



November 23, 2022

West Tisbury Planning Board
P.O. Box 278
West Tisbury, MA 02575

RE: Definitive Plan submittal
Merry Farm, LLC, Merry Farm Road, Assr. No. 8-22 (part of)
VLSE Job No. 109

Dear Board Members,

On behalf of our client, Jeffrey Dubard, please find attached a form C application and definitive subdivision plan for the above referenced property. The plan proposes to divide the property, under Article V – Open Space Development of the West Tisbury Zoning Bylaw, into three(3) separate lots as follows:

1. An 18.01 acre open space lot was created under Form A division plan endorsed by the Planning board on June 14, 2022 and recorded at the Dukes County Registry of Deeds Plan Book 19, Page 129. The open space lot has been transferred to the Martha's Vineyard Land Bank and is under permanent conservation restrictions.
2. There are three (3) dwellings that currently exist on the property. Two of the lots have been designed around the existing dwellings and the third dwelling will be relocated to the third lot.

We request waivers from the Planning Board Rules and Regulations as follows:

- Sec. 5.1-2 Road Width – 40' required; 30' proposed
5.1-3 Dead End Streets – minimum turn around diameter
6.3 Water source for fire fighting
6.5 Sidewalk requirements.

For any questions or additional information, please contact Bill or Reid at Vineyard Land Surveying & Engineering

Sincerely,

A handwritten signature in blue ink, appearing to read 'Reid G. Silva'.

Reid G. Silva, PE PLS
Professional Engineer
Professional Land Surveyor