

March 16, 2023

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

RE: Definitive Plan submittal for #101 Old Coach Road - Assessor Parcel 16-118

Dear Board Members,

The plan being presented is to subdivide the so-called "Bangs" wood lot into three lots and one affordable housing site. This land was conveyed in 2006 by Stuart Bangs to his three sons, Paul, James & Charles (BK 1097 PG 420). The proposed building lots contain 7.91 acres each and the affordable housing site is a 1.37 acre parcel.

There are no immediate plans to build on these lots or to convey them outside of the family. Therefore prior to the construction of the road and the installation of utilities we are requesting that the Board allow a one time conveyance to each of the current owners. The owners would covenant that no further conveyances will be made and that no town permits would be applied for until the road is built and the utilities are installed

The lots will be serviced by a 40 foot way & a 10 foot wide (minimum width) crowned road with natural runoff. Turnouts along the new road to be located in the field at the time of road construction. New utility services will be placed underground. The lots will have onsite wells and septic systems.

We are requesting the following waivers from you rules and regulations:

- From existing & proposed topography & from existing & proposed road profile. This wooded site is relatively flat and the information requested is not necessary.

- From a layout of storm drainage. The road will be crowned and graded to shed water in accordance with your rules & regs. Adjacent road shoulders confirm well drained soils.
- From the requirement for an Environmental Impact Statement.
- From the requirement of a firefighting water source.

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

Sincerely,



Glenn F. Provost, PLS 508-818-0900 508-693-3774
glennprovost007@gmail.com

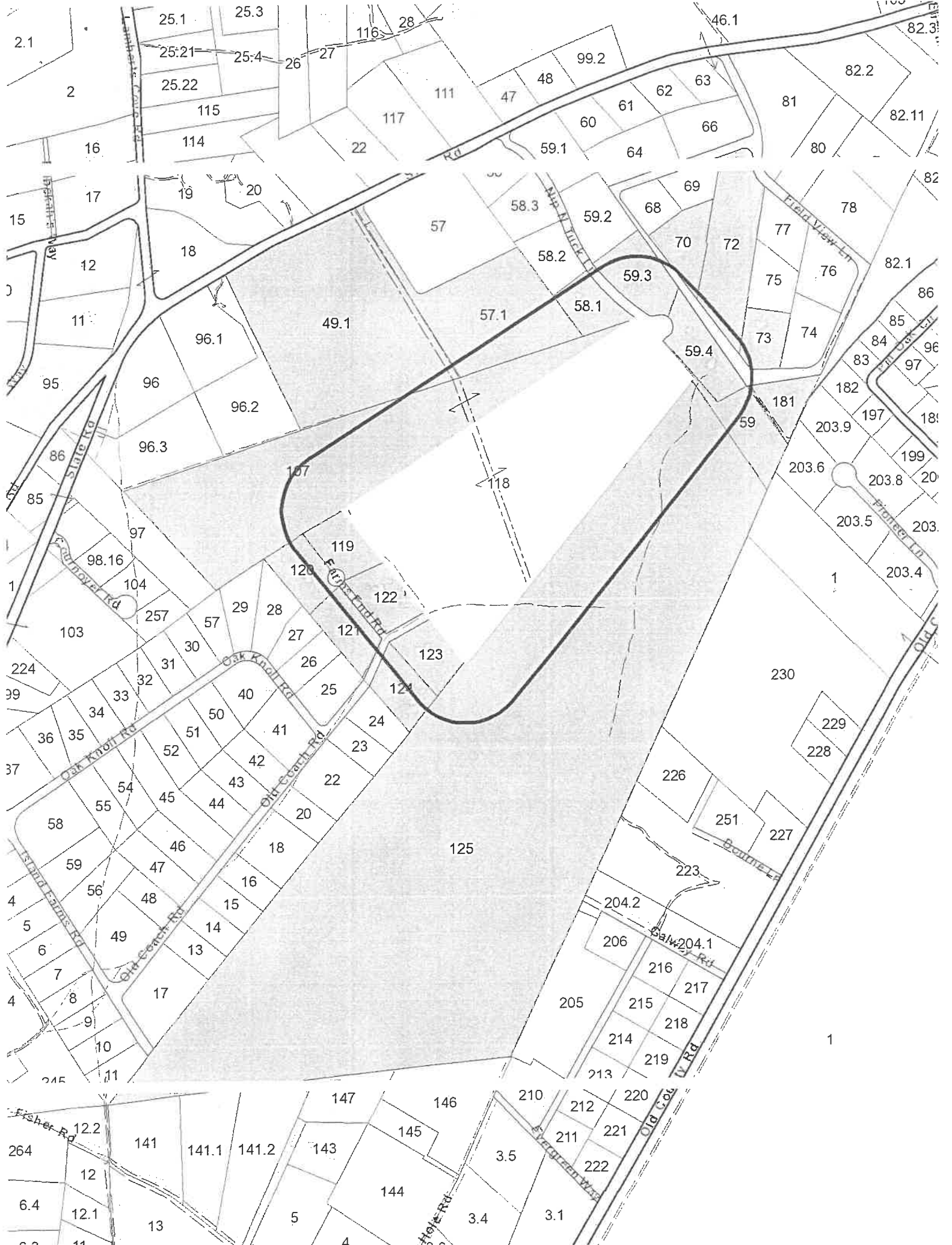
Enclosures:

\$450 filing fee

3 copies of Subdivision plan & Form C application

Tax map showing abutters within 300 feet

Abutters list report (2 pages)



2.1 25.1 25.3 116 28 46.1 82.3
25.21 25.4 26 27 99.2 48 61 62 63 82.2
25.22 115 117 47 60 64 66 81 82.11
16 114 22 59.1 64 80 82

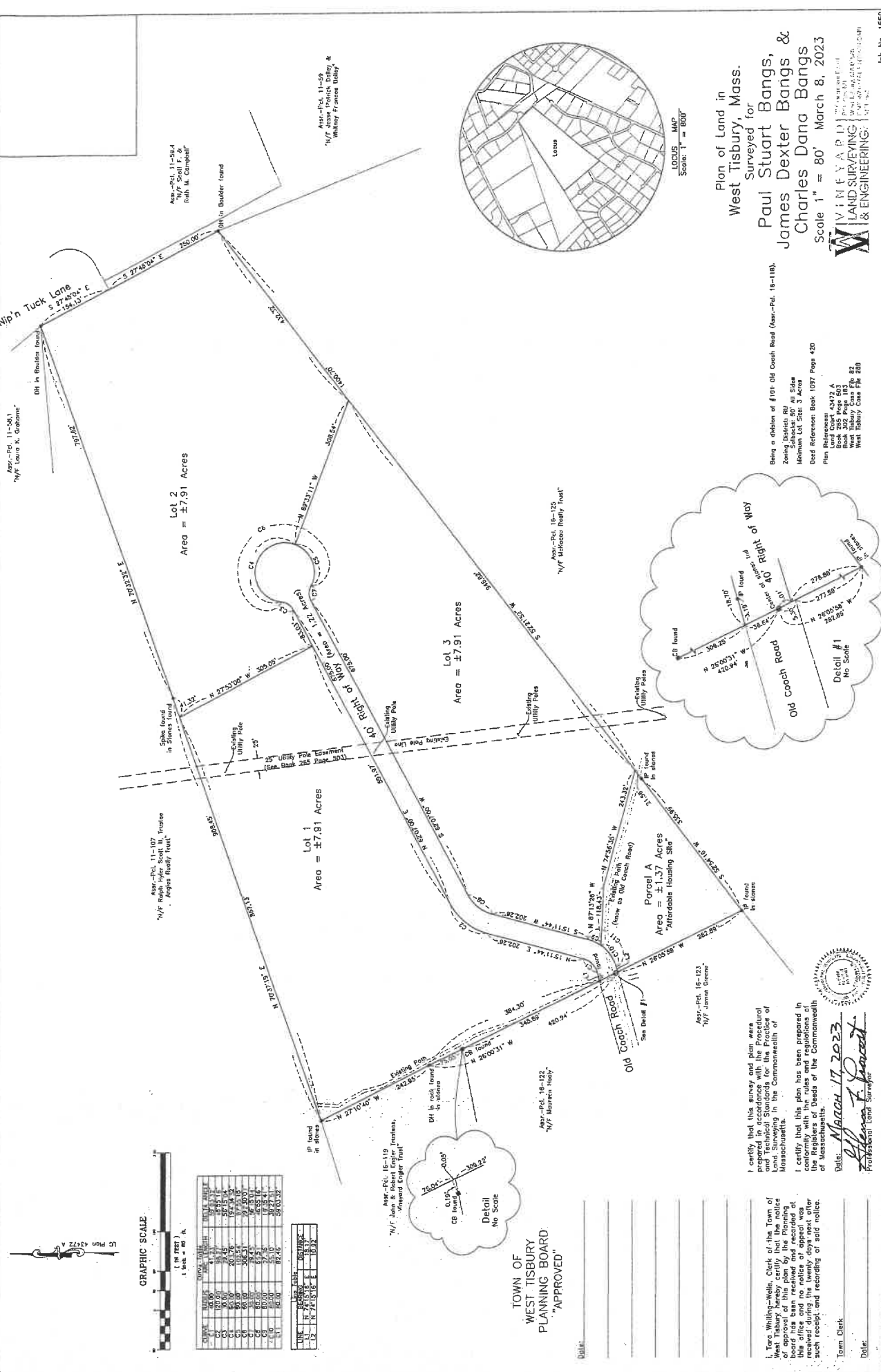
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12 18 58.2 59.3 70 72 77 78
11 96.1 49.1 57.1 58.1 75 76 82.1
95 96 96.2 59.4 73 74 85 86
86 96.3 107 118 181 182 183 184
85 97 203.9 197 185
98.16 104 203.6 203.8 20
103 257 57 29 28 119 122 203.5 203.4
224 30 120 121 123 1 230
39 31 32 27 124 230
37 33 34 35 36 37 40 25 124 229
38 39 40 41 42 24 228
39 43 44 23 226
58 55 45 44 22 223
59 46 18 205 204.2 204.1
56 47 16 206 216 217
4 5 6 7 8 9 10 11 214 215 218
245 17 213 219 218
10 11 210 212 220 221 222

