



TOWN OF CHILMARK  
CHILMARK, MASSACHUSETTS

*Tral Ex. 21*

TOWN OFFICES:  
Beetlebung Corner  
Post Office Box 119  
Chilmark, MA 02535  
508-645-2110 Fax

CHILMARK PLANNING BOARD  
CERTIFICATE OF APPROVAL OF A DEFINITIVE PLAN

To: Jessica Bradlee, Town Clerk

From: Chilmark Planning Board

Date: June 8, 2009

Re: Definitive Plan of Subdivision for The Town of Chilmark, Assessors Map 11, Parcel 45 & 46.

It is hereby certified that at a duly called and properly posted meeting of the Planning Board, held on June 8, 2009, it was voted to approve a definitive subdivision plan entitled "Plan of Land in Chilmark, Mass., Surveyed for The Town of Chilmark, March 24, 2009, scale 1" = 60' Being a subdivision of Assessor Map 11, Parcel 45 & 46, Vineyard Land Surveying & Engineering, Inc., 12 Cournoyer Road, PO Box 421, West Tisbury, MA 02575.

Endorsement of the approval is conditional upon the provision of a performance guarantee in the form of a covenant duly executed and approved, to be noted on the plan and recorded with the County of Dukes County Registry of Deeds.

The approval is also conditional as follows:

1. Vegetative buffer 50' wide along the western boarder will be maintained to screen buildings.
2. Vegetative buffer along South Road 100' deep maintained to screen between road and development of lots.
3. Wells will be drilled and tested, approved by Board of Health.
4. Septic plans approved by Board of Health.
5. Agreed transfers of property completed.
6. Road Association will be established.
7. Rights and access to 'new' road written and Pachicco section of Ridge Road closed to through access.

The Planning Board shall be notified immediately of any appeals to the Superior or Land Court on this subdivision approval made within the statutory twenty (20) day appeal period. If no appeal is filed with your office, the Planning Board would be notified at the end of the twenty (20) day appeal period in order that the plan(s) may be endorsed.

