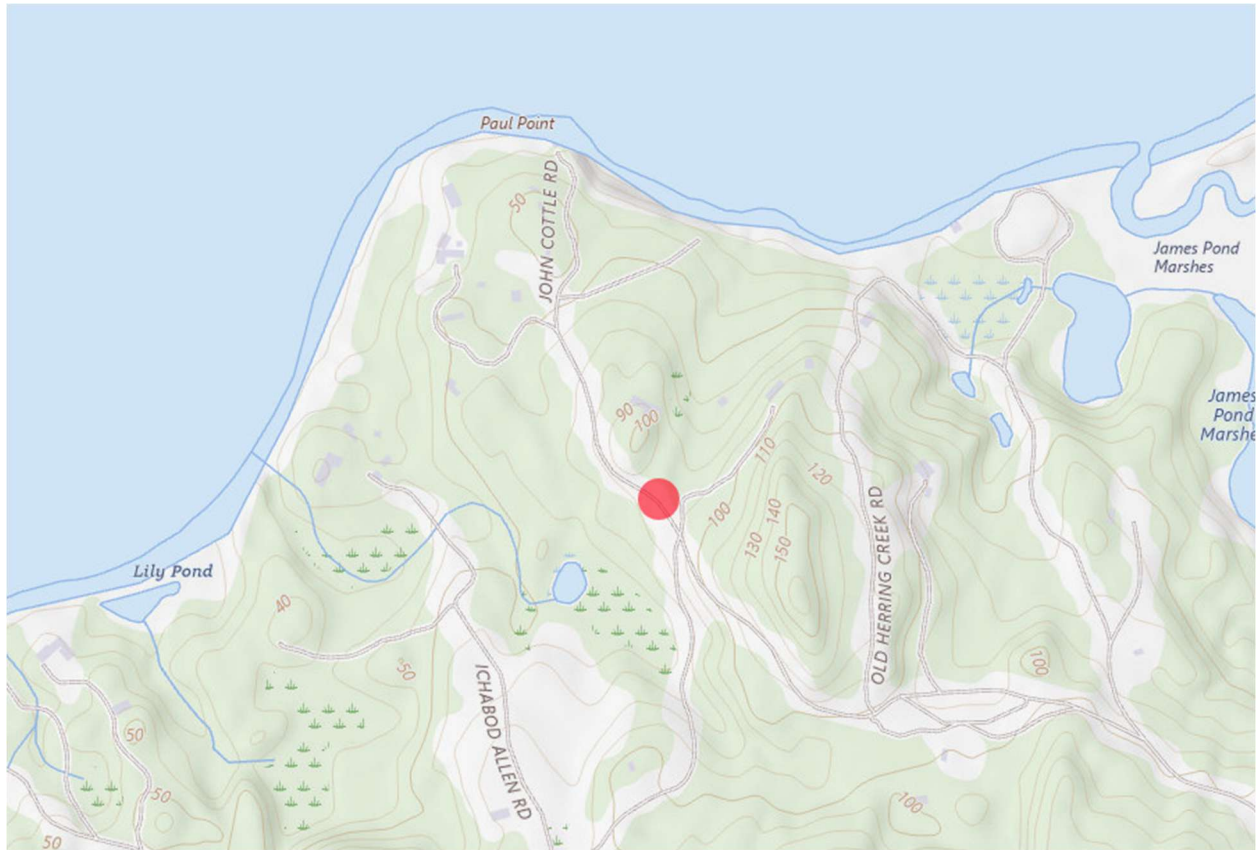
RINDGE, NH

680 Warren Avenue
Suite 3
East Providence, RI 02914
401.685.3109

EAST PROVIDENCE, RI

a. A river or stream shown as perennial on the current United States Geological Survey (USGS) or more recent map provided by the Department is perennial.

The stream is not depicted on the current USGS Map pasted below.



b. A river or stream shown as intermittent or not shown on the current USGS map or more recent map provided by the Department, that has a watershed size greater than or equal to one square mile, is perennial.

To determine the watershed size, LEC first attempted to utilize the USGS StreamStats application; however, the stream is not digitized, and StreamStats was unable to produce a watershed map that reflected existing topographic conditions. The watershed area was instead delineated and calculated by analyzing topography (MassMapper 1-foot contours). The approximate watershed area is 0.030 square miles (19.305 acres), well below the one square mile threshold identified above.

The approximate watershed area is depicted below.