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203.9 197 185
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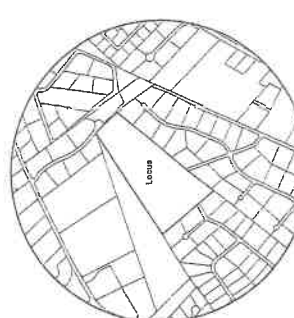
12.2 141 141.1 141.2 143 145
264 12 144 146
6.4 12.1 13 5 4 3.5 210 212 220 221 222
6.3 11 4 3.4 3.1



GRAPHIC SCALE
1 inch = 40.00 feet

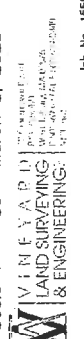
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1-2	N 27°10'40\"/>		

LINE	BEARING	DISTANCE	AREA
1-2	N 27°10'40\"/>		



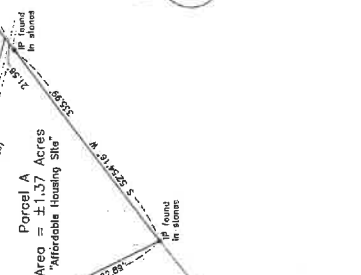
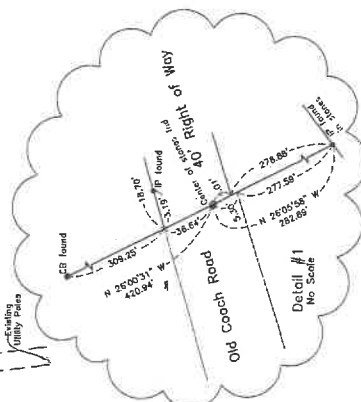
LOCUS - MAP
Scale: 1" = 600'

Plan of Land in
West Tisbury, Mass.
Surveyed for
Paul Stuart Bangs,
James Dexter Bangs &
Charles Dana Bangs
Scale 1" = 80' March 8, 2023



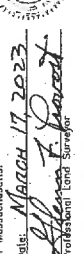
Job No. 1559

Being a portion of #101 Old Coach Road (Bear--Pd. 15-118).
Zoning District: R07 AU Side
Minimum Lot Size: 3 Acres
Deed Reference: Book 1077 Page 420
Plan Reference:
Land Court 43472 A
Book 302 Page 183
West Tisbury Case File 288



TOWN OF
WEST TISBURY
PLANNING BOARD
"APPROVED"

I certify that this survey and plan were prepared in accordance with the Procedural and Technical Standards for the Practice of Land Surveying in the Commonwealth of Massachusetts.
I certify that this plan has been prepared in the presence of the Register of Deeds of the Commonwealth of Massachusetts.
Date: MARCH 17 2023
[Signature]
Professional Land Surveyor



Town Clerk
Date: