

APPLICATION FOR APPROVAL OF DEFINITIVE SUBDIVISION PLAN

July 1, 2026

To The Planning Board of the Town of West Tisbury:

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval a proposed subdivision shown on a plan entitled Plan of Land in West Tisbury, Mass. Sureveyed for Makacou Realty Trust designed by Vineyard Land Surveying & Engineering, Inc. dated October 13, 2025 and described as follows: located in West Tisbury; being assessor parcel 16-125 number of lots proposed four (4), total acreage of tract 90.44 hereby submits said plan as a DEFINITIVE plan in accordance with the Rules and Regulations of the West Tisbury Planning Board and makes application to the Board for approval of said plan.

The undersigned's title to said land is derived from Wilderness Resources, M.V. Savings Bank, George Brush, Beth Johnson, Dale McClure by deed dated 03/12/12 and recorded in the Dukes County District Registry of Deeds Book 1273, Page 742, registered in the _____ Registry District of the Land Court, Certificate of Title No. _____; and said land is free of encumbrances except for the following:

Said plan has () has not (X) evolved from a preliminary plan submitted to the Board on _____, _____ and approved (with modifications) () (disapproved) () on _____.

The undersigned hereby applies for the approval of said DEFINITIVE plan by the Board, in belief that the plan conforms to the Board's Rules and Regulations.

Applicant's signature _____

Applicant's address c/o Vineyard Land Surveying & Engineering, Inc.
PO Box 421, West Tisbury, MA 02575Applicant's Telephone # 508-693-3774

Owner's signature and address if not the applicant or applicant's authorization if not the owner

Received by Town Clerk

Date _____ Time _____

Signature _____

Received by Board of Health

Date _____ Time _____

Signature _____



July 1, 2026

West Tisbury Planning Board
PO Box 278
1059 State Road
West Tisbury, MA 02575

RE: Definitive Subdivision Plan submittal for the Mckacou Realty Trust
Location is #0 Old Holmes Road; Assessor Parcel 16-125

Dear Board Members,

The plan is being presentented for approval under Ch 41 MGL Sect. 81-K through 81-GG of the Subdivision Control Law to subdivide the above mentioned lot into three building lots and one affordable housing site.

The lots will be serviced by a 40 foot road layout and a 12 foot wide (minimum width) dirt road. The road will be crowned with natural runoff and turnouts will be placed as needed. All utilities will be placed underground. The lots will be serviced by onsite wells and septic systems.

We are requesting the following waivers pursuant to Sect. 10.1 "Variation" of the West Tisbury Rules and Regulations:

1. From existing and proposed topography and from an existing and proposed road profile. The site topography is minimul so the information requested is not necessary.
2. From a layout of storm drainage. The road will be crowned and graded to shed water in accordance with your rules and regulations. Roads in the nearby area do not have storm drainage systems and natural runoff of storm water is confirmed by the well drained soils.
3. From the requirement of an Environmental Impact Statement.

Two copies of this application and plan are being filed with the Board of Health and one copy with the Town Clerk.

Sincerely,

A handwritten signature in blue ink that reads 'Glenn F. Provost'.

Glenn F. Provost, PLS

glennprovost007@gmail.com



Enclosures:

Letter of authorization from the Makacou Realty Trust

\$450 filing fee

3 copies of the "Subdivision Plan" (sheet 1 of 2)

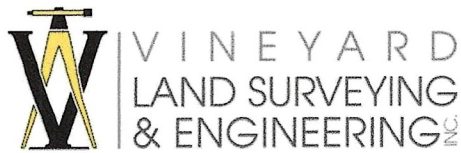
3 copies of the "Site Plan" (sheet 2 of 2)

3 copies of the "Form C Application"

Tax map showing abutters within 300 feet of locus (1 sheet)

Abutters list report (4 sheets)

A brief Property Narrative & offered Conditions



PROPERTY NARRATIVE

In 2012 the then three supposed owners (for simplicity sake - M.V.Savings Bank, McClure & Wildnerss Resources, Inc.) conveyed their interests in the property to the "Makacou Realty Trust" (BK 1273 PG 742). Then the Trust petitioned the Mass. Land Court to confirm the title to the land. In 2017 the Court ordered that the Makacou Realty Trust was in fact the owner in fee simple of the property (BK 1437 PG 105).

