

NOTICE OF INTENT
274 Indian Hill Road / Map 15, Lot 1
West Tisbury, Massachusetts



Prepared for: Christopher Cottrell
274 Indian Hill Road
West Tisbury, MA

In Association w/: Vineyard Land Surveying, & Engineering, Inc.
12 Cournoyer Road / P.O. Box 421
West Tisbury, MA 02575

By: *Brandon Fenwick*

August 2023



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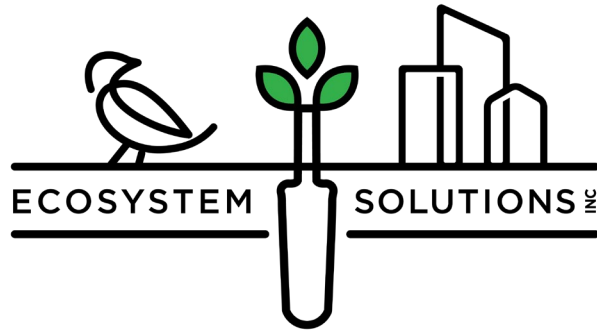
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Est. 2003



RI: 401.741.3263
MA: 508.997.0268
www.ecosystem-solutions.com

Whit Griswold, Chair
West Tisbury Conservation Commission
1059 State Road
West Tisbury, MA 02575

Project no. W23-1814

RE: Notice of Intent
274 Indian Hill Rd / Map 15, Lot 1
West Tisbury, Massachusetts

Chair Griswold,

On behalf of Christopher Cottrell (Applicant), Ecosystem Solutions, Inc. (ESI) respectfully submits this Notice of Intent (NOI) for the above-referenced property (Property). ESI has completed a site investigation for wetlands and wetland jurisdictional areas on and in the close vicinity of the Property. The investigation of wetlands and other resource areas was performed on April 2, 2023 in accordance with the Massachusetts Wetlands Protection Act (M.G.L. c. 131, §40) (WPA), the Massachusetts Wetlands Regulations (310 CMR 10.00), the Town of West Tisbury Conservation By-Law and Wetlands Protection Regulations (Bylaw). In this packet you will find:

- Two (2) complete copies of the MassDEP WPA Form 3- *Notice of Intent*
- Two (2) copies of the site plan
- WPA Form 3
- Check made out to the Town of West Tisbury in the amount of \$67.50 (1/2 the \$110 WPA total town fee + \$12.50). The fee category is Category1(g)- new agricultural project;
- Separate check made out to the Town of West Tisbury in the amount of \$25.00, per the fee schedule for a Notice of Intent per the Schedule of Fee.
- Copy of the check for the state WPA fee of \$42.50;
- Affidavit of Service with certified abutters list & copy of the abutter notification letter;
- USGS Topographic Map

By way of this application, a copy of this package has also been mailed to the Massachusetts Department of Environmental Management, Southeast Region in Lakeville, MA.

Property Description

The Property is a 6.82 acre parcel of land on the west side of Indian Hill Rd., approximately 650 feet south of its intersection with Luce Farm Road. It has approximately 700 feet of frontage on Indian Hill Road. The Property is developed with three buildings: a garage that used to be the original 1756 farm house, a 'custom' style house built in 2019, and a Cape-style house built in 2020 per the W. Tisbury property card. It is the northern portion of the Property that is developed with structures, with a gravel drive leaving the dwelling area and hugging the north Property line as it travels westerly/southwesterly. At the end of the gravel drive is a gardening area that is currently not in use due to a Notice of Violation issued to Mr. Cottrell on March 1, 2023. It is this letter that served as the catalyst for this NOI. The remaining portions of the Property are forested, with two wetland areas present within those forested areas. Fieldstone walls are present all around the Property's perimeter, with an interior wall present on the south side of the dwellings and garage, which also serves as the limit of the lawn.

Topography on-site is similar to an amphitheater, with high points along the edges and lowering into a 'bowl' along Indian Town Road. Indian Town Road itself is raised above the natural grade of the surrounding landscape for at least the southern 550 feet of frontage the Property has on the road. It is our opinion that Indian Town Road therefore acts like a kind of dam, or levee/dike for near-surface water making its way down the hill. Water is allowed to exit under the road via a culvert under the road that is located approximately 150' north of the Property's southeast corner.

Background

Mr. Cottrell took possession of the Property since 2019. Since that time, he has made many improvements to the Property, including construction of the new dwellings and renovation of the original 1756 farm house. However, he also constructed the access drive to the western end of the site where the gardening area is. Additionally, he installed a shed and a subsurface drain along the eastern Property boundary. Portions of the access drive, the subsurface drain, and the shed are located within the Buffer Zone of the IVW. This led the Conservation Commission (Commission) to declare that the site was out of compliance with the 2019 Order of Conditions, issued to Mr. Cottrell on February 1, 2019 under DEP file no. 079-0395. The minutes of the February 14, 2023 meeting state as follows:

In 2019, an Order of Conditions was issued for site work in the buffer zone in connection with the renovation of an existing antique house on Indian Hill Road, a new septic system and guest house all outside the Buffer Zone. A temporary construction access was required because the existing driveway was too tight. This area is now a gravel parking area that was not approved as part of a landscaping plan.

The 2019 project plan showed a clear limit of work. The Order contains the following conditions:

- *No construction activities, storage of equipment or materials or stockpiling of excavated fill shall occur outside the limit of work as shown on the Project Plan.*
- *In accordance with the provisions of 310 CMR 10.53 (1), where previous development of the Buffer Zone is extensive, the Issuing Authority may consider measures such as the restoration of natural vegetation adjacent to a Resource Area. Therefore, the stone wall shown on the project plan shall serve as the limit of approved mowing within the Buffer Zone. The area beyond the stone wall to the south and south west to the edge of the*

wetland shall be left undisturbed in order to allow the disturbed vegetation in the Inner Buffer Zone and the Bordering Vegetated Wetland to grow back. This is an ongoing condition that does not expire with the issuance of a Certificate of Compliance.

- *Any new landscaping within the Buffer Zone and outside the existing stone walls requires the submission of a landscape plan for review and written approval from the Commission.*

As a result of this conversation, it was voted to issue a Notice of Violation was issued to Mr. Cottrell at the February 28, 2023 public meeting. Brandon Faneuf of ESI attended an on-site meeting with the Commission on July 20, 2023 to discuss the issues that have led to this NOI. However, the pressing issues at the moment involve unauthorized work in the Buffer Zone of the IVW including, but not necessarily limited to vegetative clearing, erection of a shed, creation of a gardening area, and installation of a subsurface drainage system with filter fabric and two clean-outs. All of these areas, including the wetlands and Buffer Zones are located on the site plan attached to this NOI package.

Wetland Resources

This Property has been delineated at least twice before in the past; once in the early 00’s, around 2002, and again in 2020. ESI is not aware of what person or entity performed those delineations. Regardless, visit was conducted by an ESI Professional Wetland Scientist on April 2, 2022 to determine the presence of wetland resource areas on-site and a delineation was performed. Two wetland areas were observed on-site by ESI at that time: a Bordering Vegetated Wetland (BVW) abutting Indian Hill Road, and a much smaller Isolated Vegetated Wetland in the western portion of the land, adjacent to the currently non-active garden area.

A summary of wetland types and locations is found in Table 1 below:

Table 1. Delineated Wetlands

Flag Series	Classification / Protection	Approx. Location
A1 – A30 (pink flags)	Bordering Vegetated Wetland w/ 100’ Buffer Zone per 310 CMR 10.00 and the Bylaw, as well as a 25’ no-touch and 50’ no-build zone under the Bylaw.	Mostly runs parallel to Indian Town Rd. with a finger extension running 90 degrees to the road. The wetland finger is associated with an old, abandoned farmer’s ditch.
B1 – B8	Isolated Vegetated Wetland w/ 100’ Buffer Zone, 25’ no-touch, and 50’ no-build zone under the Bylaw only. Isolated wetlands are not protected on the State or Federal level after the May 2023 ‘Sackett v. EPA’ SCOTUS case.	Western portion of the Property, just south of the access drive and just east of the gardening area.

Wetland delineation data forms are included near the end of this application package.

Other Resources

A search of other critical resources within the project area was conducted using GIS software and data available through various governmental agencies (FEMA, NHESP, DEP and others). The results of our search are listed in Table 2 below:

Table 2. Critical Areas

Mapped Resource On or Within Proximity to Site	Yes	No
Area of Critical Environmental Concern		✓
NHESP Certified Vernal Pool		✓
NHESP Potential Vernal Pool		✓
NHESP Estimated Habitat of Rare Wildlife		✓
NHESP Priority Habitat of Rare species		✓
DFW Cold Water Fisheries Resources		✓
Outstanding Resource Waters		✓
FEMA Flood Zones		✓
Surface Water Protection Area		✓
Interim Wellhead Protection Area		✓
Zone I Wellhead Protection Area		✓
Zone II Wellhead Protection Area		✓

Disturbance/Alterations

Mr. Cottrell admits that he has performed unauthorized activities within the Buffer Zone of the IVW, which is protected under the West Tisbury Wetland Protection Bylaw and Regulations. This includes clearing and storing of wood chips, as well as partial placement of a shed within the 25' zone of the B-series IVW. Further, a portion of the gardening area is located within the 50' zone of the B-series IVW. Finally, Mr. Cottrell installed a sub-surface drain that begins near the southwestern Property corner and runs in an easterly, southeasterly direction along the southern Property line. This drain is partially located within the 100' Buffer Zone of the B-series IVW. However, the drain is located very close to the outer limits of the Buffer Zone, at least 85' away from the wetland. It daylights in the woods outside of the Buffer Zones of either the A or B-series wetlands. *It is ESI's opinion that this drain has not and will not in the future alter the hydrology of the wetlands on-site.*

Restoration

As part of this NOI, Mr. Cottrell proposes to restore areas of the Buffer Zone within 50' of the B-series IVW. This area is depicted on the site plan as a green-hashed line. As part of this, the shed will be relocated to an area >50' from the IVW, the wood chips removed down to original ground, and the area revegetated *with native plants*. We do not believe that any topsoil was removed from the site. The revegetation plan is as follows:

Plant shrubs 8-10' on-center within the affected 50' Buffer Zone including but not necessarily limited to

- Highbush blueberry (*Vaccinium corymbosum*)
- American hazelnut (*Corylus americana*)
- Witch hazel (*Hamamelis virginiana*)

-
- Northern arrowwood (*Viburnum dentatum*)
 - Nannyberry (*Viburnum lentago*)
 - Winterberry (*Ilex verticillata*)
 - Spicebush (*Lindera benzoin*)

Plan for New Agriculture

The primary project purpose, from the beginning, has been to prepare the site for new agriculture. Mr. Cottrell intends to create a farm in which he will be able to raise and sell a commodity or commodities including vegetables, fruit, eggs, honey, meat, and perhaps other products as well. It may include goats or sheep. In order to work toward this goal, a site plan has been developed by Vineyard Land Surveying & Engineering, Inc. On the plan you will find that with the exception of a 50' vegetative buffer along Indian Hill Rd., Mr. Cottrell wishes to selectively cut trees and shrubs within the 50-100' Buffer Zone (while leaving the inner 50' Buffer Zone alone except where it is to be restored). A fence will be erected throughout this area, especially along the 50' line adjacent to wetlands to ensure that encroachment will not occur in the future.

