



Town of West Tisbury

PLANNING BOARD

West Tisbury, Massachusetts 02575

CONDITIONS FOR APPROVAL OF THE DEFINITIVE PLAN

CROW HOLLOW REALTY TRUST

AS VOTED BY THE WEST TISBURY PLANNING BOARD, SEPTEMBER 30 1990

Approval of the definitive subdivision plan entitled "PLAN OF LAND IN WEST TISBURY, MASS. PREPARED FOR CROW HOLLOW REALTY TRUST, SCALE 1" = 100', JUNE 11, 1991, SCHOFIELD BROTHERS OF MARTHA'S VINEYARD, CIVIL ENGINEERS & LAND SURVEYORS, STATE ROAD, P.O. BOX 339, VINEYARD HAVEN, MA 02568" shall be subject to the following conditions:

1. All utilities (electrical and telephone) shall be underground, within the right of way but not under the traveled way and shall service each lot. Electricity shall be sized in order to provide enough power for the proposed use of the lot. All installations shall be subject to inspection by the Town's Inspector of Wiring. Inspection approval shall be submitted in writing to the Planning Board.
2. Concrete monuments shall be installed by the developers at all changes of direction and where the property lines meet the road.
3. No subordinate dwellings (guesthouses) shall be allowed on Lots 1 through 4.
4. No further subdivision shall be allowed off this access road without Planning Board approval.
5. All conditions of the Martha's Vineyard Commission decision dated September 12, 1991, shall be a part of these conditions.
6. The West Tisbury Fire Department's conditions for a water source for fire fighting shall be complied with.
7. A Road Maintenance Agreement shall be established to ensure maintenance of the access road and shall be appurtenant to each lot.

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8. A covenant shall run with the land and be binding upon the executors, administrators, heirs, assigns of the covenantor, and their successors in title to the premises shown on the plan. The Covenantor is the owner of record of the premises on said plan.
9. Before any lot is transferred or sold, all specifications for that lot shall be met and approved by the Road Inspector and Wiring Inspector with such approvals received by the Planning Board, in writing.
10. Reference to the Covenant shall be recorded when said plan, Certificate of Approval, Conditions for Approval, Road Maintenance Agreement and Easement granted to the Fire Department are recorded at the Registry of Deeds.

William W. Thomas

West Tisbury Planning Board