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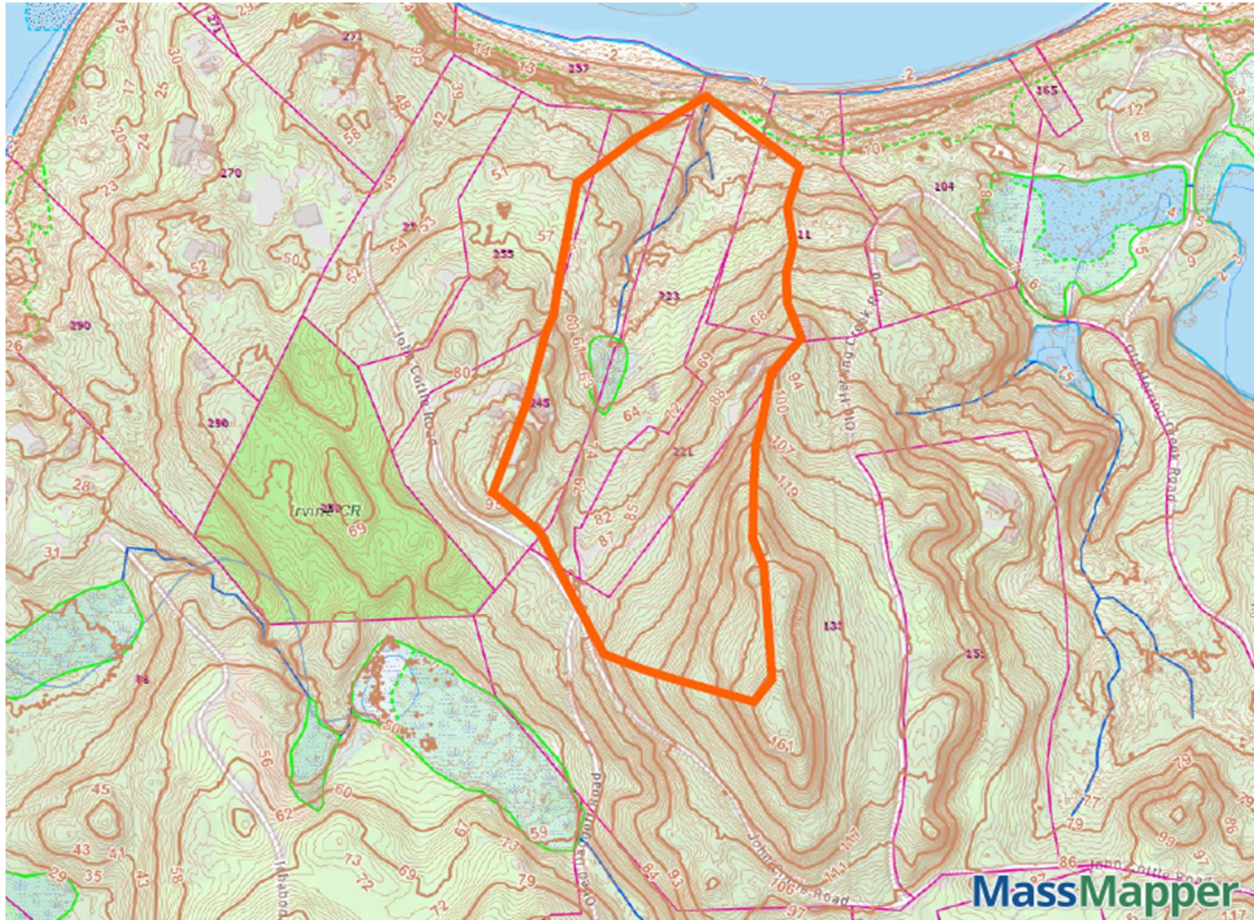
PLYMOUTH, MA

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RINDGE, NH

EAST PROVIDENCE, RI



c. A stream shown as intermittent or not shown on the current USGS map or more recent map provided by the Department, that has a watershed size less than one square mile, is intermittent unless:

- i. The stream has a watershed size of at least $\frac{1}{2}$ (0.50) square mile and has a predicted flow rate greater than or equal to 0.01 cubic feet per second at the 99% flow duration using the USGS Stream Stats method. The issuing authority shall find such streams to be perennial;
- or
- ii. When the USGS StreamStats method cannot be used because the stream does not have a mapped and digitized centerline (including but not limited to streams located in the following basins: North Coastal Basin, Taunton Basin, Buzzards Bay Basin, Cape Cod and Islands Basin, and that portion of the South Coastal Basin that is south of the Jones River sub-basin), and the stream has a watershed size of at least $\frac{1}{2}$ (0.50) square mile, and the surficial geology of the contributing drainage area to the stream at the project site contains

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75% or more stratified drift, the issuing authority shall find such streams to be perennial. Stratified drift shall mean sand and gravel deposits that have been layered and sorted by glacial meltwater streams. Areal percentages of stratified drift may be determined using USGS surficial geologic maps, USGS Hydrological Atlases, Massachusetts Geographical Information System (MassGIS) surficial geology data layer, or other published or electronic surficial geological information from a credible source.

As noted above, the watershed area was conservatively determined to be 0.030 square miles, significantly less than the 1.0 square mile threshold and the 0.50 square mile threshold; therefore, further analysis of surficial geology and stratified drift is not warranted or required, and the stream is considered intermittent.

Summary

The analysis of the streams on and adjacent to 223 John Cottle Road under the WPA *Regulations* revealed that it is not depicted on the USGS map and has a small watershed area that is significantly less than the regulatory thresholds that would result in a perennial determination. The *West Tisbury Wetlands Protection Bylaw Regulations* does not stipulate any additional, or different, criteria for stream determinations. As a result, the stream is classified as intermittent under the WPA and the *Bylaw Regulations* and there is no Riverfront Area associated with this property.

If you have any questions about this memo, please contact me at 508-746-9491 or at mmanganello@lecenvironmental.com.

LEC Environmental Consultants, Inc.

www.lecenvironmental.com

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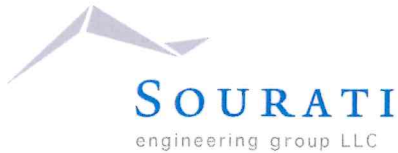
PLYMOUTH, MA

WAKEFIELD, MA

WORCESTER, MA

RINDGE, NH

EAST PROVIDENCE, RI



www.souratigroup.com

Martha's Vineyard Office
107 Beach Rd., Suite 202
P.O. Box 4458, Vineyard Haven, MA 02568
Phone: 508-693-9933, Fax: 508-693-4933

Nantucket Office:
35 Old South Road, Nantucket, MA 02554
Phone: 508-228-7888, Fax: 508-228-5511

June 8, 2026

West Tisbury Conservation Commission
P.O. Box 278
West Tisbury, MA 02575

RE: **Paul's Point Area Realty, L.L.C.**
223 John Cottle Road
Assessor's Map 6, Parcel 8
West Tisbury, MA 02575
Notice of Intent
House Demolition and Construction

