



www.souratigroup.com

Martha's Vineyard Office
107 Beach Rd., Suite 202
P.O. Box 4458, Vineyard Haven, MA 02568
Phone: 508-693-9933, Fax: 508-693-4933

Nantucket Office:
35 Old South Road, Nantucket, MA 02554
Phone: 508-228-7888, Fax: 508-228-5511

February 8, 2022

West Tisbury Planning Board
PO Box 278
West Tisbury, MA 02575

Re: **Middle Point Bend, LLC**
Assessor's Map 39, Parcel 7 and Parcel 8
216 Middle Point Road
West Tisbury, MA
Demolition and Construction of a Single-Family Residence

Dear Board Members:

Please find enclosed an Application for Site Plan Review for the above referenced project.

Supporting documents enclosed:

- Site Plan in West Tisbury, MA prepared for Middle Point Bend, LLC by Sourati Engineering Group, LLC dated February 2, 2022, scale 1" = 30'.
- Architectural Plans in West Tisbury, MA prepared for Middle Point Bend, LLC by Michael Barclay, Architect, dated February 2, 2022, scale as shown (2 sheets).

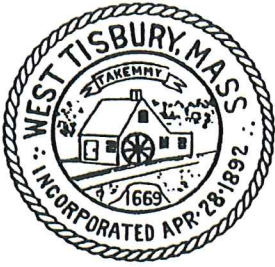
Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Bryan Collins", with a long horizontal flourish extending to the right.

Bryan Collins

SEG S427



Town of West Tisbury
PLANNING BOARD
P. O. Box 278
West Tisbury, MA 02575-0278
508-696-0149
planningboard@westtisbury-ma.gov

APPLICATION FOR SITE PLAN REVIEW

Date: February 7, 2022

Date Received by Planning Board: _____

Name of Applicant and Mailing Address: Middle Point Bend, LLC c/o Sourati Engineering Group, LLC, PO Box 4458, Vineyard Haven, MA 02568
Telephone Number(s): 508-693-9933

Name of Owner and Mailing Address (If not Applicant): Middle Point Bend, LLC c/o Baobob Advisors LLC, 111 W.19TH St. 8th Flr, New York, NY 10011

Map and Lot # and Street Address of Subject Property: Map 39 Parcels 7&8

Applicant is: Owner _____ (Owner, Tenant, Purchaser, Other)

Applicable Section of Zoning Bylaw: Article III Section 3.1-1 RU District, Floor Area exceeds 3,000 S.F. for Principal Residence

Date(s) and Title(s) of Plans Submitted:

Site Plan in West Tisbury, MA prepared for Middle Point Bend, LLC, dated 2-2-2022
Architectural Plans for Middle Point Bend, LLC, by Michael Barclay, Architect, dated 2-2-2022 (2 sheets)

Brief Description of Proposal:

The Project consists of the demolition of an existing Single-Family Residence and the construction of a new Single-Family Residence with associated utilities. The project is located in the Inland Zone of the Coastal District (RU use district). A total of 6,394± S.F. (5,987± S.F. interior living space) is proposed. Assessor's Parcels 39-7 and 39-8 were recently placed under common ownership for a total lot area of 3.7± acres (161,172± S.F.). Please refer to the attached Site Plan for details.

I hereby request a review and/or hearing before the West Tisbury Planning Board with reference to the above noted application.

Signed: George Souate

Title(s): Representative

Per Section 9.1-3B. of the Zoning Bylaw, should the Planning Board deem that a public hearing is appropriate, an application fee of \$150.00 is required.

Date Paid: _____

FOR PLANNING BOARD USE

Size of Subject Lot: _____ Zoning District: _____

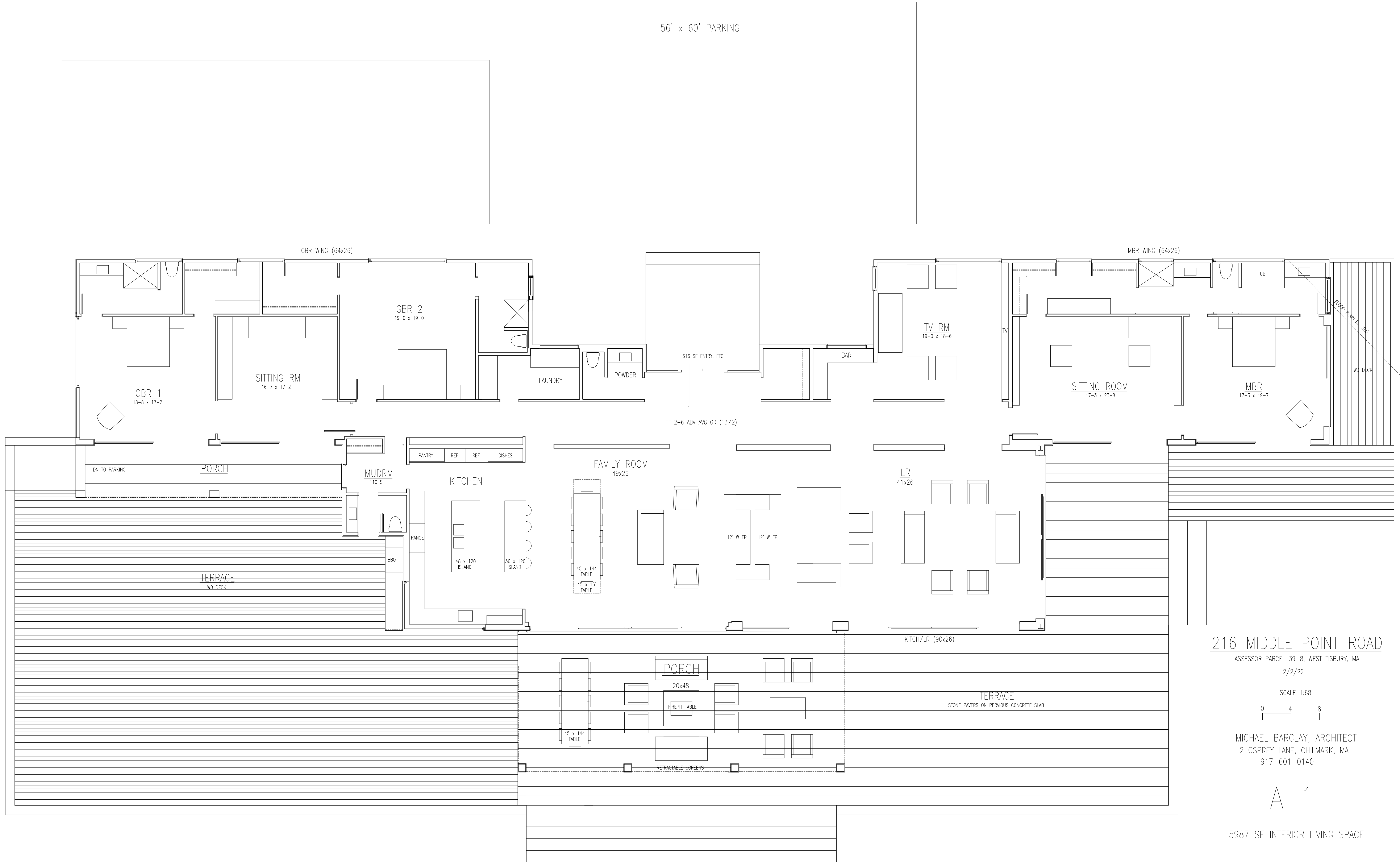
Registry Book and Page #'s and Date _____

Other Boards Involved with the Permitting:

Within an Overlay District?

Martha's Vineyard Commission Referral Required? _____ If So, MV Checklist Items: _____

56' x 60' PARKING

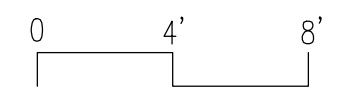


216 MIDDLE POINT ROAD

ASSESSOR PARCEL 39-8, WEST TISBURY, MA

2/2/22

SCALE 1:68

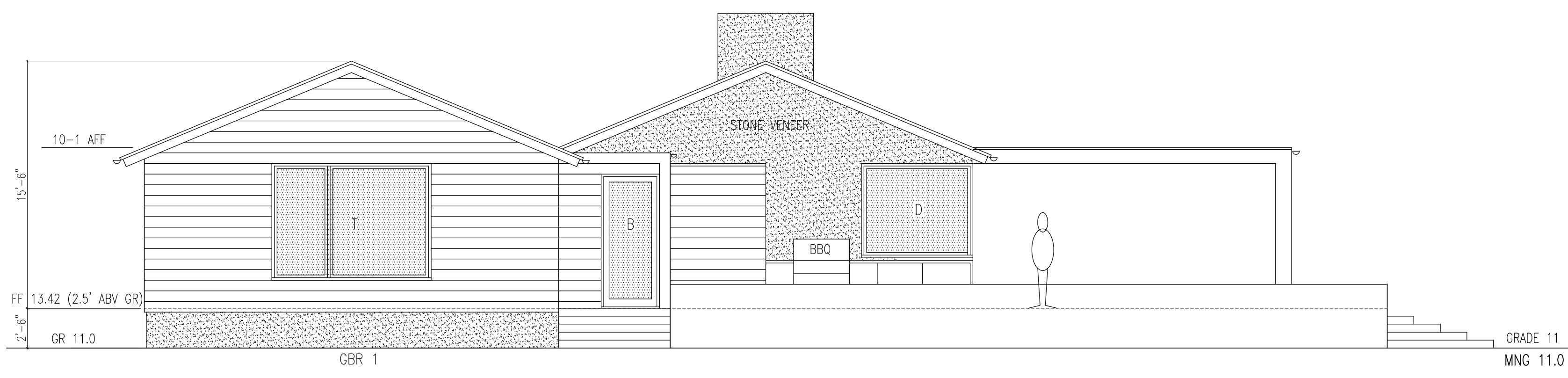


MICHAEL BARCLAY, ARCHITECT
 2 OSPREY LANE, CHILMARK, MA
 917-601-0140

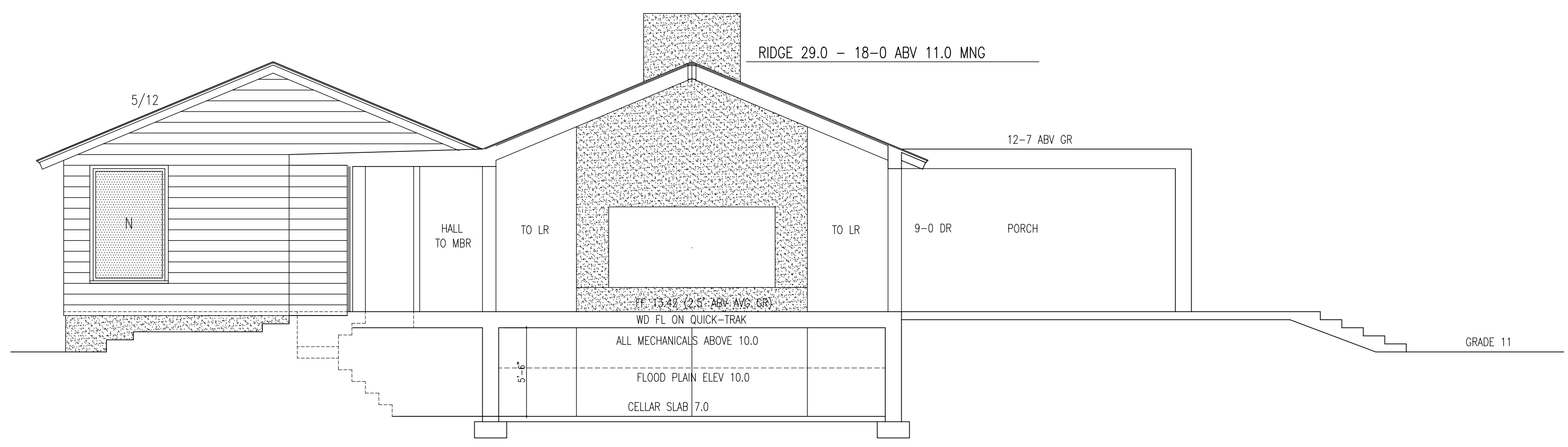
A 1

5987 SF INTERIOR LIVING SPACE

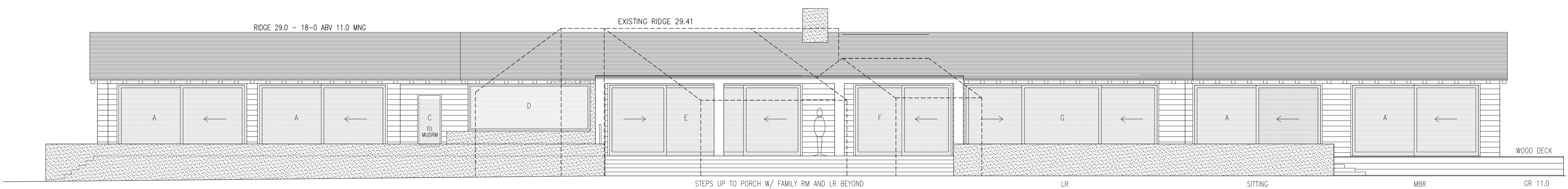
UP 5 R'S AT 6" / GRADE 11.0



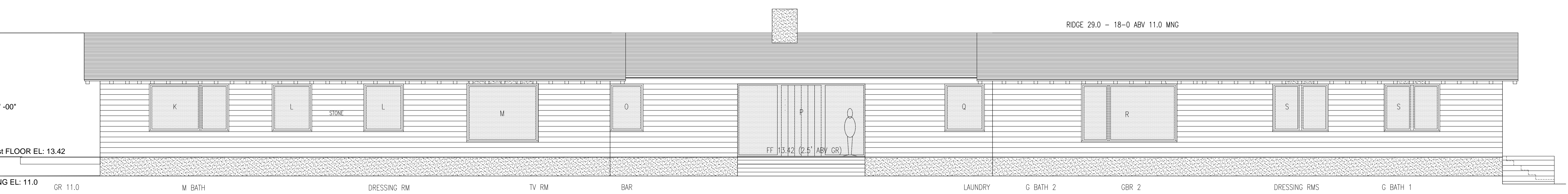
NORTH ELEVATION



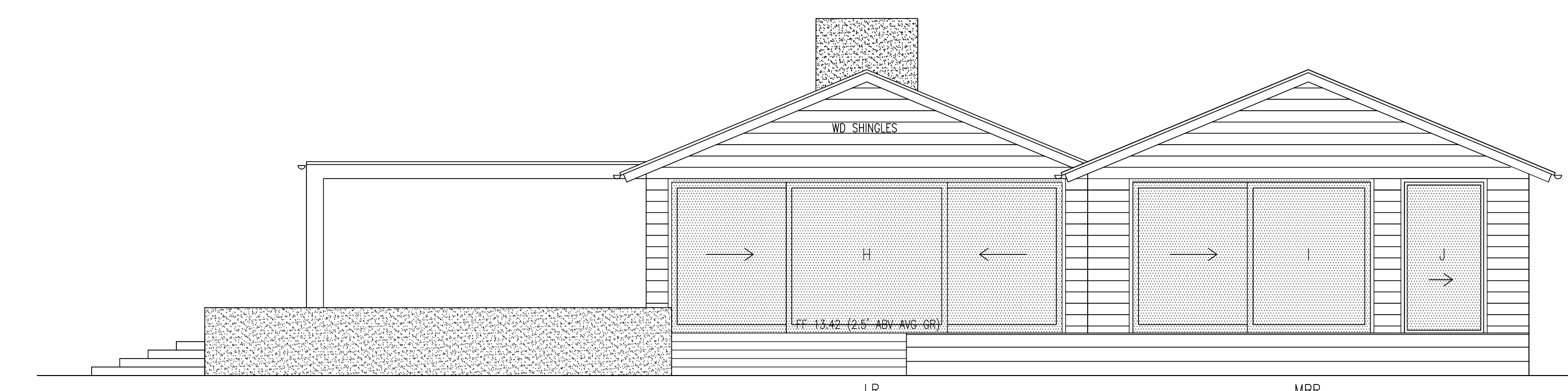
SECTION THRU FAMILY ROOM/PORCH



WEST ELEVATION



EAST (ENTRY) ELEVATION



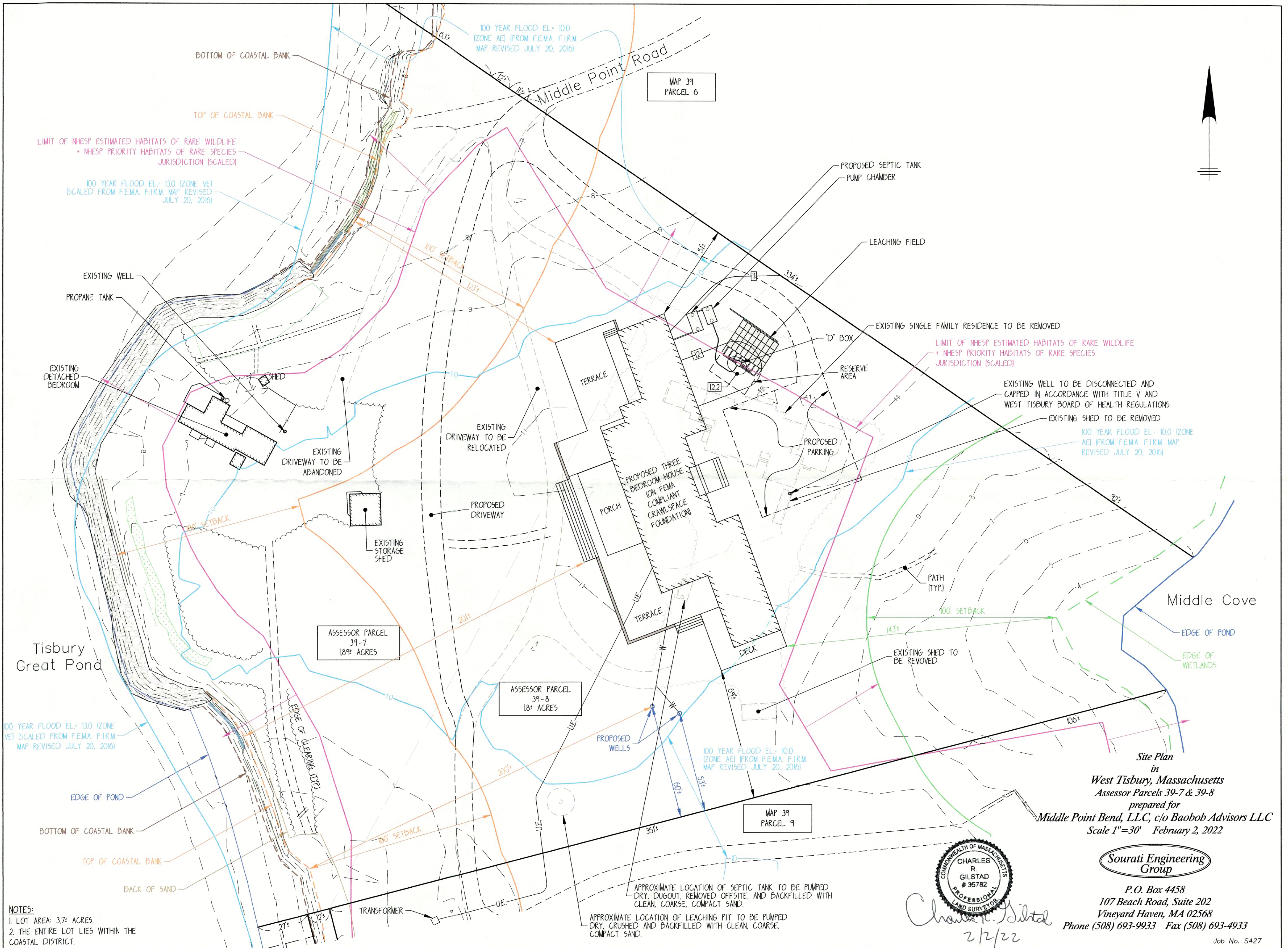
SOUTH ELEVATION

SYM	MEGR. NO.	R. O. (W x H)	QTY	COMMENTS
A	HRSCHMANN LFT & SLIDE W/ SCREEN	16-0 x 9-0	4	GBR 1/SITTING, MBR/SITTING
B	HRSCHMANN RHWING W/ SCREEN	3-3 x 9-0	1	MUDRM
C	HRSCHMANN RHWING W/ SCREEN	3-0 x 9-0	1	MUDRM BATHRM
D	HRSCHMANN CORNER	6-8/16-0 x 5-8	1	KITCHEN
E	HRSCHMANN LFT & SLIDE W/ SCREEN	27-8 x 9-0	1	FAMILY ROOM
F	HRSCHMANN LFT & SLIDE W/ SCREEN	13-0 x 9-0	1	LR
G	HRSCHMANN LFT & SLIDE W/ SCREEN	24-3 x 9-0	1	LR
H	HRSCHMANN LFT & SLIDE W/ SCREEN	23-0 x 9-0	1	LR
I	HRSCHMANN LFT & SLIDE W/ SCREEN	14-3 x 9-0	1	MBR
J	HRSCHMANN POCKET SLIDE W/ SCREEN	4-10 x 9-0	1	M BATH
K	HRSCHMANN HWING/FIXED	10-0 x 6-0	1	M BATH
L	HRSCHMANN HWING	4-9 x 6-0	2	M BATH, DRESSING RM
M	HRSCHMANN FIXED	9-0 x 7-0	1	TV ROOM
N	HRSCHMANN CASEMENT	3-3 x 7-0	2	TV ROOM, BATH 2
O	HRSCHMANN HWING	4-4 x 6-0	1	BAR
P	HRSCHMANN PLANK DOOR W/ SDBLTS	16-0 x 9-0	1	ENTRY
Q	HRSCHMANN HWING	5-6 x 5-8	1	LAUNDRY
R	HRSCHMANN FIXED/CASEMENT	10-9 x 7-0	1	GBR 2
S	HRSCHMANN DBL ANNING	6-5 x 6-0	2	DRESSING RMS, BATH 1
T	HRSCHMANN FIXED/CASEMENT	10-0 x 7-0	1	GBR 1

216 MIDDLE POINT ROAD - ELEVATIONS

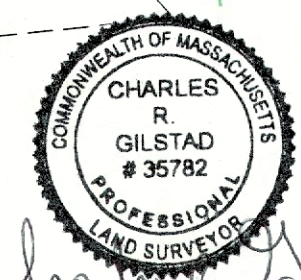
ASSESSOR PARCEL 39-8, WEST TISBURY, MA
 3/16 = 1'-0"
 2/8/22
 SCALE 1:68
 0 4' 8'

MICHAEL BARCLAY, ARCHITECT
 2 OSPREY LANE, CHILMARK, MA
 917-601-0140



NOTES:
 1. LOT AREA: 3.7 ACRES.
 2. THE ENTIRE LOT LIES WITHIN THE COASTAL DISTRICT.

Site Plan
 in
 West Tisbury, Massachusetts
 Assessor Parcels 39-7 & 39-8
 prepared for
 Middle Point Bend, LLC, c/o Baobob Advisors LLC
 Scale 1"=30' February 2, 2022



Charles R. Gilstad
 2/2/22

Sourati Engineering Group

P.O. Box 4458
 107 Beach Road, Suite 202
 Vineyard Haven, MA 02568
 Phone (508) 693-9933 Fax (508) 693-4933