At the time of the conveyance into the Makacou Realty Trust a "Settlement and Release Agreement" document was entered into. This document outlined how the property would be divided once the title was confirmed.

The plan being presented is in general compliance with that document and represents the wishes of the three parties involved.

OFFERED CONDITIONS

1. Join and participate in the Island Farms Road Association
2. Prior to any building permits being issued, a Board of Health application will be submitted for an advanced nitrogen reducing septic system such as the "NitROE" or equivalent
3. Seek review by the West Tisbury Zoning Board of Appeals in order to obtain a Special Permit for Parcel A to become an affordable single family homesite
4. Require dwellings and appliances to meet Energy Star certification and the Commission's Energy Policy in effect at the time of construction
5. All exterior lighting installed shall be down-lit
6. Use only slow-release, water soluble, nitrogen-source fertilizers in any landscaping
7. Meet all requirements of the West Tisbury Fire Department for a firefighting water source



Roger D. Matthews
Senior Counsel
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[C: 617 275 3432](tel:6172753432)

Dhar Law, LLP
Schrafft's City Center-
Power House
529 Main Street, Suite P200
Charlestown, MA 02129
T: (617) 880-6155
F: (617) 880-6160
www.dधारlawllp.com

November 10, 2025

West Tisbury Planning Board
1059 State Road
West Tisbury ,MA 02575

**RE: Definitive Subdivision Plan, McKacou Realty Trust
#0 Old Holmes Road, Assessor Parcel 1—125**

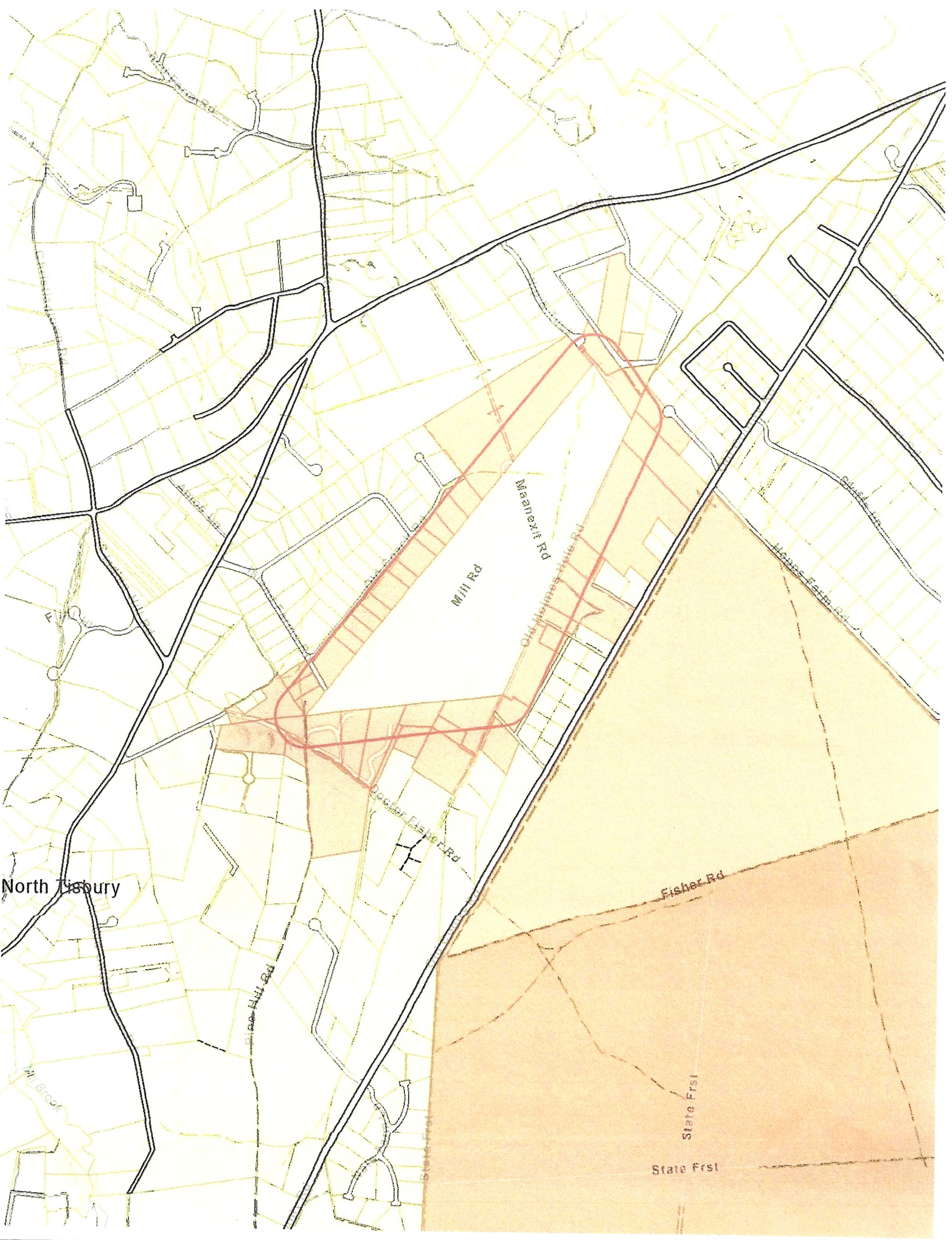
Dear Board Members,

I am the JMW Trustee of the McKacou Realty Trust. As directed by the JMW beneficiaries, I approve the filing of the Definitive Subdivision Plan prepared and submitted on behalf of the Trust by Glenn F. Provost, PLS.

Very truly yours,

A handwritten signature in black ink, appearing to read "RD Matthews", written over the words "Very truly yours,".

Roger D. Matthews



North Tisbury

Mill Rd

Mainexit Rd

Old Holmes Hole Rd

Fisher Rd

Fisher Rd

State Frst

State Frst



300 feet Abutters List Report

West Tisbury, MA

July 01, 2026

Subject Property:

Parcel Number: 16-125
CAMA Number: 16-125-0
Property Address: 0 OLD HOLMES HOLE RD

Mailing Address: MATTHEWS RD & COURNOYER R-TRS
MCKACOU REALTY TRUST
PO BOX 984
WEST TISBURY, MA 02575

Abutters:

Parcel Number: 11-59
CAMA Number: 11-59-0
Property Address: 53 NIP & TUCK LN

Mailing Address: DAILEY JESSE PATRICK DAILEY
WHITNEY FRANCES
953 S VAN NESSE AVENUE
SAN FRANCISCO, CA 94110

Parcel Number: 11-59-4
CAMA Number: 11-59-4
Property Address: 52 NIP & TUCK LN

Mailing Address: CAMPBELL SCOTT F CAMPBELL RUTH
M
52 NIP TUCK LN
VINEYARD HAVEN, MA 02568

Parcel Number: 11-72
CAMA Number: 11-72-0
Property Address: 151 FIELD VIEW LN

Mailing Address: FISHER FRED S III & FISHER SANDRA A
39 DAVIS LOOK RD
VINEYARD HAVEN, MA 02568

Parcel Number: 11-73
CAMA Number: 11-73-0
Property Address: 87 FIELD VIEW LN

Mailing Address: MOEHNKE PERRY & EMILY J. TRS
MOEHNKE FAMILY TRUST
87 FIELDVIEW LANE
VINEYARD HAVEN, MA 02568

Parcel Number: 16-10
CAMA Number: 16-10-0
Property Address: 63 ISLAND FARMS RD

Mailing Address: BONNELL RENEE A
PO BOX 716
WEST TISBURY, MA 02575

Parcel Number: 16-11
CAMA Number: 16-11-0
Property Address: 69 ISLAND FARMS RD

Mailing Address: GARCIA LETICIA B & DASILVA
MARCELO M
PO BOX 2283
VINEYARD HAVEN, MA 02568

Parcel Number: 16-118
CAMA Number: 16-118-0
Property Address: 101 OLD COACH RD

Mailing Address: BANGS PAUL STUART JAMES DEXTER
&BANGS CHARLES DA
C/O PAUL STUART BANGS 24
DONALBAIN CLOSE
EDGARTOWN, MA 02539

Parcel Number: 16-123
CAMA Number: 16-123-0
Property Address: 91 OLD COACH RD

Mailing Address: GREENE JAMES E & TIKOPIA E TRS
GREENE FAMILY NOMINEE TRUST
PO BOX 1409
WEST TISBURY, MA 02575

Parcel Number: 16-124
CAMA Number: 16-124-0
Property Address: 85 OLD COACH RD

Mailing Address: KOHLER NATHAN M & HULL JUSTINE A
PO BOX 2574
EDGARTOWN, MA 02539

Parcel Number: 16-13
CAMA Number: 16-13-0
Property Address: 17 OLD COACH RD

Mailing Address: LYON AMY SMYLIE JONATHAN C
17 OLD COACH RD
VINEYARD HAVEN, MA 02568



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7/1/2026

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300 feet Abutters List Report

West Tisbury, MA

July 01, 2026

Parcel Number: 16-14
CAMA Number: 16-14-0
Property Address: 21 OLD COACH RD

Mailing Address: MACKENZIE JARED D & MARGARET F
PO BOX 564
WEST TISBURY, MA 02575

Parcel Number: 16-141
CAMA Number: 16-141-0
Property Address: 85 DR FISHER RD

Mailing Address: LARKOSH DANIEL JAMES
PO BOX 1659
VINEYARD HAVEN, MA 02568

Parcel Number: 16-141-1
CAMA Number: 16-141-1
Property Address: 71 DR FISHER RD

Mailing Address: ROBERTS DOROTHY LARKOSH &
LARKOSH DANIEL J & CHRISTOPHER
PO BOX 1659
VINEYARD HAVEN, MA 02568

Parcel Number: 16-141-2
CAMA Number: 16-141-2
Property Address: 63 DR FISHER RD

Mailing Address: CRISTOFORI LLC
PO BOX 1659
VINEYARD HAVEN, MA 02568

Parcel Number: 16-142
CAMA Number: 16-142-0
Property Address: 59 DR FISHER RD

Mailing Address: STARK CHERYL B & MELTZER ML
DONNER BARRY TR
PO BOX 7
VINEYARD HAVEN, MA 02568

Parcel Number: 16-143
CAMA Number: 16-143-0
Property Address: 55 DR FISHER RD

Mailing Address: MELTZER MARGERY L-TR
PO BOX 7
VINEYARD HAVEN, MA 02568

Parcel Number: 16-144
CAMA Number: 16-144-0
Property Address: 147 OLD HOLMES HOLE RD

Mailing Address: COOGAN BARBARA G
204 PINE HILL RD
VINEYARD HAVEN, MA 02568

Parcel Number: 16-145
CAMA Number: 16-145-0
Property Address: 145 OLD HOLMES HOLE RD

Mailing Address: SULLIVAN ROBERT & TIMOTHY
LEONARD MARA
1486 BAY ROAD
STOUGHTON, MA 02072

Parcel Number: 16-146
CAMA Number: 16-146-0
Property Address: 143 OLD HOLMES HOLE RD

Mailing Address: OLD HOLMES HOLE ROAD LLC
PO BOX 686
WEST TISBURY, MA 02575

Parcel Number: 16-147
CAMA Number: 16-147-0
Property Address: 57 DR FISHER RD

Mailing Address: DONNER BARRY J TR BARRY J
DONNER TRUST
PO BOX 1860
VINEYARD HAVEN, MA 02568

Parcel Number: 16-15
CAMA Number: 16-15-0
Property Address: 29 OLD COACH RD

Mailing Address: HAKALA SANDRA TRS
PO BOX 32
WEST TISBURY, MA 02575

Parcel Number: 16-16
CAMA Number: 16-16-0
Property Address: 33 OLD COACH RD

Mailing Address: AVAKIAN ALEX AND EMILY TRS ACA
AND EMA TRUSTS
33 OLD COACH RD
VINEYARD HAVEN, MA 02568



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7/1/2026

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300 feet Abutters List Report

West Tisbury, MA

July 01, 2026

Parcel Number: 16-17
CAMA Number: 16-17-0
Property Address: 64 ISLAND FARMS RD

Mailing Address: HUFFAM RICHARD R III NATASHA
PO BOX 1256
WEST TISBURY, MA 02575

Parcel Number: 16-18
CAMA Number: 16-18-0
Property Address: 39 OLD COACH RD

Mailing Address: OLD COACH RD LLC
276A ORCHARD ST
WATERTOWN, MA 02472

Parcel Number: 16-181
CAMA Number: 16-181-0
Property Address: 80 FIELD VIEW LN

Mailing Address: HOULE MARK W & PETER B & HOULE
ELISABETH P
21 CHARLES LN C/O MARK W HOULE
HEBRON, CT 06248

Parcel Number: 16-20
CAMA Number: 16-20-0
Property Address: 49 OLD COACH RD

Mailing Address: SPARKS JM & COSTELLO PL-TRS
SPARKELLO REVOCABLE TRUST
PO BOX 789
WEST TISBURY, MA 02575

Parcel Number: 16-203-5
CAMA Number: 16-203-5
Property Address: 24 PIONEER LN

Mailing Address: MASON WILLIAM
C/O MICHAEL MASON PO BOX 1414
WEST TISBURY, MA 02575

Parcel Number: 16-203-6
CAMA Number: 16-203-6
Property Address: 34 PIONEER LN

Mailing Address: OVIOS JANICE LIFE ESTATE OVIOS
AARON J
34 PIONEER LN
VINEYARD HAVEN, MA 02568

Parcel Number: 16-204-2
CAMA Number: 16-204-2
Property Address: 25 GALWAY RD

Mailing Address: RONSON JORDAN TR JORDON
RONSON LIVING TRUST
PO BOX 1195
WEST TISBURY, MA 02575

Parcel Number: 16-205
CAMA Number: 16-205-0
Property Address: 100 OLD HOLMES HOLE RD

Mailing Address: KEENE JOHN E & NOYES-KEENE
HILLARY A
16 RED HAWK LANE
CHILMARK, MA 02535

Parcel Number: 16-206
CAMA Number: 16-206-0
Property Address: 22 GALWAY RD

Mailing Address: BARRETT ALISON OLIVER JESSE IV
22 GALWAY RD
VINEYARD HAVEN, MA 02568

Parcel Number: 16-210
CAMA Number: 16-210-0
Property Address: 25 EVERGREEN WAY

Mailing Address: CHARTER ZACHARY
PO BOX 248
OAK BLUFFS, MA 02557

Parcel Number: 16-22
CAMA Number: 16-22-0
Property Address: 53 OLD COACH RD

Mailing Address: WEINTRAUB JOEL ELAINE AISLINN C
TRS WEINTRAUB REALTY TRUST
PO BOX 234
WEST TISBURY, MA 02575

Parcel Number: 16-223
CAMA Number: 16-223-0
Property Address: 10 BOURNE LN

Mailing Address: WOODRUFF ANDREW M
PO BOX 719
WEST TISBURY, MA 02575



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300 feet Abutters List Report

West Tisbury, MA

July 01, 2026

Parcel Number: 16-226
CAMA Number: 16-226-0
Property Address: 19 BOURNE LN

Mailing Address: WOODRUFF ANDREW M
PO BOX 719
WEST TISBURY, MA 02575

Parcel Number: 16-23
CAMA Number: 16-23-0
Property Address: 67 OLD COACH RD

Mailing Address: CHANDA JAIDIP & SARA E
11 AUBURN RD
BEVERLY, MA 01915

Parcel Number: 16-230
CAMA Number: 16-230-0
Property Address: 225 OLD COUNTY RD

Mailing Address: CARMAN MARGARET J SREDZIENSKI
STEVEN
225 OLD COUNTY ROAD
VINEYARD HAVEN, MA 02568

Parcel Number: 16-24
CAMA Number: 16-24-0
Property Address: 73 OLD COACH RD

Mailing Address: CURTIN ALISON
47-37 45TH STREET APT 6M
WOODSIDE, NY 11377

Parcel Number: 16-245
CAMA Number: 16-245-0
Property Address: 101 DR FISHER RD

Mailing Address: WEST TISBURY TOWN OF BD
SELECTMEN: TOWN DUMP
PO BOX 278
WEST TISBURY, MA 02575

Parcel Number: 16-264
CAMA Number: 16-264-0
Property Address: 4 HUSEBYS MOUNTAIN RD