Dear Commissioners:

On behalf of our client, Paul's Point Area Realty, L.L.C., we are requesting waivers pursuant to Section III.N of the West Tisbury Wetlands Protection Bylaw Regulations of the Performance Standards for Buffer Zones:

Section	Zone	Waiver Requests
IV.C.1	No-Disturbance Zone (Within 25' of a Bordering Vegetated Wetland)	- To allow the removal of a total of 129± S.F. of structures, comprised of: 26± S.F. of the existing single-family residence - A 15± S.F. well house 58± S.F. of the existing screen porch and stairs 25± S.F. of an existing deck 5± S.F. of an existing retaining wall - To allow the construction of a 78± S.F. portion of the proposed single-family residence
IV.C.2	No-Build Zone (Within 50' of a Bordering Vegetated Wetland)	- To allow the removal of a total of 1,076± S.F. of structures, comprised of: 559± S.F. of the existing single-family residence - A 15± S.F. well house 190± S.F. of the existing screen porch and stairs 279± S.F. of an existing deck and stairs 1± S.F. of an existing patio - A 32± S.F. retaining wall - To allow the construction of a total of 979± S.F. of structures, comprised of: 778± S.F. of the proposed residence including stairs 201± S.F. of the proposed deck

Please contact me if you have any questions.

Sincerely,

Bryan Collins

June 8, 2026

**Notification to Abutters Under the
Massachusetts Wetlands Protection Act and the
Town of West Tisbury Wetlands Protection Bylaw**

Name of Applicant: **Paul's Point Area Realty, L.L.C.**

Dear Abutter,

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

The applicant has filed a Notice of Intent with the West Tisbury Conservation Commission seeking to perform the following work: **The project consists of the demolition of an existing single-family residence and the construction of a new single-family residence with associated utilities. The proposed work is located within 100' of a Bordering Vegetated Wetland.**

The work is subject to protection under the Wetlands Protection Act (General Laws Chapter 131, Section 40) and the Town of West Tisbury Wetlands Protection Bylaws.

The address of the lot where the activity is proposed is:

- **223 John Cottle Road, Assessor's Map 6, Parcel 8, West Tisbury, MA 02575**

Notice of the public meeting/hearing, including the date, time and place will be published at least five days in advance in the Vineyard Gazette or Martha's Vineyard Times, and will be posted in the West Tisbury Town Hall no less than forty-eight (48) hours in advance.

Copies of the application can be examined and information about the date, time and place of the meeting/hearing can be obtained from the West Tisbury Conservation Commission office, West Tisbury Town Hall, Monday 9 AM to 3 PM, Tuesday 2 PM to 6 PM, Wednesday 9 AM to 1 PM, Thursday 9 AM to 3 PM, (508) 696-6404 and copies of the submittal may be viewed at Sourati Engineering Group LLC, 107 Beach Road, Suite 202, Vineyard Haven, MA 02568, (508) 693-9933.

You may also contact the Department of Environmental Protection for more information about this application or the Wetlands Protection Act: 508-946-2800.

Sincerely,



Bryan Collins



300 feet Abutters List Report

West Tisbury, MA
June 04, 2026

Subject Property:

Parcel Number: 6-8
CAMA Number: 6-8-0
Property Address: 223 JOHN COTTLE RD

Mailing Address: PAULS POINT AREA REALTY LLC
285 MADISON AVE, 20TH FLOOR ATTN:
BARBARA LOPEZ
NEW YORK, NY 10017

Abutters:

Parcel Number: 6-10
CAMA Number: 6-10-0
Property Address: 111 OLD HERRING CREEK RD

Mailing Address: SUNKEN SHIP PROP LLC
C/O TOM SULLIVAN 107 CHERRY ST
NEW CANAAN, CT 06840

Parcel Number: 6-11
CAMA Number: 6-11-0
Property Address: 104 OLD HERRING CREEK RD

Mailing Address: BISHOP ROBERT J
201 EL VEDADO RD
PALM BEACH, FL 33480

Parcel Number: 6-3
CAMA Number: 6-3-0
Property Address: 86 ICHABOD ALLEN RD

Mailing Address: COOPER FRANK & BONOVIK SM-TRS
NORTH SHORE REALTY TRUST
C/O BARRY SMALL 30 S. 17TH STREET
5TH FL
PHILADELPHIA, PA 19103

Parcel Number: 6-7
CAMA Number: 6-7-0
Property Address: 255 JOHN COTTLE RD

Mailing Address: PAULS POINT AREA REALTY LLC
285 MADISON AVE, 20TH FLOOR ATTN:
BARBARA LOPEZ
NEW YORK, NY 10017

Parcel Number: 6-7-2
CAMA Number: 6-7-2
Property Address: 245 JOHN COTTLE RD

Mailing Address: HARROWBY PROPERTY CO., LTD
PO BOX 1335
WEST TISBURY, MA 02575

Parcel Number: 6-7-3
CAMA Number: 6-7-3
Property Address: 250 JOHN COTTLE RD

Mailing Address: DUNSTER REALTY LLC HARROWBY PR
OP CO LTD
C/O S LEHV - ZIFF BROTHERS LLC ~~350~~
~~PARK AVE 11TH FL~~ 285 MADISON AVE., 20TH FL.
NEW YORK, NY ~~10022~~ 10017

Parcel Number: 6-7-4
CAMA Number: 6-7-4
Property Address: 257 JOHN COTTLE RD

Mailing Address: DUNSTER REALTY LLC HARROWBY PR
OP CO LTD
C/O S LEHV ZIFF BROTHERS LLC ~~350~~
~~PARK AVE 11TH FL~~ 285 MADISON AVE., 20TH FL.
NEW YORK, NY ~~10022~~ 10017