Three greenhouses are proposed between 50 and 100' from the B-series IVW, while 'turkey trailers' are proposed between 50 and 100' from the A-series BVW. A water trough and shelter are proposed between these two areas in order to water plants within the greenhouses, and for drinking water for animals. In order to provide a water source, an underground water line is proposed leading from the existing well near the houses, down the gravel drive, through a proposed break in the interior stone wall (where a gate will be located), and into the fenced-in area. No part of the water line will be within wetlands jurisdiction.

In the rear of the Property, along the western Property line, a new configuration for a garden is proposed. It will hug the 50' Buffer Zone of the B-series IVW. The shed will be relocated to be right along the 100' Buffer Zone boundary near the southwest Property corner.

Mr. Cottrell also asks that the portions of the gravel drive (between 50 and 100' of the B-series IVW) that have been constructed be allowed to remain.

Subsurface Drain

As mentioned above, there is a subsurface drain that begins near the southwest Property corner and leads in an overall easterly direction. Although the drain begins outside of jurisdiction, it clips the 100' Buffer Zone of the IVW before once again exiting jurisdiction. Based on observations obtained on-site, as well as knowledge of soils and hydrology, ESI does not believe that any water being drained will adversely affect either wetland on-site. We believe that the filter fabric is necessary and presents no long-term danger to the wetland resource areas on-site. At no time did we actually observe signs of where water exited the drainage system. There is no channel or even sign of leaves being moved aside below the end of the pipe. Therefore, we believe that this is a de minimis impact and request that it remain in its entirety.

Walking Paths

There are a number of walking paths on-site, some of which are within wetlands jurisdiction. That said, these paths are what I would refer to as 'rake-and-ride' paths where leaves and branches were pushed

aside. No soil disturbance was created and we believe this to be a de minimum impact. Indeed, many of these areas are already filling back in with leaves and fallen branches. In the end, however, these areas will be located within the selectively cut pasture if allowed in an Order of Conditions.

Conclusion

The Applicant has proposed a restoration plan for work unauthorized work that will help to remedy issues outlined in the Notice of Violation issued by the Commission. At the same time, Mr. Cottrell has hired professionals to identify wetland resources on-site, and prepare a well thought out plan for future work that will transform the Property into a working farm.

Sincerely,

Ecosystem Solutions, Inc.

Brandon B. Faneuf, MSc, Principal
PWS, RPSS, CWB, CPESC

BF/bf





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:

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):

<u>274 Indian Hill Rd</u>	<u>West Tisbury</u>	<u>02575</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
<u>41.419526</u>	<u>-70.684967</u>	
d. Latitude	e. Longitude	
<u>15</u>	<u>1</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>Christopher</u>	<u>Cottrell</u>	
a. First Name	b. Last Name	
c. Organization		
<u>274 Indian Hill Rd</u>		
d. Street Address		
<u>West Tisbury</u>	<u>MA</u>	<u>02575</u>
e. City/Town	f. State	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

<u></u>	<u></u>	
a. First Name	b. Last Name	
c. Organization		
d. Street Address		
<u></u>	<u></u>	<u></u>
e. City/Town	f. State	g. Zip Code
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

<u>Brandon</u>	<u>Faneuf</u>	
a. First Name	b. Last Name	
<u>Ecosystems Solutions, Inc</u>		
c. Company		
<u>100 Jefferson Blvd; Ste 225</u>		
d. Street Address		
<u>Warwick</u>	<u>RI</u>	<u>02888</u>
e. City/Town	f. State	g. Zip Code
<u>(401) 741-3263</u>	<u>bfaneuf@ecosystem-solutions.com</u>	
h. Phone Number	i. Fax Number	j. Email address

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

<u>\$110.00</u>	<u>\$42.50</u>	<u>\$67.50</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

See attached coverletter w/ project description.

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 CMR10.24(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

01494

c. Book

b. Certificate # (if registered land)

976

d. Page Number

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

- 1. 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.
- 2. 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.



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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.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Bank	1. linear feet _____	2. linear feet _____
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet _____	2. square feet _____
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet _____	2. square feet _____
	3. cubic yards dredged _____	

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet _____	2. square feet _____
	3. cubic feet of flood storage lost _____	4. cubic feet replaced _____
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet _____	
	2. cubic feet of flood storage lost _____	3. cubic feet replaced _____
f. <input type="checkbox"/> 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.



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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. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	
	1. square feet	

	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment

	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	

	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> 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. <input type="checkbox"/> 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



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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**

- 08/01/21
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/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.



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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 - Cohasset to Rhode Island border, and
the Cape & Islands:

North Shore - Hull 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).



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C. Other Applicable Standards and Requirements (cont'd)

- 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:

MassDEP File Number

Document Transaction Number

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.

Site Plan in West Tisbury, Mass. Prepared for Christopher Cottrell

a. Plan Title

Vineyard Land Surveying & Engineering, Inc

b. Prepared By

08/21/23

d. Final Revision Date

Reid G Silva

c. Signed and Stamped by

1"=30'

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:

3240

2. Municipal Check Number

08/29/2023

3. Check date

3241

4. State Check Number

08/29/2023

5. Check date

Brandon

6. Payor name on check: First Name

Faneuf

7. Payor name on check: Last Name



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

MassDEP File Number

Document Transaction Number

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

8/29/23

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:

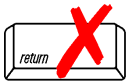
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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:

274 Indian Hill Rd West Tisbury
 a. Street Address b. City/Town

_____ _____

c. Check number d. Fee amount

_____ _____

2. Applicant Mailing Address:

Christopher Cottrell
 a. First Name b. Last Name

_____ _____

c. Organization _____

274 Indian Hill Rd
 d. Mailing Address _____

West Tisbury MA 02575
 e. City/Town f. State g. Zip Code

(508) 627-2895 eastcoastmv@gmail.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
Cat 1(g)	1	\$110	\$110
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Step 5/Total Project Fee:			\$610
Step 6/Fee Payments:			
Total Project Fee:			\$610
			a. Total Fee from Step 5
State share of filing Fee:			\$292.50
			b. 1/2 Total Fee less \$12.50
City/Town share of filing Fee:			\$317.50
			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.)



ECOSYSTEM SOLUTIONS, INC.
100 CENTERVILLE ROAD, STE 4
WARWICK, RI 02886

3240



57-12/115

DATE 8/29/23

PAY TO THE ORDER OF Town of West Tisbury \$ 67.50
Sixty seven 50/100 DOLLARS

Citizens Bank®

FOR NOI fee - 274 Indian Hill Rd.

Branch Lef



⑈003240⑈ ⑆011500120⑆ 1494 701 3⑈



ECOSYSTEM SOLUTIONS, INC.
100 CENTERVILLE ROAD, STE 4
WARWICK, RI 02886

3241



57-12/115

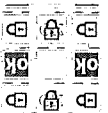
DATE 8/29/23

PAY TO THE ORDER OF Commonwealth of Massachusetts \$ 42.50
Forty two 50/100 DOLLARS

Citizens Bank®

FOR NOI fee - 274 Indian Hill Rd.
W. Tisbury

Branch Lef



⑈003241⑈ ⑆011500120⑆ 1494 701 3⑈



ECOSYSTEM SOLUTIONS, INC.
100 CENTERVILLE ROAD, STE 4
WARWICK, RI 02886

3242



57-12/115

DATE 8/29/23

PAY TO THE ORDER OF Town of West Tisbury \$ 25.00
Twenty five DOLLARS

Citizens Bank®

FOR Bylaws fee

Branch Lef



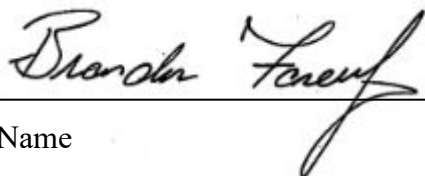
⑈003242⑈ ⑆011500120⑆ 1494 701 3⑈

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act and West Tisbury Wetlands Protection Bylaw, I, Brandon B. Faneuf, hereby certify under the pains and penalties of perjury that on August 30, 2023, I mailed a “Notification to Abutters” in compliance with the second paragraph of Massachusetts General Laws, Chapter 131, s. 40 and the DEP Guide to Abutter Notification dated April 8, 1994, in connection with the following matter:

A Notice of Intent filed under the Wetlands Protection Act and West Tisbury Wetlands Protection Bylaw by Christopher Cottrell of 274 Indian Hill Rd with the West Tisbury Conservation Commission on August 30, 2023 for the property located at 274 Indian Hill Rd, Map 15, Lot 1 in West Tisbury, Massachusetts. A Notice of Intent filed under the Wetlands Protection Act and West Tisbury Wetlands Protection Bylaw by Christopher Cottrell of 274 Indian Hill Rd with the West Tisbury Conservation Commission on August 30, 2023, for the property located at 274 Indian Hill Rd, Map 15, Lot 1 in West Tisbury, Massachusetts.