Mailing Address: MANTER MELISSA J
PO BOX 892
WEST TISBURY, MA 02575

Parcel Number: 16-3-5
CAMA Number: 16-3-5
Property Address: 140 OLD HOLMES HOLE RD

Mailing Address: BEGLEY ADRIANA S & RYAN
3 ANTONIO COURT
NEW YORK, NY 10567

Parcel Number: 16-9
CAMA Number: 16-9-0
Property Address: 57 ISLAND FARMS RD

Mailing Address: ACCINNO PATRICIA A & PETER C
138 FIELDCREST RD
NEW CANAAN, CT 06840

Parcel Number: 21-12
CAMA Number: 21-12-0
Property Address: 90 DR FISHER RD

Mailing Address: KAYSKY LLC
PO BOX 4835
VINEYARD HAVEN, MA 02568

Parcel Number: 21-12-2
CAMA Number: 21-12-2
Property Address: 93 DR FISHER RD

Mailing Address: LRT LLC
PO BOX 1659
VINEYARD HAVEN, MA 02568

Parcel Number: 21-13
CAMA Number: 21-13-0
Property Address: 74 DR FISHER RD

Mailing Address: FIELDER DAVID P & FIELDER
ELIZABETH W
PO BOX 1470
WEST TISBURY, MA 02575

Parcel Number: 27-1
CAMA Number: 27-1-0
Property Address: 0 OLD COUNTY RD

Mailing Address: COMM OF MASSACHUSETTS OFF. OF
COMM. DEPT OF ENV. MAN
100 CAMBRIDGE STREET
BOSTON, MA 02366



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7/1/2026

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TOWN OF
WEST TISBURY
PLANNING BOARD
"APPROVED"

Date:

I, Tara J. Whiting-Wells, Clerk of the Town of West Tisbury, do hereby certify that the notice of the filing of this plan has been recorded at this office and no notice of objection has been received by the next after such receipt and recording of said notice.

Town Clerk

Date:

I certify that this survey and plan was prepared in accordance with the Practice and Technical Standards for the Practice of Land Surveying in the Commonwealth of Massachusetts.

I certify that this plan has been prepared in accordance with the Practice and Technical Standards for the Practice of Land Surveying in the Commonwealth of Massachusetts.