Parcel Number: 6-8-1
CAMA Number: 6-8-1
Property Address: 221 JOHN COTTLE RD

Mailing Address: PAULS POINT AREA REALTY LLC
285 MADISON AVE, 20TH FLOOR ATTN:
BARBARA LOPEZ
NEW YORK, NY 10017

Parcel Number: 6-9
CAMA Number: 6-9-0
Property Address: 135 OLD HERRING CREEK RD

Mailing Address: LC HOLDINGS LLC
C/O REYNOLDS, RAPPAPORT, KAPLAN,
PO BOX 2540
EDGARTOWN, MA 02539



www.cai-tech.com

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6/4/2026

Page 1 of 1



102242, 300' Abutter Map, 223 John Cottle Road

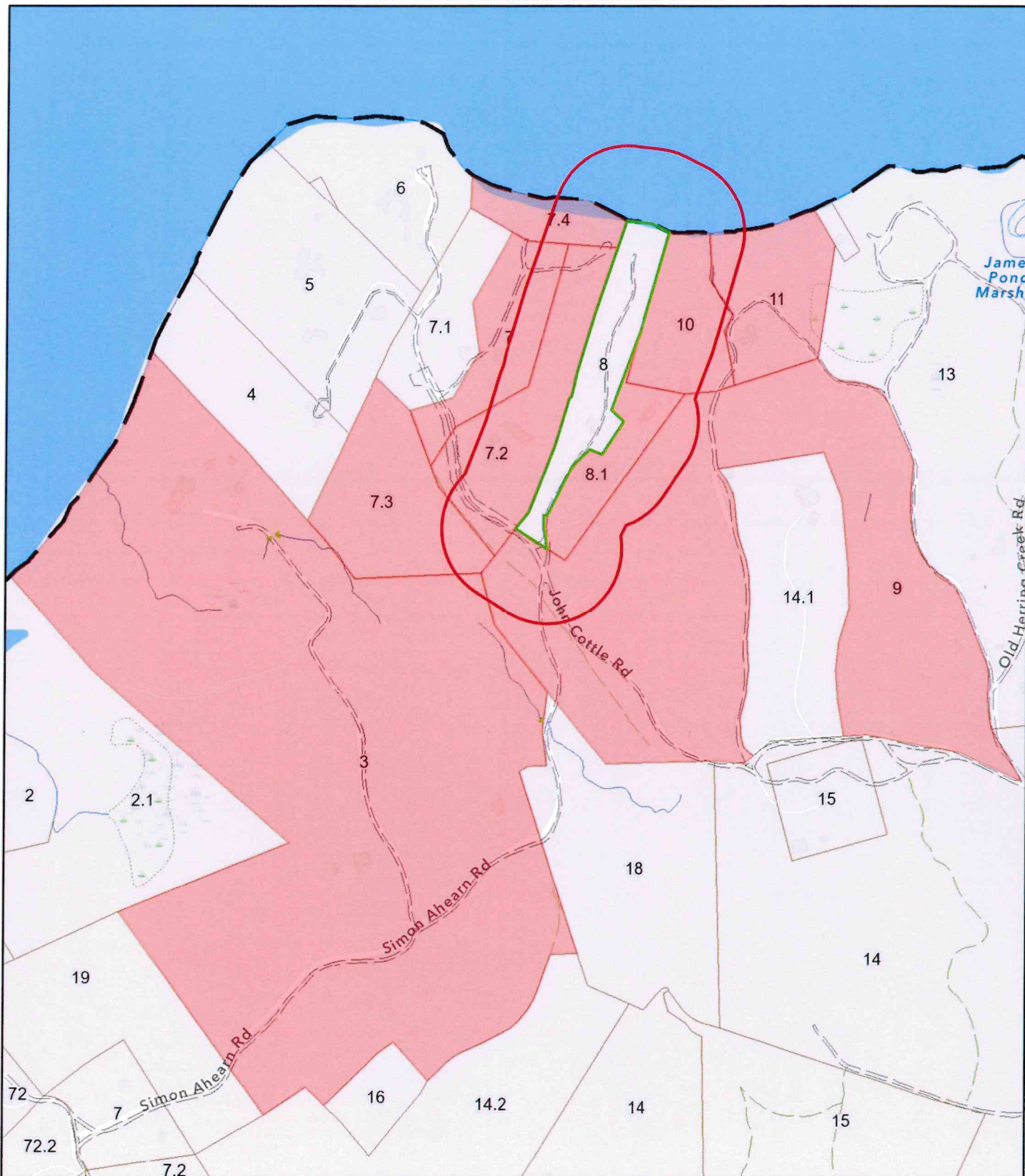
West Tisbury, MA

1 inch = 550 Feet



www.cai-tech.com

June 4, 2026



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AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act
And the West Tisbury Wetlands Protection Bylaw

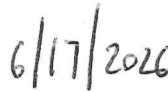
I, Bryan Collins, hereby certify under the pains and penalties of perjury that to the best of my knowledge I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the DEP Guide to Abutter Notification dated April 9, 1994, in connection with the following matter:

A Notice of Intent filed under the Wetlands Protection Act and the West Tisbury Wetlands Protection Bylaw by Paul's Point Area Realty, L.L.C. with the West Tisbury Conservation Commission for work at the property located at 223 John Cottle Road, West Tisbury, Massachusetts.

The form of notification, and a list of the abutters to whom it was given and their addresses, are attached to this Affidavit of Service.