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



Name

08/30//2023

Date



Town of West Tisbury
BOARD OF ASSESSORS
P. O. Box 278
West Tisbury, MA 02575
508-696-0101

**CERTIFIED LIST OF ABUTTERS
"PARTIES IN INTEREST"**

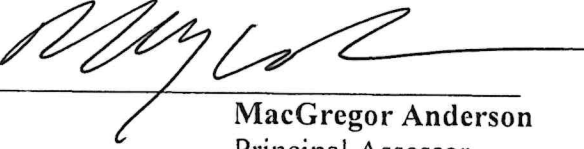
SUBJECT PROPERTIES MAP + LOT	LOCATION OF SUBJECT PROPERTIES	OWNERS AND MAILING ADDRESSES
15-1-0-R	274 INDIAN HILL RD	COTTRELL CHRISTOPHER W-TR CHRISTOPHER W COTTRELL TRUST PO BOX 2001 OAK BLUFFS, MA, 02557

PLEASE SEE ATTACHED LIST OF ABUTTERS

Per the Assessors records I certify that the attached lists of persons are the abutters of record for the subject property within 300 feet of the outer perimeter.

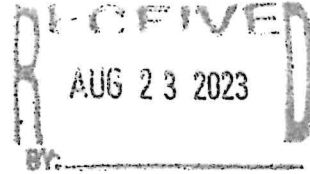
To the best of our knowledge, this list represents the most current owners of the properties. The accuracy of this listing is based solely on the information currently available in our database.

8/24/23
Date



MacGregor Anderson
Principal Assessor

BOARD OF ASSESSORS
TOWN OF WEST TISBURY
1059 STATE ROAD
WEST TISBURY, MA 02575
(508)696-0101



REQUEST FOR ABUTTERS LIST

Location of Property:

Map 15 Block _____ Lot 1

_____ Planning Board / ZBA: 300 FT Certified list per MGL 40A Sec 11

Conservation Commission: 300 FT non-certified per DEP

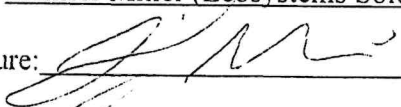
_____ Board of Selectman: Pole Hearing 300 FT certified list per BOS

_____ Class I, II, III License: Certified Immediate Abutters PLUS
Church, hospital or school within 500 FT

_____ Other please provide details on radius and any other requests on the next line:

Hearing Purpose: NOI submittal (certified abutters list requested)

Name: Jennifer Miller (Ecosystems Solutions, Inc)

Signature: 

Date: 08/23/23

Phone # 619.865.4349

TOWN OF WEST TISBURY, MA
 BOARD OF ASSESSORS
 PO Box 278 West Tisbury Ma 02575

Town of WEST TISBURY Abutters Within 300 feet of Parcel 15/1/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
1002	15-6-0-R	ACHIN TAYLOR M & MARTINEAU PHILIP M	241 INDIAN HILL RD	241 INDIAN HILL RD	VINEYARD HAVEN	MA	02568
1022	15-23-0-R	EVERETT ROBERT C & DAPHNE B	254 INDIAN HILL RD	114 BARNEGAT RD	POUNDRIDGE	NY	10576
1023	15-24-0-R	COURNOYER MARY E & COURNOYER REBECCA J	246 INDIAN HILL RD	PO BOX 984	WEST TISBURY	MA	02575
1043	15-68-0-R	SNAPWOOD FARM LLC C/O MIDDLETOWN PROPERTIES LLC	251 INDIAN HILL RD	PO BOX 907	WEST TISBURY	MA	02575
2712	12-73-0-R	REBAY ILARIA & FEHON RICHARD G	20 LUCE FARM RD	5411 SOUTH GREENWOOD AVE	CHICAGO	IL	60615
2713	12-74-0-R	CAVAL PAUL B EISENHAUER ELIZABETH	30 LUCE FARM RD	PO BOX 1930	EDGARTOWN	MA	02539
2714	15-1-1-R	OCONNELL DANIEL & MARILYN LYNG	25 LUCE FARM RD	25 LUCE FARM RD	VINEYARD HAVEN	MA	02568
2715	15-1-2-R	THOMSON REBEKAH J & JOSHUA C	35 LUCE FARM RD	35 LUCE FARM RD	VINEYARD HAVEN	MA	02568
2810	12-26-1-E	SHERIFFS MEADOW FOUNDATION INC	0 INDIAN HILL RD	PO BOX 1088	VINEYARD HAVEN	MA	02568
2837	15-1-3-E	SHERIFFS MEADOW FOUNDATION INC	0 INDIAN HILL RD	PO BOX 1088	VINEYARD HAVEN	MA	02568
918	12-26-0-R	STEVENSON SAMUEL HISCOX-TR C/O SCOTT STEVENSON	299 INDIAN HILL RD	116 NE 54TH STREET	OAK ISLAND	NC	28465
995	15-1-0-R	COTTRELL CHRISTOPHER W-TR CHRISTOPHER W COTTRELL TRUST	274 INDIAN HILL RD	PO BOX 2001	OAK BLUFFS	MA	02557
997	15-2-2-R	COURNOYER MARY E & COURNOYER REBECCA J	51 SCHOOL HOUSE LN	PO BOX 984	WEST TISBURY	MA	02575

<p>ACHIN TAYLOR M & MARTINEAU PHILIP M 241 INDIAN HILL RD VINEYARD HAVEN, MA 02568</p>	15-6-0-R	<p>EVERETT ROBERT C & DAPHNE B 114 BARNEGAT RD POUNDRIDGE, NY 10576</p>	15-23-0-R	<p>COURNOYER MARY E & COURNOYER REBECCA J PO BOX 984 WEST TISBURY, MA 02575</p>	15-24-0-R
<p>SNAPWOOD FARM LLC C/O MIDDLETOWN PROPERTIES LLC PO BOX 907 WEST TISBURY, MA 02575</p>	15-68-0-R	<p>REBAY ILARIA & FEHON RICHARD G 5411 SOUTH GREENWOOD AVE CHICAGO, IL 60615</p>	12-73-0-R	<p>CAVAL PAUL B EISENHauer ELIZABETH PO BOX 1930 EDGARTOWN, MA 02539</p>	12-74-0-R
<p>OCONNELL DANIEL & MARILYN LYNG 25 LUCE FARM RD VINEYARD HAVEN, MA 02568</p>	15-1-1-R	<p>THOMSON REBEKAH J & JOSHUA C 35 LUCE FARM RD VINEYARD HAVEN, MA 02568</p>	15-1-2-R	<p>SHERIFFS MEADOW FOUNDATION INC PO BOX 1088 VINEYARD HAVEN, MA 02568</p>	12-26-1-E
<p>SHERIFFS MEADOW FOUNDATION INC PO BOX 1088 VINEYARD HAVEN, MA 02568</p>	15-1-3-E	<p>STEVENSON SAMUEL HISCOX-TR C/O SCOTT STEVENSON 116 NE 54TH STREET OAK ISLAND, NC 28465</p>	12-26-0-R	<p>COTTRELL CHRISTOPHER W-TR CHRISTOPHER W COTTRELL TRUST PO BOX 2001 OAK BLUFFS, MA 02557</p>	15-1-0-R
<p>COURNOYER MARY E & COURNOYER REBECCA J PO BOX 984 WEST TISBURY, MA 02575</p>	15-2-2-R				

ABUTTER NOTIFICATION LETTER
NOTICE OF INTENT

DATE: August 30, 2023

RE: West Tisbury Conservation Commission Public Hearing for a Notice of Intent

To Whom It May Concern,

As an abutter of a proposed project, please be advised that a Notice of Intent application has been filed with the West Tisbury Conservation Commission under the Massachusetts Wetlands Protection Act and Regulations, as well as the West Tisbury Wetlands Protection Bylaw and Regulations.

APPLICANT: Christopher Cottrell

OWNER: SAME

PROJECT ADDRESS OR LOCATION: 274 Indian Hill Rd
West Tisbury, MA 02575
Map 15; Lot 1

PROJECT DESCRIPTION: The project proposes developing portions of the buffer zone for agricultural purposes as well as restoration of a previously disturbed buffer zone to a Bordering Vegetated Wetland.

APPLICANT'S AGENT: Ecosystem Solutions, Inc.
100 Jefferson Blvd; Ste 225 Warwick, RI 02888
(401) 741-3263

PUBLIC HEARING: West Tisbury Town Hall Via Remote
1059 State Road OR Access
West Tisbury, MA 02575 See web page.

