

Vineyard Land Surveying & Engineering, Inc
12 Cournoyer Road, PO Box 421
West Tisbury, MA 02575

January 5, 2023

Tisbury Planning Board
PO Box 602 - 66 Highpoint Lane
Vineyard Haven, MA 02568

RE: Definitive Plan submittal for Paradise Land Trust, John R. & Janet M. Packer, Trustees
#60 Kuffies Point Way - Assessor Parcel 58-A-1

Dear Board Members,

On behalf of the Paradise Land Trust please find attached a Form C application and a definitive subdivision plan. This estate planning plan creates eight 3.1 acre lots and one 16.22 acre agricultural parcel.

The lots will be serviced by a 40 foot way & a 10 foot wide crowned road with natural runoff. Turnouts along the new road to be located in the field at the time of road construction.

The lots will have onsite wells and septic systems & all required utilities will be placed underground.

The parcel is currently active farm land and partially wooded.

Sincerely,



Glenn E. Provost, PLS

508-818-0900

508-693-3774

Enclosures:

- \$1350 filing fee (8 developed lots + road lot)
- 4 copies of Subdivision plan & Form C application
- 4 copies of Road plan & profile
- 4 copies of subdivision plan with topography shown

FORM C

APPLICATION FOR APPROVAL OF DEFINITIVE PLAN

Tisbury, Mass. January 5, 2023

File two completed forms with the Planning Board and one copy with the Town Clerk in accordance with the requirements of Section 36.

To the Planning Board:

The undersigned herewith submits the accompanying Definitive Plan of property located in the Town of Tisbury for approval as a subdivision under the requirements of the Subdivision Control Law and the Rules and Regulations Governing the Subdivision of Land of the Planning Board in the Town of Tisbury:

1. Name of Subdivider Paradise Land Trust, John & Janet Packer, Trustees

Address 60 Kuffies Point Way

2. Name of Subdivision N/A

3. Name of Engineer, Surveyor Vineyard Land Surveying & Engineering

Address Glenn F. Provost, PLS PO Box 421 West Tisbury, MA 02575

4. Deed of Property recorded in Dukes County Registry of Deeds, Book 1507 Page 271

or certificate of Title Number _____.