Bryan Collins



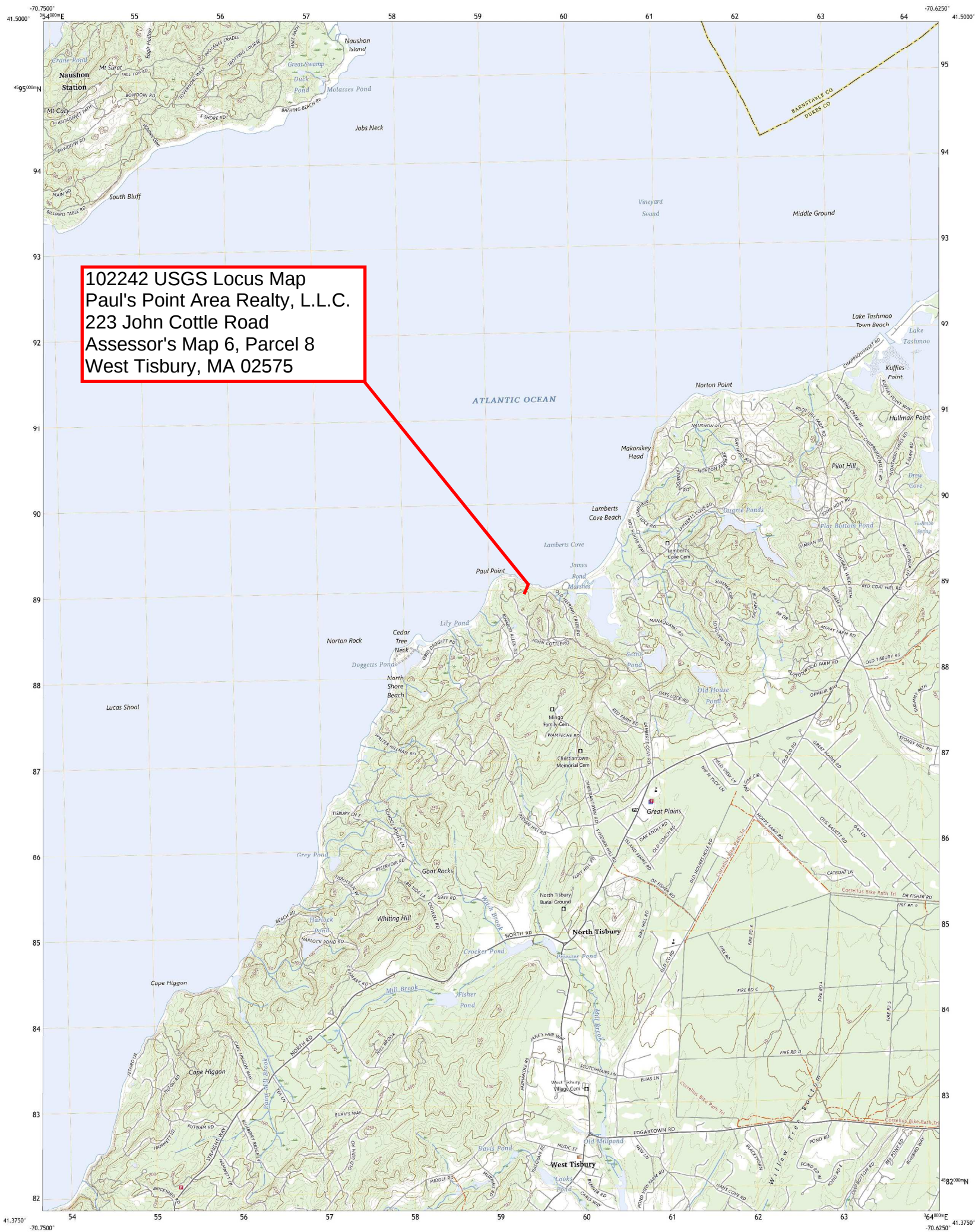
Date



U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

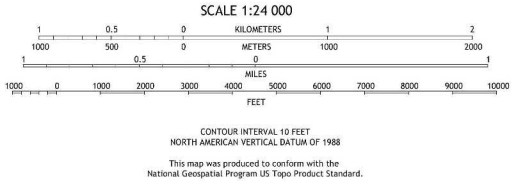
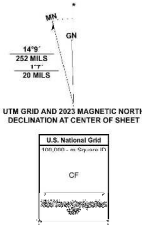


VINEYARD HAVEN QUADRANGLE
MASSACHUSETTS
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83), Projection and
1 000-meter grid Universal Transverse Mercator, Zone 19T
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

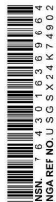
Imagery.....NAIP, August 2018 - August 2018
Roads.....U.S. Census Bureau, 2018
Names.....GNIS, 1974 - 2022
Hydrography.....National Hydrography Dataset, 2005 - 2022
Contours.....National Elevation Dataset, 2023
Boundaries.....Multiple sources; see metadata file 2021 - 2022
Wetlands.....FWS National Wetlands Inventory 2008 - 2011



1	2	3	1 Sciticut Neck
4		5	2 Woods Hole
6	7	8	3 Falmouth
			4 Naushon Island
			5 Edgartown
			6 Squibnocket
			7 Tisbury Great Pond
			8 Edgartown DE S