Date: 07/10/2026

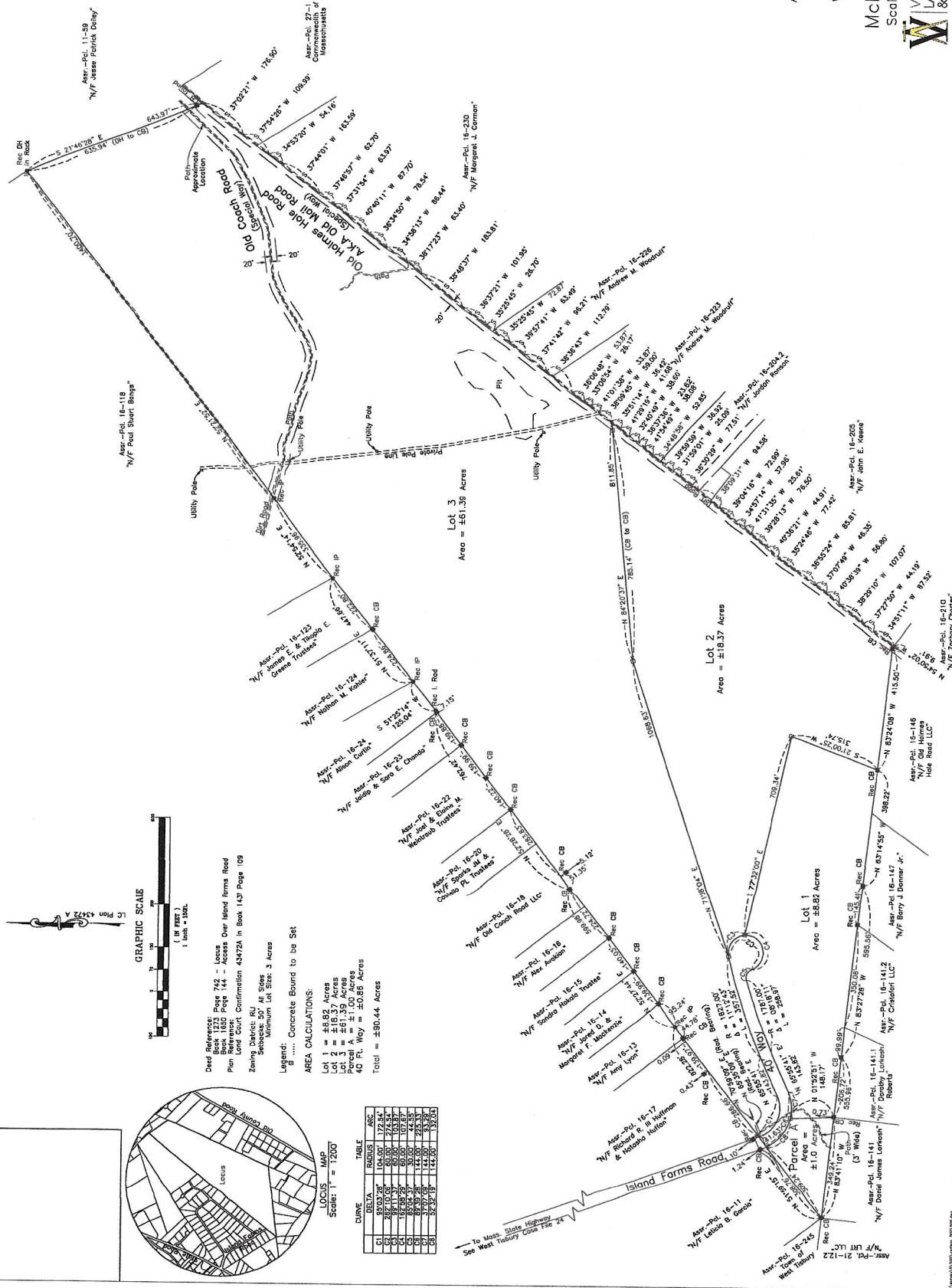
Professional Land Surveyor



Sheet 1 of 2
Being A Subdivision of
Assessor Parcel 16-125
(0 Old Holmes Road)
Plan of Land in
West Tisbury, Mass.
Prepared for
Mckacou Realty Trust
Scale 1" = 150' July 1, 2026

WINEYARD
LAND SURVEYING
& ENGINEERING
12 Courtyard Road
West Tisbury, MA 01978
P 508-662-3741 F 508-662-0442
VLS# 97

