

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

January 5, 2023

*at MVC until
August 10th, 2023*

RECEIVED

AUG 15 2023

Tisbury Planning Board

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

TOWN CLERK
COPY

RECEIVED
JAN 13 2023
J. Hillary Conklin
Tisbury Town Clerk

RE: Definitive Plan submittal for Paradise Land Trust, John R. & Janet M. Packer, Trustees
#60 KuffiesPoint 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 parcels currently active farm land and partially wooded.

Sincerely,

Glenn E. Provost

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, 20 23

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 *Glenn F. Provost*

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

Signature of Owner of Record _____

Address _____



TOWN OF TISBURY

Office of

PLANNING BOARD

PO BOX 602

VINEYARD HAVEN, MASSACHUSETTS

WWW.TISBURYMA.GOV

NOTICE OF PUBLIC HEARING

In accordance with Sections 81K-81GG of Chapter 41 of Massachusetts General Laws, and the Tisbury Subdivision Rules and Regulations; The Tisbury Planning Board will hold a virtual public hearing on **November 1st, 2023**, at **6:00pm** at the request of Glenn Provost, VLSE, Inc., on behalf of Paradise Land Trust, John & Janet Packer Trustees, to consider an application for a Definitive Subdivision Plan at the Locus;

**60 Kuffies Point Way, Tisbury, Ma.
Assessor's Parcel 58-A-01**

A copy of the application and plans are available to review. Please send an email to the Planning Board Administrator aupton@tisburyma.gov with your request. Interested parties are invited to send comments and/or attend the virtual meeting. Please address any comments to the Planning Board Chairperson, Ben Robinson, and send to the aforementioned email.

Topic: Tisbury Planning Board Regular Meeting
Time: Nov 1, 2023 05:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/83379026219>

Meeting ID: 833 7902 6219

One tap mobile

+13052241968,,83379026219# US

+13092053325,,83379026219# US