5. Location and Description of Property: (Continue on reverse side if additional space is needed)

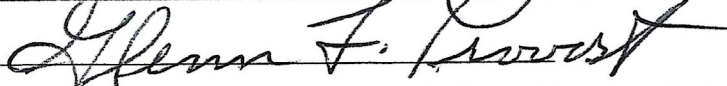
#60 Kuffies Point Way

Assessor Parcel 58-A-1

6. A list containing the Names and Addresses of the abutters of this subdivision is attached hereto.

7. Number of lots on the plan eight residential lots & one Agricultural parcel

Landscape type Active farm land & partially wooded

Signature of Subdivider 

Address Glenn F. Provost, Owners agent PO Box 421 W. Tisbury, MA 02575

Signature of Owner of Record _____

Address _____



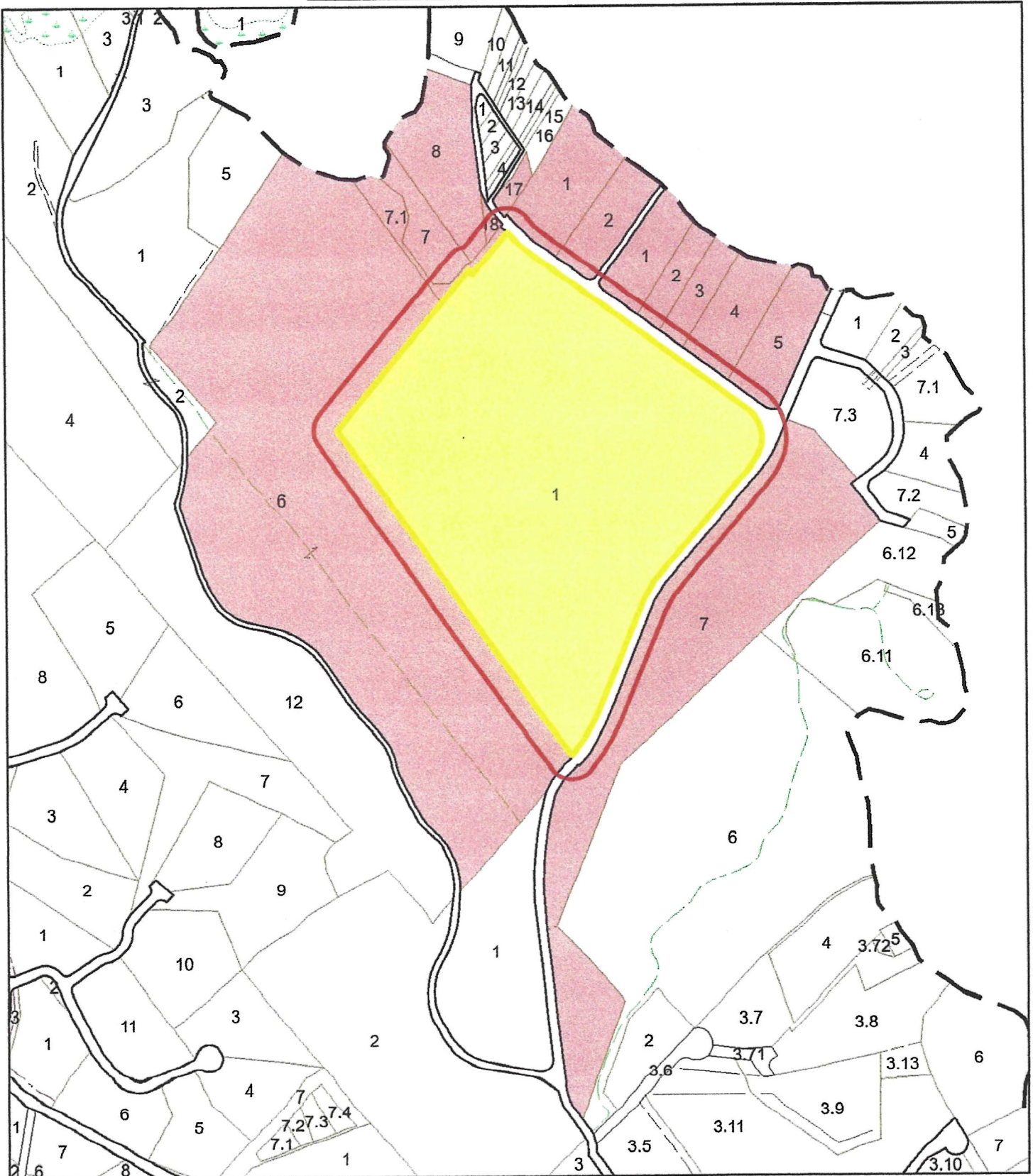
Tisbury, MA

1 inch = 564 Feet

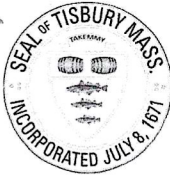


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January 11, 2023



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100 foot Abutters List Report

Tisbury, MA
January 05, 2023

Subject Property:

Parcel Number: 58-A-1
CAMA Number: 58-A-1
Property Address: 60 KUFFIES POINT WY

Mailing Address: PACKER JOHN R & JANET M PACKER
NATHANIEL W & PACKER DAVID M &
PACKER CHARL
60 KUFFIES POINT WAY
VINEYARD HAVEN, MA 02568

Abutters:

Parcel Number: 57-A-7
CAMA Number: 57-A-7
Property Address: 299 NORTHERN PINES RD

Mailing Address: THOMPSON OSCAR TRS
223 WEST SPRING ST
VINEYARD HAVEN, MA 02568

Parcel Number: 58-B-1
CAMA Number: 58-B-1
Property Address: 117 KUFFIES POINT WY

Mailing Address: TROTTER LLOYD G TROTTER TERI L
170 BEARS CLUB DR
JUPITER, FL 33477

Parcel Number: 58-B-2
CAMA Number: 58-B-2
Property Address: 95 KUFFIES POINT WY

Mailing Address: KALTENBACHER PHILIP D TRUSTEE
SETON COMPANY 310 SOUTH STREET
2ND FL
MORRISTOWN, NJ 07960

Parcel Number: 58-C-1
CAMA Number: 58-C-1
Property Address: 75 KUFFIES POINT WY

Mailing Address: DU TOIT GERARD F TRS DU TOIT BETH
ANN TRS
155 WESTON ROAD
LINCOLN, MA 01173

Parcel Number: 58-C-2
CAMA Number: 58-C-2
Property Address: 61 KUFFIES POINT WY

Mailing Address: BLUME LAWRENCE TR KEPHART
ELLIOT
C/O LARRY BLUME 45 LISPENARD ST.,
#5W
NEW YORK, NY 10013

Parcel Number: 58-C-3
CAMA Number: 58-C-3
Property Address: 49 KUFFIES POINT WY

Mailing Address: BASS MICHAEL A TR
C/O BASS, DOHERTY & FINKS P.C. 1380
SOLDIERS FIELD ROAD, SUITE 2100
BOSTON, MA 02135-1023

Parcel Number: 58-C-4
CAMA Number: 58-C-4
Property Address: 35 KUFFIES POINT WY

Mailing Address: PACKER JOHN R TRS PACKER JANET
M TRS
60 KUFFIES WAY
VINEYARD HAVEN, MA 02568

Parcel Number: 58-C-5
CAMA Number: 58-C-5
Property Address: 318 NORTHERN PINES RD

Mailing Address: ROOSEVELT TWEED TRUSTEE
C/O DEE DICE 35 PILGRIM DR
NORTHAMPTON, MA 01060

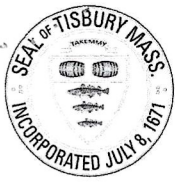
Parcel Number: 59-B-18
CAMA Number: 59-B-18
Property Address: KUFFIES POINT WY

Mailing Address: MALEH PAUL MALEH KIM
44 BUBBLING BROOK RD
WALPOLE, MA 02081



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100 foot Abutters List Report

Tisbury, MA
January 05, 2023

Parcel Number: 59-B-6
CAMA Number: 59-B-6
Property Address: CHAPPAQUONSETT RD

Mailing Address: SHERIFFS MEADOW FOUNDATION INC
57 DAVID AV
VINEYARD HAVEN, MA 02568

Parcel Number: 59-B-7
CAMA Number: 59-B-7
Property Address: 122 KUFFIES POINT WY

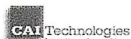
Mailing Address: WEINSTOCK STEVEN WEINSTOCK
NANCY SCHWARTZ
380 WEST 12TH STR APT 7G
NEW YOR, NY 10014

Parcel Number: 59-B-7.1
CAMA Number: 59-B-7.1
Property Address: 124 KUFFIES POINT WY

Mailing Address: RILEY GILBERT N JR
375 HIGHLAND STR
WESTON, MA 02493

Parcel Number: 59-B-8
CAMA Number: 59-B-8
Property Address: 172 KUFFIES POINT WY

Mailing Address: MORRISON THERESA CAGNEY TRSTEE
THERESA CAGNEY MORRISON TRUST
17782 E 17TH ST #107
TUSTIN, CA 92780



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