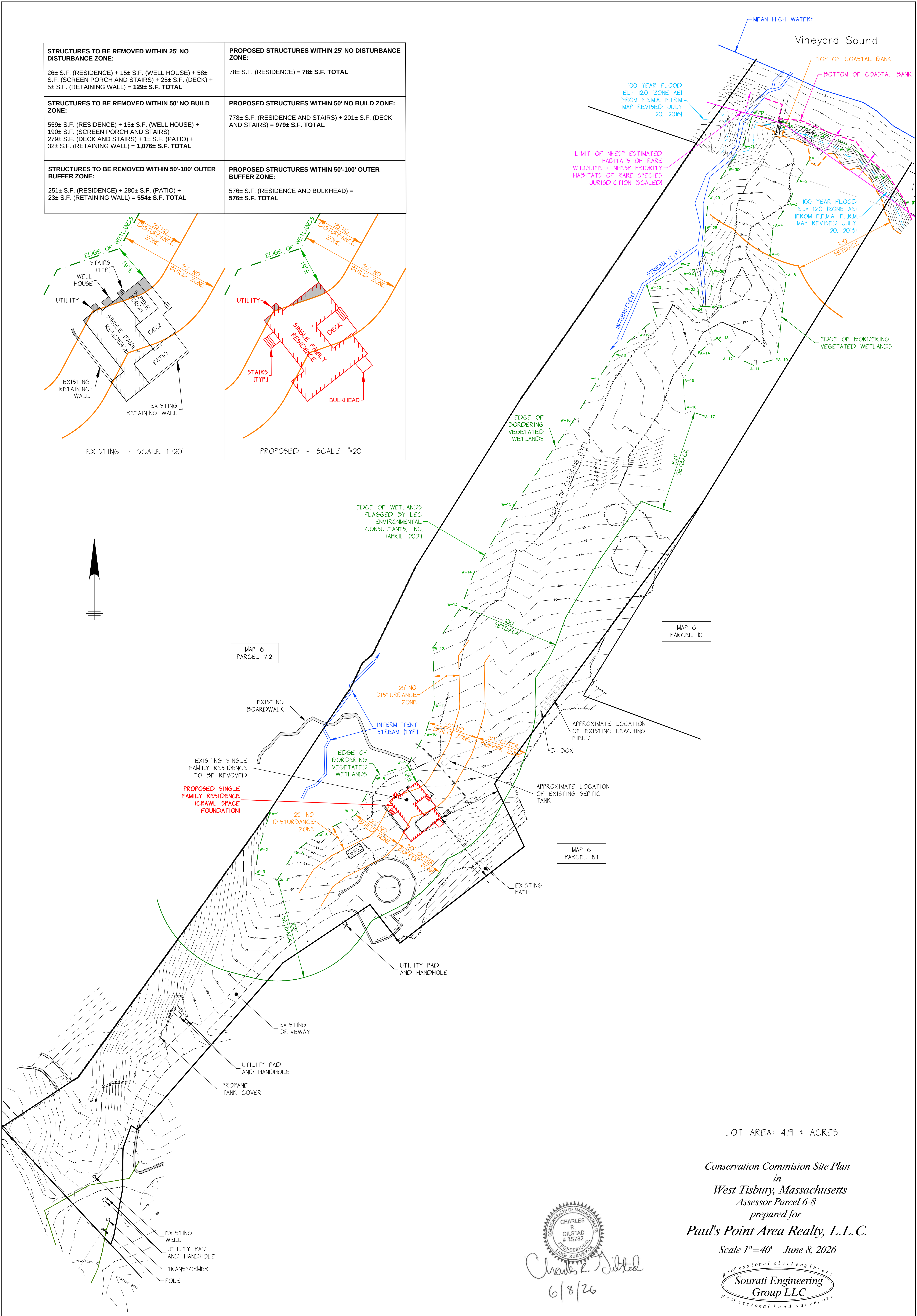
VINEYARD HAVEN, MA



STRUCTURES TO BE REMOVED WITHIN 25' NO DISTURBANCE ZONE: 26± S.F. (RESIDENCE) + 15± S.F. (WELL HOUSE) + 58± S.F. (SCREEN PORCH AND STAIRS) + 25± S.F. (DECK) + 5± S.F. (RETAINING WALL) = 129± S.F. TOTAL	PROPOSED STRUCTURES WITHIN 25' NO DISTURBANCE ZONE: 78± S.F. (RESIDENCE) = 78± S.F. TOTAL
STRUCTURES TO BE REMOVED WITHIN 50' NO BUILD ZONE: 559± S.F. (RESIDENCE) + 15± S.F. (WELL HOUSE) + 190± S.F. (SCREEN PORCH AND STAIRS) + 279± S.F. (DECK AND STAIRS) + 1± S.F. (PATIO) + 32± S.F. (RETAINING WALL) = 1,076± S.F. TOTAL	PROPOSED STRUCTURES WITHIN 50' NO BUILD ZONE: 778± S.F. (RESIDENCE AND STAIRS) + 201± S.F. (DECK AND STAIRS) = 979± S.F. TOTAL
STRUCTURES TO BE REMOVED WITHIN 50'-100' OUTER BUFFER ZONE: 251± S.F. (RESIDENCE) + 280± S.F. (PATIO) + 23± S.F. (RETAINING WALL) = 554± S.F. TOTAL	PROPOSED STRUCTURES WITHIN 50'-100' OUTER BUFFER ZONE: 576± S.F. (RESIDENCE AND BULKHEAD) = 576± S.F. TOTAL

EXISTING - SCALE 1"=20'

PROPOSED - SCALE 1"=20'