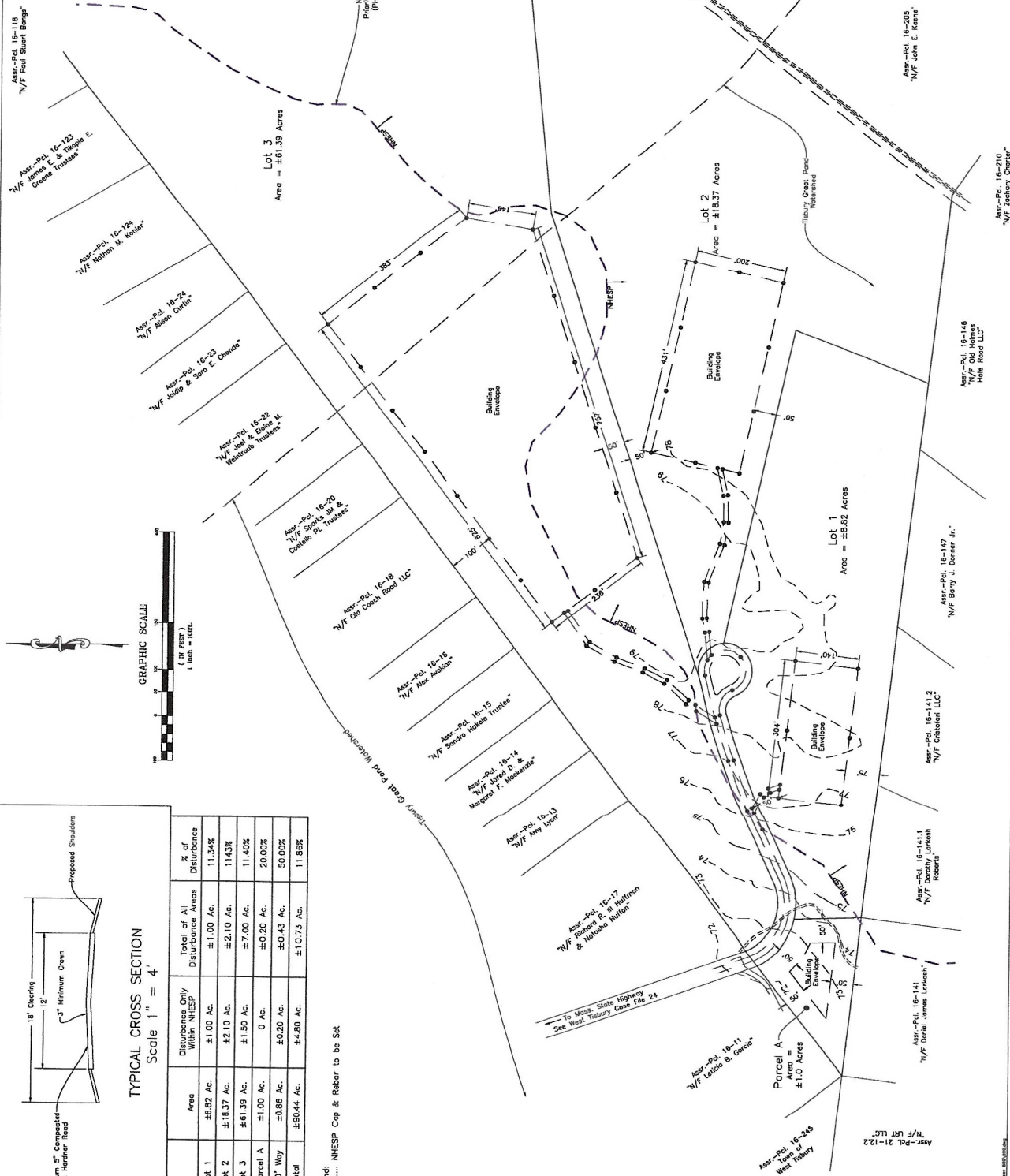
Job No. 500



TYPICAL CROSS SECTION

	Area	Disturbance Only Within NHSP	Total of All Disturbance Areas	% of Disturbance
Lot 1	±802 Ac.	±103 Ac.	±100 Ac.	11.34%
Lot 2	±18,37 Ac.	±2.10 Ac.	±2.10 Ac.	114.3%
Lot 3	±61,39 Ac.	±1.50 Ac.	±7.00 Ac.	11.40%
Parcel A	±1,00 Ac.	0 Ac.	±0.20 Ac.	20.00%
40' Way	±866 Ac.	±0.20 Ac.	±0.43 Ac.	50.00%
Total	±90.44 Ac.	±4.80 Ac.	±10.73 Ac.	11.86%

Legend: NHESP Cap & Rebar to be Set



Sheet 2 of 2
Site Plan of
Assessor Parcel 16-125
(0 Old Holmes Road)
West Tisbury, Mass.
Prepared for
Kacou Realty Trust
1" = 100' July 1, 2026

Prepared for
Mckacou Realty Trust
Scale 1" = 100' July 1, 2026



VINEYARD
LAND SURVEYING
& ENGINEERING

575
8-629-0440