

*Glenn F. Provost*  
*Professional Land Surveyor*  
*PO Box 1548*  
*Vineyard Haven, MA 02568*  
*(h) 508-693-4245 (c) 508-818-0900*  
[glennprovost007@gmail.com](mailto:glennprovost007@gmail.com)

November 7, 2023

Tisbury Planning Board  
Town Hall Annex

Via email to Amy Upton ([auputon@tisburyma.gov](mailto:auputon@tisburyma.gov))  
RE: Paradise Land Trust, John & Janet Packer, Trustees

Dear Board Members,

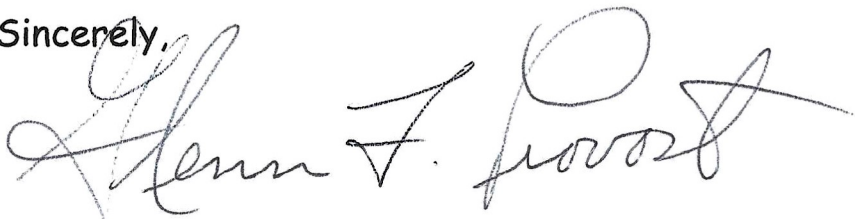
Please process this Form C application under section 33, "Small Project Procedures". The proposed access 40 foot way is only needed to service 5 of the lots in the subdivision.

We are also requesting the following waivers pursuant to the following statement in the current version of your Rules & Regulations dated 25 March 1987: "Strict compliance with the requirements of these rules and regulations may be waived when, in the judgment of the Board, such action is in the public interest and not inconsistent with the Subdivision Control Law." *This statement is also listed verbatim under section "62 Variation" on page 24 in the version as revised February 20, 1974. Your current version has omitted some paragraph headings and messed up the formatting. See attached*

1. ITEM "03" & "06" on page 1 & 2- Note that there were at least 8 form C subdivisions that were "Approved" after 1987 by the planning board where the "approved subdivision way system" was not owned by the developer and did not connect to a town, county or state owned public way.
2. ITEM 44 Storm Water Management - there are no storm sewers in this area - roads are dirt and crowned to allow storm water to run off naturally.

3. ITEM 45 Water Supply - there is no town water in this area of town - lots are served by on site wells; there is an existing farm pond on site that is accessible and available for use.
4. ITEM 463 Written Approvals - the parcel is already served by Eversource and there are existing solar panels in use on the site now.
5. ITEM 542 Storm Water Management System - not necessary in this area of town because all roads are dirt, all road runoff is contained on this property

Sincerely,

A handwritten signature in black ink, appearing to read "Glenn F. Provost". The signature is written in a cursive, flowing style with a large, prominent loop at the end of the last name.

Glenn F. Provost, PLS

RULES AND REGULATIONS  
GOVERNING THE SUBDIVISION OF LAND  
Town of Tisbury, Massachusetts  
Revised February 20, 1974

TOWN OF TISBURY

OFFICE OF THE TOWN CLERK

RECEIVED AND ENTERED WITH

THE RECORDS OF THE TISBURY

TOWN CLERK 25 March 1987

AT 12 O'CLOCK AND 20 MINUTES

   P. M. FILE NUMBER                     

ATTEST:

Marion N. McClure  
TOWN CLERK

## SECTION VI ADMINISTRATION

### 61 Schedule of Work

611 The work connected with the items mentioned in Sec. V shall proceed in the following order, each item to be accomplished so as not to interfere with previous work.

- a) The roadway shall be brought to subgrade.
- b) Base gravel shall be placed.
- c) Water, gas lines, cable utilities, and drains shall be placed with related equipment. All service connections shall be installed to the lot lines unless jacking across the street is feasible without breaking or weakening road pavement.
- d) Surfacing shall be placed with sidewalks and curbs.
- e) Monuments and street signs shall be placed.

612 The work shall proceed as above with exceptions only by order of the Planning Board.

613 Inspections shall be arranged for as outlined on Form H Inspection Form.

### 62 Variation

Strict compliance with the requirements of these rules and regulations may be waived when, in the judgment of the Board, such action is in the public interest and not inconsistent with the Subdivision Control Law.

### 63 One Dwelling Per Lot

Not more than one building designed or available for dwelling purposes shall be erected or placed or converted to use as such on any lot in a subdivision or elsewhere within the Town without the consent of the Planning Board, which shall be granted only for structures in compliance with zoning restrictions, and only upon the Board finding that adequate ways and utilities servicing such site for such building have been provided in the same manner as otherwise required for lots within a subdivision.

### 64 Reference

For matters not covered by these rules and regulations, reference is made to Sec. 81-K to 81-GG, Ch. 41, G.L., inclusive.