DATE & TIME: **September 12, 2023, at 5:00 pm**

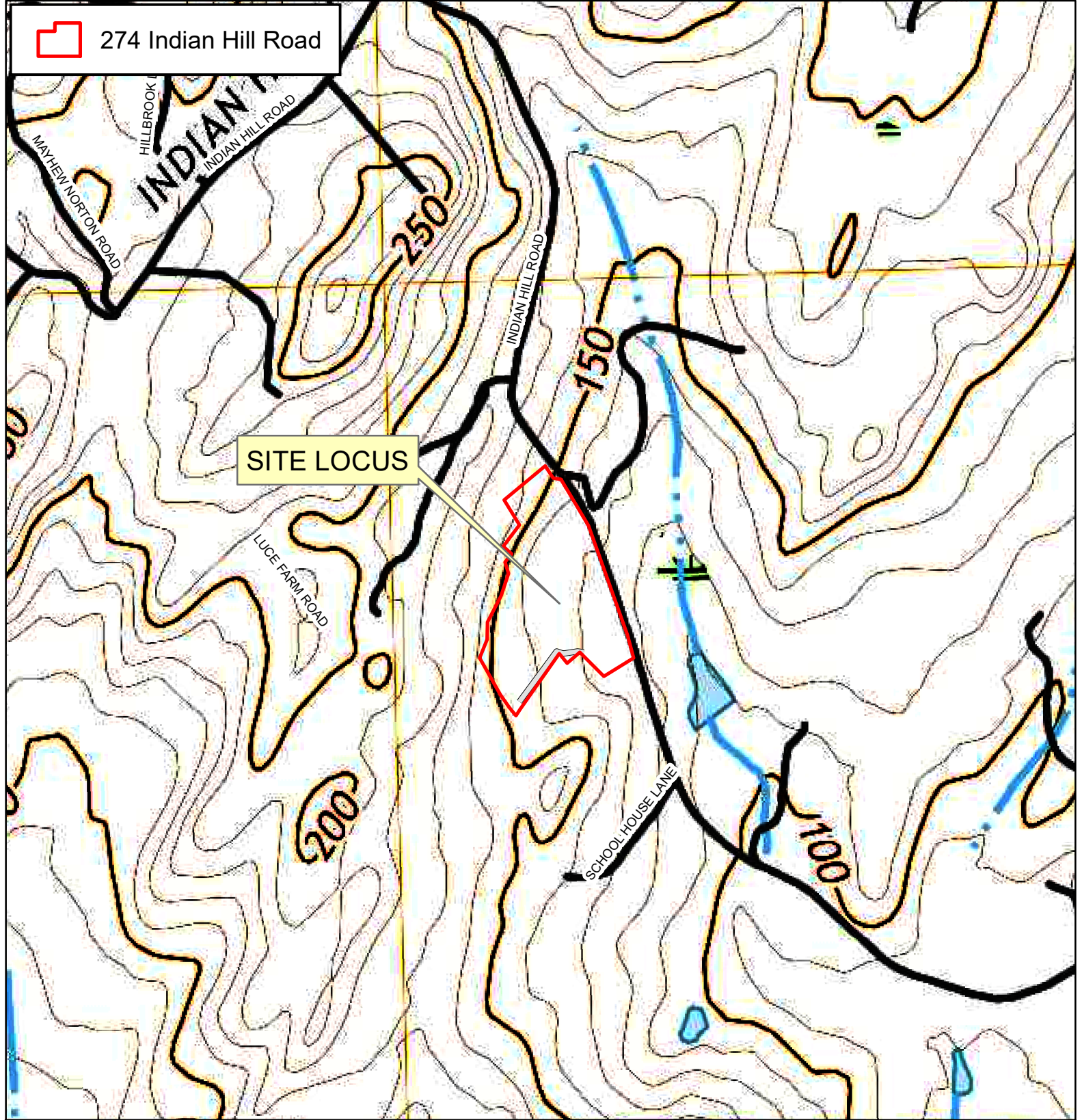
NOTE: You may consult a copy of the Vineyard Gazette for more information regarding the time and date of the public hearing or contact the West Tisbury Conservation Commission at (508) 696-6404.

NOTE: The application and site plans are on file with and can be examined at the West Tisbury Conservation Office by calling (508) 696-6404.

NOTE: Copies of the NOI submittal package may be obtained from the Applicant's Representative, Ecosystem Solutions, Inc., by calling (508) 997-0268 between the hours of 9:00 a.m. and 5:00 p.m. Monday through Friday. You may be charged for the cost of the copy. You may be charged for the cost of the copy.

NOTE: You also may contact the Department of Environmental Protection, Southeast Regional Office for more information about this application or the Wetlands Protection Act at (508) 946-2700.

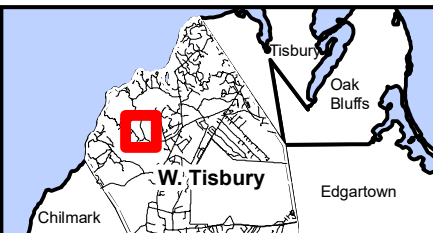
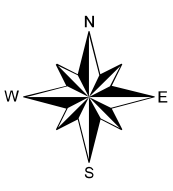
274 Indian Hill Road



SITE LOCUS

ES Ecosystem Solutions, Inc.
100 Jefferson Boulevard, Suite 225 Warwick, RI 02888

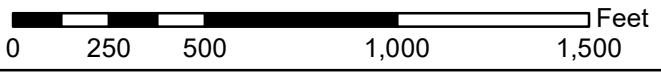
FIGURE 1



USGS Topographic Map
274 Indian Hill Road / Map 15, Lot 1
West Tisbury, Massachusetts

DATE:	08-29-21	Project #:	W23-1814
CREATED BY:	BF	SCALE:	1 inch = 500 feet

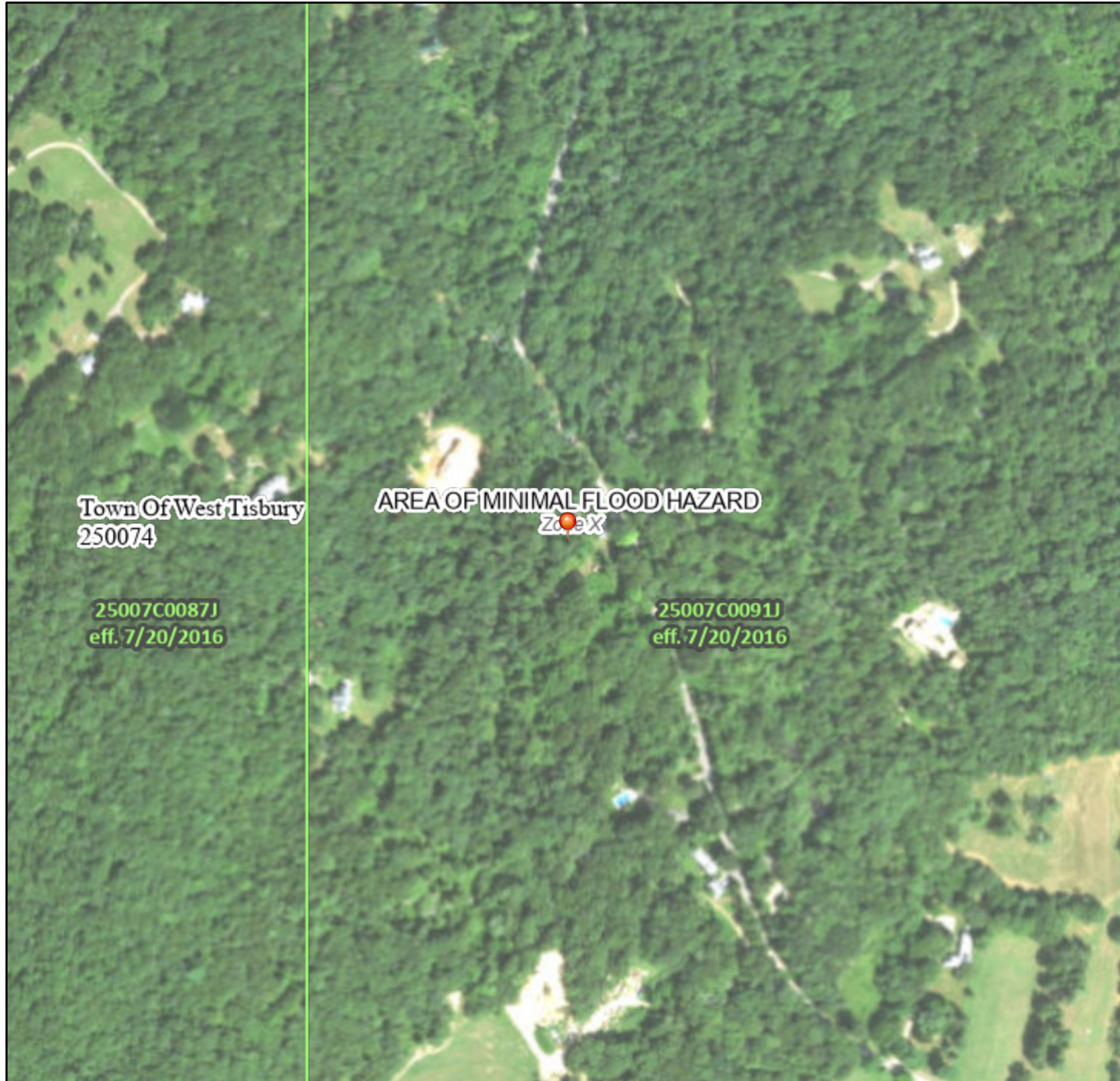
2021 Vineyard Haven Quadrant



National Flood Hazard Layer FIRMMette



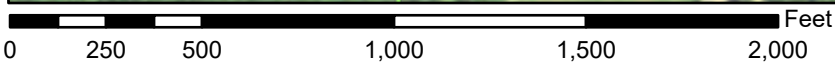
70°41'25"W 41°25'24"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | | |
|------------------------------------|--|--|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
<i>Zone A, V, A99</i> |
| | | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> |
| | | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> |
| | | Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i> |
| | | Area with Flood Risk due to Levee <i>Zone D</i> |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i> |
| | | Effective LOMRs |
| GENERAL STRUCTURES | | Area of Undetermined Flood Hazard <i>Zone D</i> |
| | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| | | Profile Baseline |
| | | Hydrographic Feature |
| MAP PANELS | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |
| | | The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location. |



1:6,000

70°40'48"W 41°24'57"N

Basemap Imagery Source: USGS National Map 2023

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **8/29/2023 at 7:18 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

BVW Determination Form

Bordering Vegetated Wetland Determination Form

Project Site: 274 Indian Hill Road

City/Town: West Tisbury

Sampling Date: 4/2/2023

Applicant/Owner:

Sampling Point or Zone: UPLAND A15

Invesigators: Brandon Faneuf

Lat/Long: 41.423043,-70.685155

Soil Map Unit Name: 181C- Chilmark vstsl, 8-15%

NWI/DEP Classification: WS1

Are climatic/hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks)

Are vegetation Soil or Hydrology significantly disturbed? (If yes, explain in Remarks)

Are vegetation Soil or Hydrology naturally problematic? (If yes, explain in Remarks)

SUMMARY OF FINDINGS - Attach site map and photograph log showing sampling locations, transects, etc.

Wetland vegetation criterion met? **YES**

Is the Sampled Area within a wetland? **NO**

Hydric Soils criterion met? **NO**

Wetlands hydrology present? **NO**

Remarks, Photo Details, Flagging, etc.:

Wetland flag series A1 through A30

HYDROLOGY

Field Observation:

Surface Water Present? Yes No

Depth (inches):

Water Table Present? Yes No

Depth (inches):

Saturation Present (including capillary fringe)? Yes No

Depth (inches):

Wetland Hydrology Indicators

Reliable Indicators of Wetlands Hydrology

Indicators that can be Reliable with Proper Interpretation

Indicators of the Influence of Water

Water-stained Leaves

Hydrological records

Direct observation of inundation

Evidence of aquatic fauna

Free water in a soil test hole

Drainage patterns

Iron deposits

Saturated soil

Drift lines

Algal mats or crusts

Water marks

Scoured areas

Oxidized rhizospheres/pore linings

Moss trim lines

Sediment deposits

Thin muck surfaces

Woody plants with adventitious roots

Sparsely vegetated concave surface

Plants with air-filled tissue(aerenchyma)

Trees with shallow root systems

Microtopographic relief

Plants with polymorphic leaves

Woody plants with enlarged lenticels

Geographic position (depression, toe of slope, fringing lowland)

Plants with floating leaves

Hydrogen sulfide odor

Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):

Italics denotes autocalculated field

BVW Determination Form

Sampling Point:

UPLAND A15

VEGETATION - Use both common and scientific names of plants.

Tree Stratum

Plot size: 30' radius

Common Name	Scientific Name	Indicator Status	Absolute % Cover	Dominant?	Wetland Indicator?
Northern Red Oak	Quercus rubra	FACU	38	YES	NO
Red Maple	Acer rubrum	FAC	38	YES	YES
Eastern Red-Cedar	Juniperus virginiana	FACU	10.5	NO	NO
				NO	NO
				NO	NO
				NO	NO
				NO	NO
				NO	NO
				NO	NO

86.5 = Total Cover

Shrub/Sapling Stratum

Plot size: 15' radius

Common Name	Scientific Name	Indicator Status	Absolute % Cover	Dominant?	Wetland Indicator?
Red Maple	Acer rubrum	FAC	20.5	YES	YES
American Holly	Ilex opaca	FACU	10.5	NO	NO
Highbush Blueberry	Vaccinium corymbosum	FACW	10.5	NO	YES
				NO	NO
				NO	NO
				NO	NO
				NO	NO
				NO	NO

41.5 = Total Cover

Herb Stratum

Plot size: 5' radius

Common Name	Scientific Name	Indicator Status	Absolute % Cover	Dominant?	Wetland Indicator?
Smooth Blue American-Aster	Symphotrichum laeve	FACU	63	YES	NO
				NO	NO
				NO	NO
				NO	NO
				NO	NO
				NO	NO
				NO	NO
				NO	NO

63 = Total Cover

Italics denotes autocalculated field

BVW Determination Form

Sampling Point:

UPLAND A15

Woody Vine Stratum

Plot size: 30' radius

Common Name	Scientific Name	Indicator Status	Absolute % Cover	Dominant?	Wetland Indicator?
Horsebrier	Smilax rotundifolia	FAC	10.5	NO	YES
Fox Grape	Vitis labrusca	FACU	3	NO	NO
				NO	NO
				NO	NO

13.5 = Total Cover

<i>Rapid Test: Do all dominant species have an indicator status of OBL or FACW?</i>		NO			
Dominance Test: Number of dominant species	Number of dominant species that are wetland indicator plants	<i>Do wetland indicator plants make up \geq 50% of dominant species?</i>			
		YES			
Prevalence Index:	Total % Cover (all strata)		Result		
OBL species	0	1	0		
FACW species	10.5	2	21		
FAC species	58.5	3	175.5		
FACU species	122	4	488		
UPL species	0	5	0		
Column Totals	191		684.5		
Prevalence Index:	3.82			<i>Is the Prevalence Index \leq 3.0?</i>	
				NO	
<i>Wetland vegetation criterion met?</i>	YES				

Definitions of Vegetation Strata

Tree - Woody plants 3in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height

Shrub / Sapling - Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 fs (1 m) tall

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall

Woody vines - All woody vines greater than 3.3 ft. (1 m) in height

OBL

FAC

FAW

Cover Ranges

Range	Midpoint
1-5 %	3.0%
6-15 %	10.5%
15-25 %	20.5%
26-50%	38.0%
51-75 %	63.0%
76-95 %	85.5%
96-100 %	98.0%

Italics denotes autocalculated field

BVW Determination Form

Sampling Point: UPLAND A15

SOIL 181C- Chilmark vstsl, 8-15%

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type1	Location2		
0-12	10YR 4/3						sil	
12-18	10YR 6/8						sil	
18-20	10YR 6/6	95	7.5YR 4/6	5	C	M	sil	Prominent

1Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains 2Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators (Check all that apply)

Indicators for Problematic Hydric Soils

- | | | |
|---|---|--|
| <input type="checkbox"/> Histosol (A1)
<input type="checkbox"/> Histic Epipedon (A2)
<input type="checkbox"/> Black Histic (A3)
<input type="checkbox"/> Hydrogen Sulfide (A4)
<input type="checkbox"/> Stratified Layers (A5)
<input type="checkbox"/> Depleted Below Dark Surface (A11)
<input type="checkbox"/> Thick Dark Surface (A12)
<input type="checkbox"/> Sandy Mucky Mineral (S1)
<input type="checkbox"/> Sandy Gleyed Matrix (S4)
<input type="checkbox"/> Sandy Redox (S5)
<input type="checkbox"/> Stripped Matrix (S6)
<input type="checkbox"/> Dark Surface (S7) | <input type="checkbox"/> Polyvalue Below Surface (S8)
<input type="checkbox"/> Thin Dark Surface (S9)
<input type="checkbox"/> Loamy Mucky Mineral (F1)
<input type="checkbox"/> Depleted Matrix (F3)
<input type="checkbox"/> Redox Dark Surface (F7)
<input type="checkbox"/> Depleted Dark Surface (F8) | <input type="checkbox"/> 2 cm Muck (A10)
<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)
<input type="checkbox"/> Dark Surface (S7)
<input type="checkbox"/> Polyvalue Below Surface (S8)
<input type="checkbox"/> Thin Dark Surface (S9)
<input type="checkbox"/> Iron-Manganese Masses (F12)
<input type="checkbox"/> Mesic Spodic (A17)
<input type="checkbox"/> Red Parent Material (F21)
<input type="checkbox"/> Very Shallow Dark Surface (TF12)
<input type="checkbox"/> Other (Include Explanation in Remarks) |
|---|---|--|

Restrictive Layer if observed) Type:

Depth (inches):

Remarks:

Hydric Soils criterion met? NO

Italics denotes autocalculated field

BVW Determination Form

Bordering Vegetated Wetland Determination Form

Project Site: 274 Indian Hill Road

City/Town: West Tisbury

Sampling Date: 4/2/2023

Applicant/Owner:

Sampling Point or Zone: WETLAND A15

Investigators: Brandon Faneuf

Lat/Long: 41.423043,-70.685155

Soil Map Unit Name: 88A- Ridgebury Variant vstfsl, 0-3%

NWI/DEP Classification: ...

Are climatic/hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks)

Are vegetation Soil or Hydrology significantly disturbed? (If yes, explain in Remarks)

Are vegetation Soil or Hydrology naturally problematic? (If yes, explain in Remarks)

SUMMARY OF FINDINGS - Attach site map and photograph log showing sampling locations, transects, etc.

Wetland vegetation criterion met? **YES**

Is the Sampled Area within a wetland? **YES**

Hydric Soils criterion met? **NO**

Wetlands hydrology present? **YES**

Remarks, Photo Details, Flagging, etc.:

Wetland flag series A1 through A30

HYDROLOGY

Field Observation:

Surface Water Present? Yes No

Depth (inches):

Water Table Present? Yes No

Depth (inches): 0"

Saturation Present (including capillary fringe)? Yes No

Depth (inches): 0"

Wetland Hydrology Indicators

Reliable Indicators of Wetlands Hydrology

Indicators that can be Reliable with Proper Interpretation

Indicators of the Influence of Water

Water-stained Leaves

Hydrological records

Direct observation of inundation

Evidence of aquatic fauna

Free water in a soil test hole

Drainage patterns

Iron deposits

Saturated soil

Drift lines

Algal mats or crusts

Water marks

Scoured areas

Oxidized rhizospheres/pore linings

Moss trim lines

Sediment deposits

Thin muck surfaces

Woody plants with adventitious root:

Sparsely vegetated concave surface

Plants with air-filled tissue(aerenchyma)

Trees with shallow root systems

Microtopographic relief

Plants with polymorphic leaves

Woody plants with enlarged lenticels:

Geographic position (depression, toe of slope, fringing lowland)

Plants with floating leaves

Hydrogen sulfide odor

Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):

Italics denotes autocalculated field

BVW Determination Form

Sampling Point:

WETLAND A15

VEGETATION - Use both common and scientific names of plants.

Tree Stratum

Plot size: 30' radius

Common Name	Scientific Name	Indicator Status	Absolute % Cover	Dominant?	Wetland Indicator?
Red Maple	Acer rubrum	FAC	85.5	YES	YES

85.5 = Total Cover

Shrub/Sapling Stratum

Plot size: 15' radius

Common Name	Scientific Name	Indicator Status	Absolute % Cover	Dominant?	Wetland Indicator?
Common Winterberry	Ilex verticillata	FACW	20.5	YES	YES
American Holly	Ilex opaca	FACU	10.5	NO	NO
Northern Spicebush	Lindera benzoin	FACW	10.5	NO	YES

41.5 = Total Cover

Herb Stratum

Plot size: 5' radius

Common Name	Scientific Name	Indicator Status	Absolute % Cover	Dominant?	Wetland Indicator?

0 = Total Cover

Italics denotes autocalculated field

BVW Determination Form

Sampling Point:

WETLAND A15

Woody Vine Stratum

Plot size: 30' radius

Common Name	Scientific Name	Indicator Status	Absolute % Cover	Dominant?	Wetland Indicator?

0 = Total Cover

Rapid Test: Do all dominant species have an indicator status of OBL or FACW?		NO			
Dominance Test: Number of dominant species	Number of dominant species that are wetland indicator plants	Do wetland indicator plants make up $\geq 50\%$ of dominant species?			
		YES			
Prevalence Index:	Total % Cover (all strata)		Result		
OBL species	0	1	0		
FACW species	31	2	62		
FAC species	85.5	3	256.5		
FACU species	10.5	4	42		
UPL species	0	5	0		
Column Totals	127		360.5		
Prevalence Index:	2.54	Is the Prevalence Index ≤ 3.0 ?			
		YES			
Wetland vegetation criterion met?	YES				

Definitions of Vegetation Strata

Tree - Woody plants 3in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height

Shrub / Sapling - Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 fs (1 m) tall

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall

Woody vines - All woody vines greater than 3.3 ft. (1 m) in height

OBL

FAC

FAW

Cover Ranges

Range	Midpoint
1-5 %	3.0%
6-15 %	10.5%
15-25 %	20.5%
26-50%	38.0%
51-75 %	63.0%
76-95 %	85.5%
96-100 %	98.0%

Italics denotes autocalculated field

BVW Determination Form

Sampling Point: WETLAND A15

SOIL 88A- Ridgebury Variant vstfsl, 0-3%

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type1	Location2		
0-8	10YR 4/3	92	5YR 3/4	8	C	M	fsl	Prominent
8-20	2.5Y 6/4	88	5YR 3/4	12	C	M	sil	Prominent

1Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains 2Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators (Check all that apply)

Indicators for Problematic Hydric Soils

- | | | |
|---|---|--|
| <input type="checkbox"/> Histosol (A1)
<input type="checkbox"/> Histic Epipedon (A2)
<input type="checkbox"/> Black Histic (A3)
<input type="checkbox"/> Hydrogen Sulfide (A4)
<input type="checkbox"/> Stratified Layers (A5)
<input type="checkbox"/> Depleted Below Dark Surface (A11)
<input type="checkbox"/> Thick Dark Surface (A12)
<input type="checkbox"/> Sandy Mucky Mineral (S1)
<input type="checkbox"/> Sandy Gleyed Matrix (S4)
<input type="checkbox"/> Sandy Redox (S5)
<input type="checkbox"/> Stripped Matrix (S6)
<input type="checkbox"/> Dark Surface (S7) | <input type="checkbox"/> Polyvalue Below Surface (S8)
<input type="checkbox"/> Thin Dark Surface (S9)
<input type="checkbox"/> Loamy Mucky Mineral (F1)
<input type="checkbox"/> Depleted Matrix (F3)
<input type="checkbox"/> Redox Dark Surface (F7)
<input type="checkbox"/> Depleted Dark Surface (F8) | <input type="checkbox"/> 2 cm Muck (A10)
<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)
<input type="checkbox"/> Dark Surface (S7)
<input type="checkbox"/> Polyvalue Below Surface (S8)
<input type="checkbox"/> Thin Dark Surface (S9)
<input type="checkbox"/> Iron-Manganese Masses (F12)
<input type="checkbox"/> Mesic Spodic (A17)
<input type="checkbox"/> Red Parent Material (F21)
<input type="checkbox"/> Very Shallow Dark Surface (TF12)
<input type="checkbox"/> Other (Include Explanation in Remarks) |
|---|---|--|

Restrictive Layer if observed) Type:

Depth (inches):

Remarks:

Hydric Soils criterion met? NO

Italics denotes autocalculated field

BVW Determination Form

Bordering Vegetated Wetland Determination Form

Project Site: 274 Indian Hill Road

City/Town: West Tisbury

Sampling Date: 4/2/2023

Applicant/Owner:

Sampling Point or Zone: UPLAND B2

Invesigators: Brandon Faneuf

Lat/Long: 41.423043,-70.685155

Soil Map Unit Name: 181C- Chilmark vstsl, 8-15%

NWI/DEP Classification: WS1

Are climatic/hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks)

Are vegetation Soil or Hydrology significantly disturbed? (If yes, explain in Remarks)

Are vegetation Soil or Hydrology naturally problematic? (If yes, explain in Remarks)

SUMMARY OF FINDINGS - Attach site map and photograph log showing sampling locations, transects, etc.

Wetland vegetation criterion met? **YES**

Is the Sampled Area within a wetland? **NO**

Hydric Soils criterion met? **NO**

Wetlands hydrology present? **NO**

Remarks, Photo Details, Flagging, etc.:

Wetland flag series B1 through B8

HYDROLOGY

Field Observation:

Surface Water Present? Yes No

Depth (inches):

Water Table Present? Yes No

Depth (inches):

Saturation Present (including capillary fringe)? Yes No

Depth (inches):

Wetland Hydrology Indicators

Reliable Indicators of Wetlands Hydrology

Indicators that can be Reliable with Proper Interpretation

Indicators of the Influence of Water

Water-stained Leaves

Hydrological records

Direct observation of inundation

Evidence of aquatic fauna

Free water in a soil test hole

Drainage patterns

Iron deposits

Saturated soil

Drift lines

Algal mats or crusts

Water marks

Scoured areas

Oxidized rhizospheres/pore linings

Moss trim lines

Sediment deposits

Thin muck surfaces

Woody plants with adventitious roots

Sparsely vegetated concave surface

Plants with air-filled tissue(aerenchyma)

Trees with shallow root systems

Microtopographic relief

Plants with polymorphic leaves

Woody plants with enlarged lenticels

Geographic position (depression, toe of slope, fringing lowland)

Plants with floating leaves

Hydrogen sulfide odor

Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):

Italics denotes autocalculated field

BVW Determination Form

Sampling Point:

UPLAND B2

VEGETATION - Use both common and scientific names of plants.

Tree Stratum

Plot size: 30' radius

Common Name	Scientific Name	Indicator Status	Absolute % Cover	Dominant?	Wetland Indicator?
Northern Red Oak	Quercus rubra	FACU	10.5	NO	NO
Northern White Oak	Quercus alba	FACU	10.5	NO	NO
Black Tupelo	Nyssa sylvatica	FAC	10.5	NO	YES

31.5 = Total Cover

Shrub/Sapling Stratum

Plot size: 15' radius

Common Name	Scientific Name	Indicator Status	Absolute % Cover	Dominant?	Wetland Indicator?
American Beech	Fagus grandifolia	FACU	10.5	NO	NO
Maleberry	Lyonia ligustrina	FACW	20.5	YES	YES
Highbush Blueberry	Vaccinium corymbosum	FACW	10.5	NO	YES

41.5 = Total Cover

Herb Stratum

Plot size: 5' radius

Common Name	Scientific Name	Indicator Status	Absolute % Cover	Dominant?	Wetland Indicator?

0 = Total Cover

Italics denotes autocalculated field

BVW Determination Form

Sampling Point:

UPLAND B2

Woody Vine Stratum

Plot size: 30' radius

Common Name	Scientific Name	Indicator Status	Absolute % Cover	Dominant?	Wetland Indicator?
Horsebrier	Smilax rotundifolia	FAC	10.5	NO	YES

10.5 = Total Cover

<i>Rapid Test: Do all dominant species have an indicator status of OBL or FACW?</i>		YES		
Dominance Test: Number of dominant species	Number of dominant species that are wetland indicator plants	<i>Do wetland indicator plants make up \geq 50% of dominant species?</i>		
		YES		
Prevalence Index:	Total % Cover (all strata)	Result		
OBL species	0	1	0	
FACW species	31	2	62	
FAC species	10.5	3	31.5	
FACU species	31.5	4	126	
UPL species	0	5	0	
Column Totals	73		219.5	
Prevalence Index:	1.46	<i>Is the Prevalence Index \leq 3.0?</i>		
		YES		
Wetland vegetation criterion met?	YES			

Definitions of Vegetation Strata

Tree - Woody plants 3in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height

Shrub / Sapling - Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 fs (1 m) tall

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall

Woody vines - All woody vines greater than 3.3 ft. (1 m) in height

OBL

FAC

FAW

Cover Ranges

Range	Midpoint
1-5 %	3.0%
6-15 %	10.5%
15-25 %	20.5%
26-50%	38.0%
51-75 %	63.0%
76-95 %	85.5%
96-100 %	98.0%

Italics denotes autocalculated field

BVW Determination Form

Sampling Point: UPLAND B2

SOIL 181C- Chilmark vstsl, 8-15%

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type1	Location2		
0-14	10YR 4/3	100					fsl	
14-20	10YR 5/6	100					fsl	

1Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains 2Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators (Check all that apply)

Indicators for Problematic Hydric Soils

- | | | |
|---|---|--|
| <input type="checkbox"/> Histosol (A1)
<input type="checkbox"/> Histic Epipedon (A2)
<input type="checkbox"/> Black Histic (A3)
<input type="checkbox"/> Hydrogen Sulfide (A4)
<input type="checkbox"/> Stratified Layers (A5)
<input type="checkbox"/> Depleted Below Dark Surface (A11)
<input type="checkbox"/> Thick Dark Surface (A12)
<input type="checkbox"/> Sandy Mucky Mineral (S1)
<input type="checkbox"/> Sandy Gleyed Matrix (S4)
<input type="checkbox"/> Sandy Redox (S5)
<input type="checkbox"/> Stripped Matrix (S6)
<input type="checkbox"/> Dark Surface (S7) | <input type="checkbox"/> Polyvalue Below Surface (S8)
<input type="checkbox"/> Thin Dark Surface (S9)
<input type="checkbox"/> Loamy Mucky Mineral (F1)
<input type="checkbox"/> Depleted Matrix (F3)
<input type="checkbox"/> Redox Dark Surface (F7)
<input type="checkbox"/> Depleted Dark Surface (F8) | <input type="checkbox"/> 2 cm Muck (A10)
<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)
<input type="checkbox"/> Dark Surface (S7)
<input type="checkbox"/> Polyvalue Below Surface (S8)
<input type="checkbox"/> Thin Dark Surface (S9)
<input type="checkbox"/> Iron-Manganese Masses (F12)
<input type="checkbox"/> Mesic Spodic (A17)
<input type="checkbox"/> Red Parent Material (F21)
<input type="checkbox"/> Very Shallow Dark Surface (TF12)
<input type="checkbox"/> Other (Include Explanation in Remarks) |
|---|---|--|

Restrictive Layer if observed) Type:

Depth (inches):

Remarks:

Hydric Soils criterion met? NO

Italics denotes autocalculated field

BVW Determination Form

Bordering Vegetated Wetland Determination Form

Project Site: 274 Indian Hill Road

City/Town: West Tisbury

Sampling Date: 4/2/2023

Applicant/Owner:

Sampling Point or Zone: WETLAND B2

Investigators: Brandon Faneuf

Lat/Long: 41.423043,-70.685155

Soil Map Unit Name: 88A- Ridgebury Variant vstfsl, 0-3%

NWI/DEP Classification: WS1

Are climatic/hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks)

Are vegetation Soil or Hydrology significantly disturbed? (If yes, explain in Remarks)

Are vegetation Soil or Hydrology naturally problematic? (If yes, explain in Remarks)

SUMMARY OF FINDINGS - Attach site map and photograph log showing sampling locations, transects, etc.

