



12 Surveyor's Lane, Box 339
Vineyard Haven, Mass.
508-693-2781
www.sbhinc.net
dhoehn@sbhinc.net

MV 7951

January 5, 2026

Department of Environmental Protection
20 Riverside Drive
Lakeville, MA 02347

Re: Crampton ADU & system upgrade
259 Hines Point – Tisbury Assessor's Parcel 11-A-29

Dear Reviewer:

On behalf of our client, Susan C. Crampton, we are filing a Request for Determination of Applicability under the Massachusetts Wetlands Protection Act and the Tisbury Wetlands Bylaw. The project proposes to add a second story ADU to an existing garage and upgrade an existing septic system to a NitROE denitrification system.

Please find the following regarding this matter:

1. Request for Determination of Applicability with USGS locus map
2. Site Plan MV 7951 dated October 22, 2025
3. Copy of cover letter to Tisbury Conservation Commission

Your consideration of this matter is appreciated. Please feel free to contact me with any questions.

Sincerely,


Christopher P. Alley
Project Engineer

cc: Tisbury Conservation Commission 



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

Tisbury
City/Town

WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

A. General Information

Important:

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.

**1. Applicant:**

Susan C. Crampton	E-Mail Address
Name	
c/o SB&H, Inc. PO Box 339	
Mailing Address	
Vineyard Haven	MA
City/Town	02568
508-693-2781	State
Phone Number	Zip Code
	508-693-6055
	Fax Number (if applicable)

2. Representative (if any):

Schofield ,Barbini, & Hoehn, Inc	calley@sbhinc.net
Firm	E-Mail Address
Christopher P. Alley	
Contact Name	
12 Surveyors Lane - PO Box 339	
Mailing Address	
Vineyard Haven	MA
City/Town	02568
508 693 2781	State
Phone Number	Zip Code
	508 693 6055
	Fax Number (if applicable)

B. Determinations

1. I request the Tisbury Conservation Commission make the following determination(s). Check any that apply:

- a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
- b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
- c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
- d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance or bylaw** of:

Tisbury
Name of Municipality

- e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).



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C. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

259 Hines Point

Tisbury

Street Address

City/Town

11

A-29

Assessors Map/Plat Number

Parcel/Lot Number

b. Area Description (use additional paper, if necessary):

maintained lawn

c. Plan and/or Map Reference(s):

Site Plan MV 5951 (Con Com)

January 5, 2026

Title

Date

Title

Date

Title

Date

2. a. Work Description (use additional paper and/or provide plan(s) of work, if necessary):

Proposed addition of a second story ADU above an existing garage and upgrade of an existing septic system to a NitROE denitrification system within the Buffer Zone of a Coastal Bank



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C. Project Description (cont.)

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

All work falls within previously disturbed areas (lawn). No permanent impacts on construction areas. Alternative continued use of the existing standard Title 5 septic system is not allowed under Tisbury Board of Health Regulations

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



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D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and address of the property owner:

Susan C. Crampton

Name

c/o Schofield, Barbini, & Hoehn, Inc., PO Box 339

Mailing Address

Vineyard Haven

City/Town

MA

State

02568

Zip Code

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Signature of Applicant

Date

January 5, 2026

Date

Signature of Representative (if any)