LOT AREA: 4.9 ± ACRES

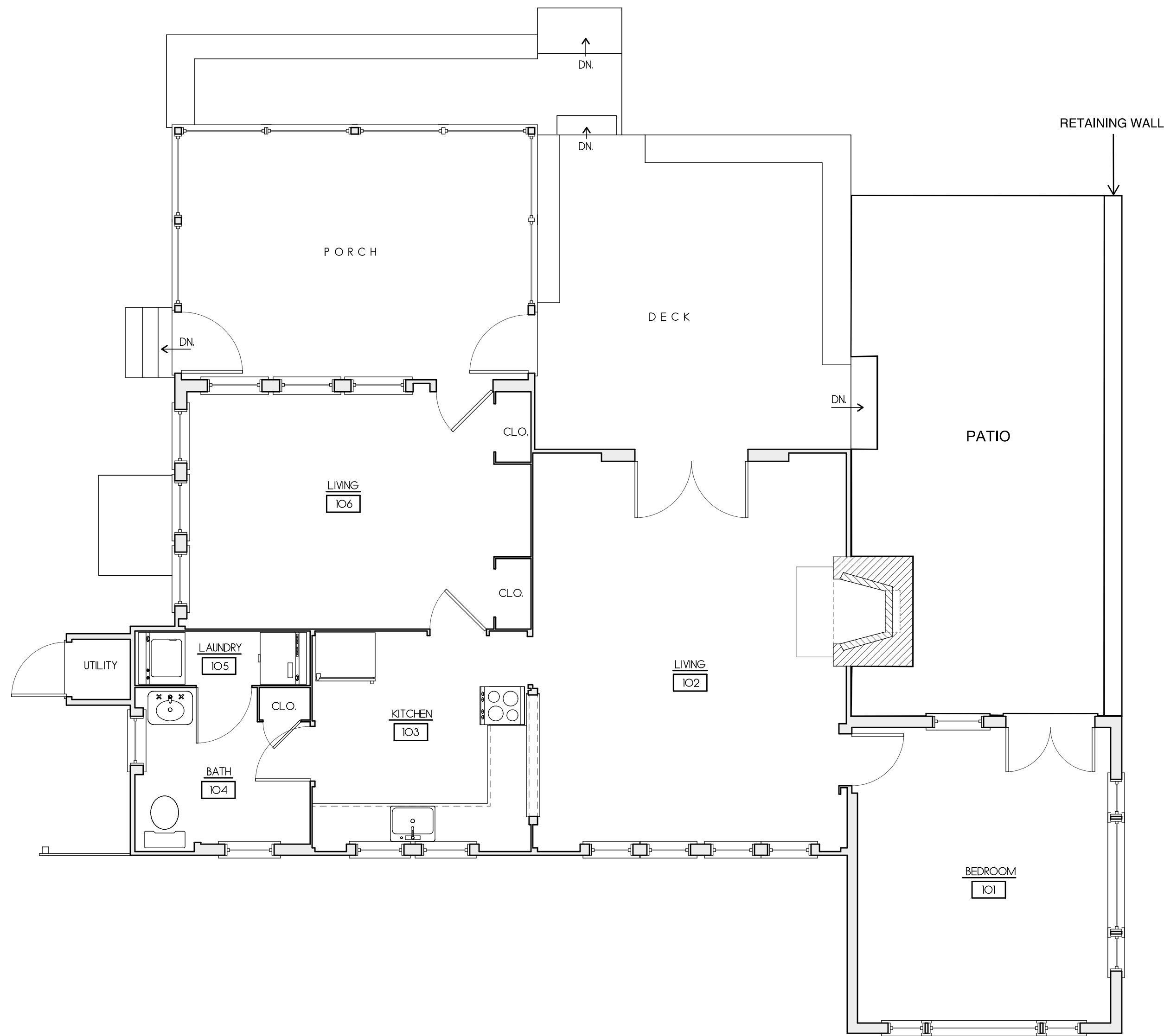
Conservation Commission Site Plan
in
West Tisbury, Massachusetts
Assessor Parcel 6-8
prepared for
Paul's Point Area Realty, L.L.C.

Scale 1"=40' June 8, 2026

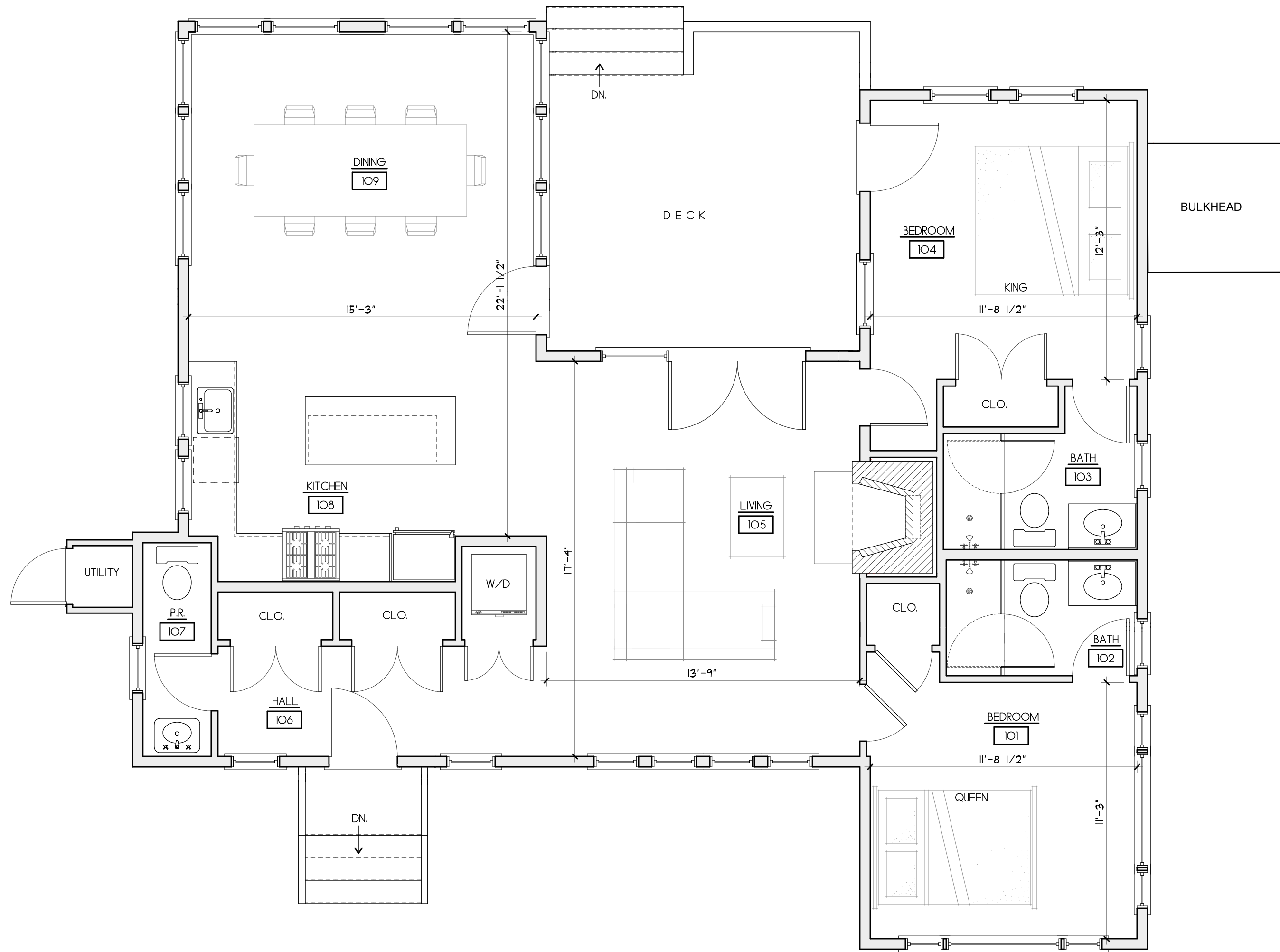
Charles R. Gilstad
6/8/26

Sourati Engineering
Group LLC
Professional Land Surveyors

P.O. Box 4458
107 Beach Road, Suite 202
Vineyard Haven, MA 02568
Phone (508) 693-9933 souratigroup.com



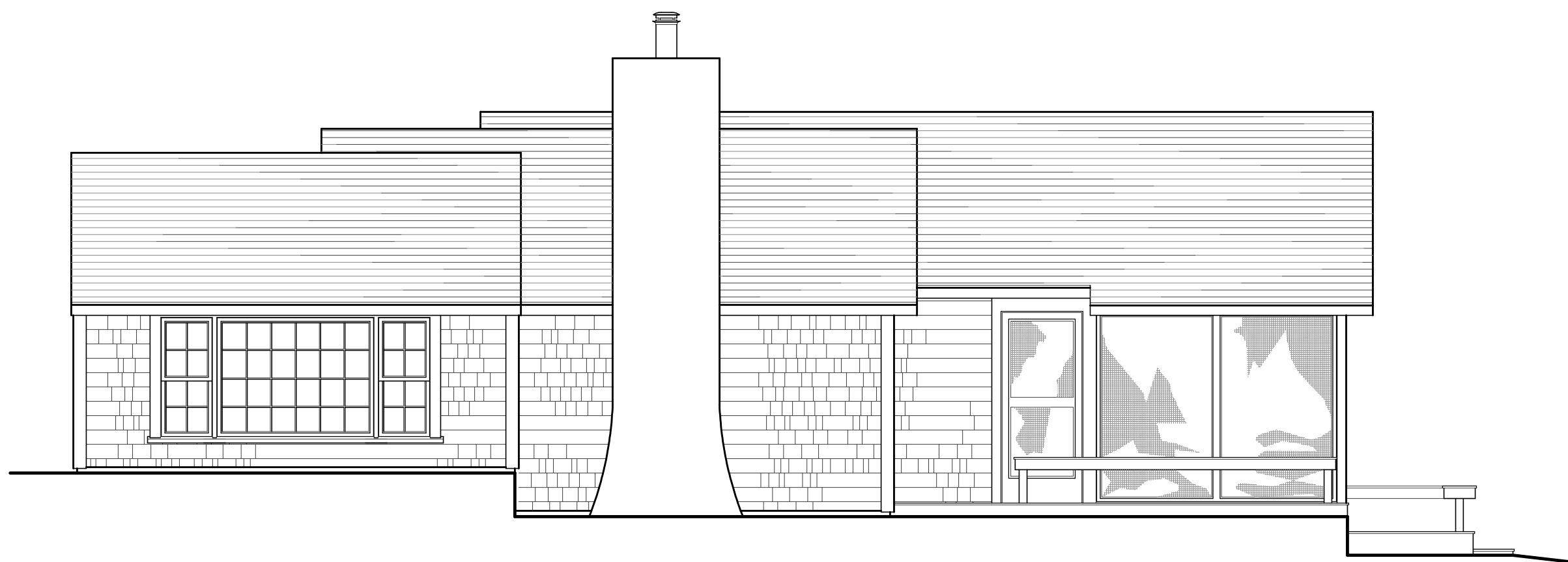
EXISTING FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



EXISTING SOUTHWEST ELEVATION
SCALE: 1/4"=1'-0"



EXISTING SOUTHEAST ELEVATION
SCALE: 1/4"=1'-0"



SOUTHWEST ELEVATION
SCALE: 1/4"=1'-0"



SOUTHEAST ELEVATION
SCALE: 1/4"=1'-0"



EXISTING NORTHEAST ELEVATION
SCALE: 1/4"=1'-0"



EXISTING NORTHWEST ELEVATION
SCALE: 1/4"=1'-0"



NORTHEAST ELEVATION
SCALE: 1/4"=1'-0"



NORTHWEST ELEVATION
SCALE: 1/4"=1'-0"