Wetland vegetation criterion met? **YES**

Is the Sampled Area within a wetland? **YES**

Hydric Soils criterion met? **YES**

Wetlands hydrology present? **NO**

Remarks, Photo Details, Flagging, etc.:

Wetland flag series B1 through B8

HYDROLOGY

Field Observation:

Surface Water Present? Yes No

Depth (inches):

Water Table Present? Yes No

Depth (inches): 16"

Saturation Present (including capillary fringe)? Yes No

Depth (inches): 12"

Wetland Hydrology Indicators

Reliable Indicators of Wetlands Hydrology

Indicators that can be Reliable with Proper Interpretation

Indicators of the Influence of Water

Water-stained Leaves

Hydrological records

Direct observation of inundation

Evidence of aquatic fauna

Free water in a soil test hole

Drainage patterns

Iron deposits

Saturated soil

Drift lines

Algal mats or crusts

Water marks

Scoured areas

Oxidized rhizospheres/pore linings

Moss trim lines

Sediment deposits

Thin muck surfaces

Woody plants with adventitious root:

Sparsely vegetated concave surface

Plants with air-filled tissue(aerenchyma)

Trees with shallow root systems

Microtopographic relief

Plants with polymorphic leaves

Woody plants with enlarged lenticels

Geographic position (depression, toe of slope, fringing lowland)

Plants with floating leaves

Hydrogen sulfide odor

Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):

Italics denotes autocalculated field

BVW Determination Form

Sampling Point:

WETLAND B2

VEGETATION - Use both common and scientific names of plants.

Tree Stratum

Plot size: 30' radius

Common Name	Scientific Name	Indicator Status	Absolute % Cover	Dominant?	Wetland Indicator?
Red Maple	Acer rubrum	FAC	38	YES	YES
Black Tupelo	Nyssa sylvatica	FAC	38	YES	YES

76 = Total Cover

Shrub/Sapling Stratum

Plot size: 15' radius

Common Name	Scientific Name	Indicator Status	Absolute % Cover	Dominant?	Wetland Indicator?
Highbush Blueberry	Vaccinium corymbosum	FACW	38	YES	YES
Maleberry	Lyonia ligustrina	FACW	20.5	YES	YES
American Holly	Ilex opaca	FACU	10.5	NO	NO

69 = Total Cover

Herb Stratum

Plot size: 5' radius

Common Name	Scientific Name	Indicator Status	Absolute % Cover	Dominant?	Wetland Indicator?
Cinnamon Fern	Osmundastrum cinnamomeum	FACW	10.5	NO	YES

10.5 = Total Cover

Italics denotes autocalculated field

BVW Determination Form

Sampling Point:

WETLAND B2

Woody Vine Stratum

Plot size: 30' radius

Common Name	Scientific Name	Indicator Status	Absolute % Cover	Dominant?	Wetland Indicator?

0 = Total Cover

<i>Rapid Test: Do all dominant species have an indicator status of OBL or FACW?</i>		NO			
Dominance Test: Number of dominant species	Number of dominant species that are wetland indicator plants	<i>Do wetland indicator plants make up \geq 50% of dominant species?</i>			
		YES			
Prevalence Index:	Total % Cover (all strata)		Result		
OBL species	0	1	0		
FACW species	69	2	138		
FAC species	76	3	228		
FACU species	10.5	4	42		
UPL species	0	5	0		
Column Totals	155.5		408		
Prevalence Index:	3.11	<i>Is the Prevalence Index \leq 3.0?</i>			
		NO			
Wetland vegetation criterion met?	YES				

Definitions of Vegetation Strata

Tree - Woody plants 3in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height

Shrub / Sapling - Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 fs (1 m) tall

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall

Woody vines - All woody vines greater than 3.3 ft. (1 m) in height

OBL

FAC

FAW

Cover Ranges

Range	Midpoint
1-5 %	3.0%
6-15 %	10.5%
15-25 %	20.5%
26-50%	38.0%
51-75 %	63.0%
76-95 %	85.5%
96-100 %	98.0%

Italics denotes autocalculated field

BVW Determination Form

Sampling Point: WETLAND B2

SOIL 88A- Ridgebury Variant vstfsl, 0-3%

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type1	Location2		
0-12	10YR 3/2	100					fsl	
12-16	10YR 4/3	100					sil	
16-20	2.5Y 6/1	90	7.5YR 4/6	10	C	M	sil	Prominent

1Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains 2Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators (Check all that apply)

Indicators for Problematic Hydric Soils

- | | | |
|---|--|--|
| <input type="checkbox"/> Histosol (A1)
<input type="checkbox"/> Histic Epipedon (A2)
<input type="checkbox"/> Black Histic (A3)
<input type="checkbox"/> Hydrogen Sulfide (A4)
<input type="checkbox"/> Stratified Layers (A5)
<input type="checkbox"/> Depleted Below Dark Surface (A11)
<input type="checkbox"/> Thick Dark Surface (A12)
<input type="checkbox"/> Sandy Mucky Mineral (S1)
<input type="checkbox"/> Sandy Gleyed Matrix (S4)
<input type="checkbox"/> Sandy Redox (S5)
<input type="checkbox"/> Stripped Matrix (S6)
<input type="checkbox"/> Dark Surface (S7) | <input type="checkbox"/> Polyvalue Below Surface (S8)
<input type="checkbox"/> Thin Dark Surface (S9)
<input type="checkbox"/> Loamy Mucky Mineral (F1)
<input checked="" type="checkbox"/> Depleted Matrix (F3)
<input type="checkbox"/> Redox Dark Surface (F7)
<input type="checkbox"/> Depleted Dark Surface (F8) | <input type="checkbox"/> 2 cm Muck (A10)
<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)
<input type="checkbox"/> Dark Surface (S7)
<input type="checkbox"/> Polyvalue Below Surface (S8)
<input type="checkbox"/> Thin Dark Surface (S9)
<input type="checkbox"/> Iron-Manganese Masses (F12)
<input type="checkbox"/> Mesic Spodic (A17)
<input type="checkbox"/> Red Parent Material (F21)
<input type="checkbox"/> Very Shallow Dark Surface (TF12)
<input type="checkbox"/> Other (Include Explanation in Remarks) |
|---|--|--|

Restrictive Layer if observed) Type:

Depth (inches):

Remarks:

Hydric Soils criterion met? YES

Italics denotes autocalculated field


Key: 995

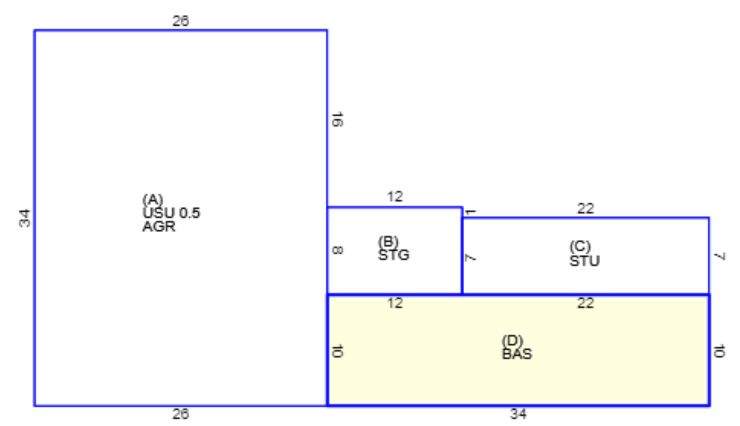
Town of WEST TISBURY - Fiscal Year 2023

2/24/2023

4:41:41PM

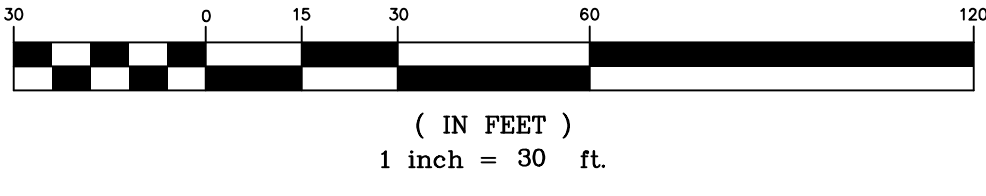
SEQ #: 1,187

Assessed Owner Of Record		Parcel ID		Location		Class	Mix%	Description			BLD #	Bldg ID	Card								
COTTRELL CHRISTOPHER W-TR		15-1-0-R		274 INDIAN HILL RD		1090	100	MULTIPLE HSES			1		1 of 3								
CURRENT OWNER		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%					
COTTRELL CHRISTOPHER W-TR CHRISTOPHER W COTTRELL TRUST PO BOX 2001 OAK BLUFFS, MA 02557		COTTRELL CHRISTOPHER W-TR COTTRELL CHRISTOPHER W-TR COTTRELL CHRISTOPHER		03/22/2021 02/14/2020 04/29/2019	A A U	1569-908 1520-862 700,000	1 1 1494-976			31 32 43 32 16	M&L EXT; INT M&L EXT; NO CHANGE M&L EXT; NO INSULATION		03/23/2022 10/21/2021 08/31/2021 06/30/2021 03/23/2022	MM MM DB CS MM	100 100 100 100 100	100 100 100 100 100					
CD	T	ACRES/SF	Ngh	INFL1	INFL2	ADJ BASE	SAF	INFL3	Lpi	Chpt	CREDIT AMT	ADJ VALUE									
100	S	130,680	095 1.00	1 1.00	1 1.00	339,750	1.00	1 1.00	09	1.50		1,019,250									
300	A	3,820	095 1.00	1 1.00	1 1.00	85,500	0.62	1 1.00	09	1.50		201,320									
TOTAL		6.820 Acres		CF17-102 WET 4.33AC. LOT1B 18-115.				Photo Date		07/01/2020		BLDG #		1							
Ngh		0095						Photo													
INFL1		NO ADJUST.						YrBlt		1756		NET AREA		340							
INFL2		NO ADJUST.						COST MODEL		COMMERCIAL		CURRENT TAXABLE		PREVIOUS TAXABLE							
TY	QUAL	COND	DIM/NOTE		YB	UNITS	ADJ PRICE	RCNLD													
LNT	B+	1.50	01	0.99	2020	260	12.15	3,100													
WS4	B+	1.50	01	0.99	2020	260	125.25	32,200													
BLDG	ADJ	DESC		LAND	1,220,600		761,700														
STYLE	0.53	GARAGE/OFC [100%]		BUILD.	165,400		1,204,900														
QUALITY	1.10	GOOD [100%]		DETACH	35,300		0														
FRAME	1.00	WOOD FRAME [100%]		OTHER	1,861,300		0														
				TOTAL	3,282,600		1,966,600														
Bldg ID	MODEL	YR BLT	EFF YR	DLCU	OVCU	MEASURE	BY	LIST	BY	REVIEW	BY	w/WallHt	NET AREA	SIZE ADJ	ADJ PRICE/SF	RCN	% GD	RCNLD			
	5	1756	2019 / 2		0.439	1,000						10.0	1.00	340	1.750	\$496.35	168,760	98	165,400		
CAPACITY		UNITS	ADJ	ELEMENT		CD	DESCRIPTION		ADJ	S	BAT	T	DESCRIPTION		UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	168,760	
STORIES		1	1.00	FOUNDATION		4	BSMT WALL & FL		1.00	A	AGR	N	ATTACHED GARAGE		884		48.10	42,516	CONDITION ELEM		CD
% HEATED		0	1.00	EXT. COVER		1	WOOD SHINGLES		1.00	A	USU	N	UPPER STORY UNF		442		80.21	35,455			
% CENTRAL A/C		100	\$3,200	ROOF SHAPE		1	GABLE		1.00	B	STG	N	STORAGE		96		56.64	5,437			
% SPRINKLERS		0	1.00	ROOF COVER		1	ASPH/COMP SHIN		1.00	C	STU	N	STORAGE UNF		154		32.03	4,933			
BATHROOMS		0	1.00	FLOOR COVER		30	MINIMUM/AVG MIX		0.98	D	BAS	L	BAS AREA		340	1756	160.34	54,517			
TOT FIXTURES		2	\$6,600	INT. FINISH		8	MINIMUM		0.93	B	MU	N	BSMT UNFIN		300		32.03	9,610			
HALFBATHS		1	1.00	HEATING/COOLING		15	NONE		0.95	OS1	N	OUTDOOR SHOWER		1		2,762.00	2,762				
# KITCHENS		0	.00	FUEL SOURCE		8	NONE		0.96												
				SEC FLOOR		99	N/A		1.00												
				SEC INT FINISH		99	N/A		1.00												
				PLUMBING		99	N/A		1.00												
				KITCHEN RATING		0			0.00												
				BATH RATING		4	1 BTH GOOD		\$2,500												
				PARTITION		1	TYPICAL		1.00												
EFF.YR/AGE		2019 / 2		COND		02 02 %		FUNC		0		ECON		0		DEPR		2 % GD		98	
RCNLD																				\$165,400	





GRAPHIC SCALE



DATUM = ±U.S.G.S.

Notes:
Zoning District: RU - Rural
Setbacks: 50' Front/Side/Rear
Minimum Lot Size - 3.0 acres
* Setbacks to be confirmed by town official

Note: Wetlands delineated by: Ecosystem Solutions, Inc on April 2, 2023.
Area of Wetland A = ±11,110 SF
Area of Wetland B = ±1,402 SF

Proposed Barn:
Mean Average Grade: $(160.1 + 157.5 + 150.9 + 153.0)/4 = 155.3$
Maximum Ridge Elevation: $155.3 + 24 = 179.3$
Proposed Ridge Elevation = 179.2
Top of Foundation Elevation = 161.5
Top of Slab Elevation = 150.0

Legend:

- △ Denotes Wetland Flag Found
- Denotes Edge of Wetland
- - - - - Denotes 25' Wetland Buffer
- - - - - Denotes 50' Wetland Buffer
- - - - - Denotes 100' Wetland Buffer
- - - - - Denotes Limit of Major Road Zone
- Denotes Approximate Stonewall
- ~..... Denotes Edge of Clearing
- - - - - Denotes Proposed Fence
- - - - - Denotes Proposed Cart Path
- - - - - Denotes Existing Dirt Paths

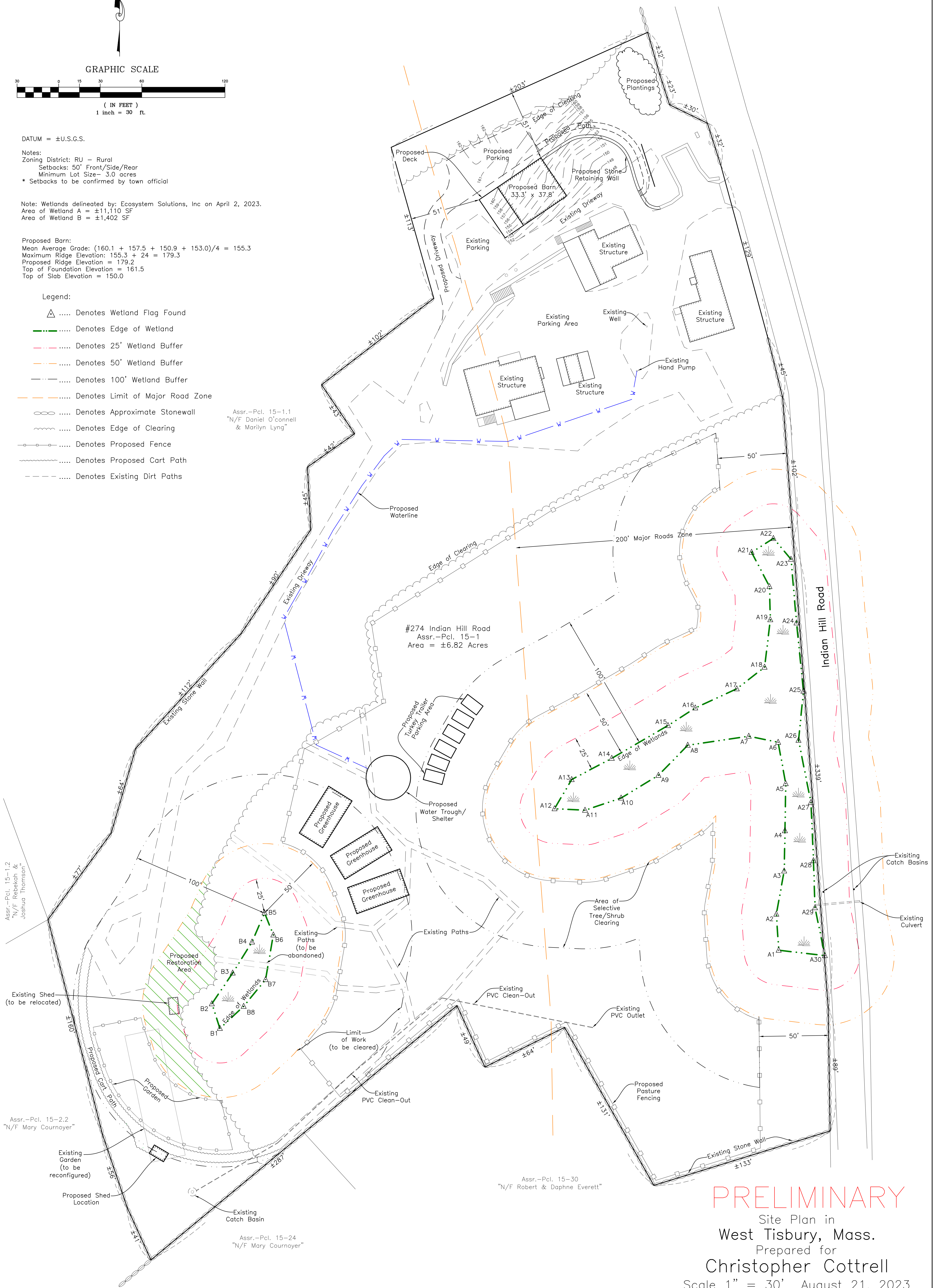
Assr.-Pcl. 15-1.1
"N/F Daniel O'Connell
& Marilyn Lyng"

Assr.-Pcl. 15-1.2
"N/F Rebekah &
Joshua Thomson"

Assr.-Pcl. 15-2.2
"N/F Mary Cournoyer"

Assr.-Pcl. 15-24
"N/F Mary Cournoyer"

Assr.-Pcl. 15-30
"N/F Robert & Daphne Everett"



PRELIMINARY

Site Plan in
West Tisbury, Mass.

Prepared for
Christopher Cottrell

Scale 1" = 30' August 21, 2023



VINEYARD
LAND SURVEYING
& ENGINEERING

12 Cournoyer Road
P.O. Box 421
West Tisbury, MA 02575
P 508-693-3774 F 508-629-0440
VLSE.net



**ECOSYSTEM
SOLUTIONS ^{INC}**