



www.souratigroup.com

**Martha's Vineyard Office**  
107 Beach Rd., Suite 202  
P.O. Box 4458, Vineyard Haven, MA 02568  
Phone: 508-693-9933, Fax: 508-693-4933

**Nantucket Office:**  
35 Old South Road, Nantucket, MA 02554  
Phone: 508-228-7888, Fax: 508-228-5511

March 28, 2024

Chilmark Conservation Commission  
P.O. Box 119  
Chilmark, MA 02535

**RE: Joan V. and James E. Hartley, Trustees  
The James E. Hartley, Jr. 2020 Family Trust  
Map 11, Parcel 25.1  
72 Cobb's Hill Road, Chilmark, MA  
Construction of a Pool, Pool House/Barn, Detached Office and Guest House**

Dear Commission Members:

Please find enclosed an original and a copy of a Notice of Intent and its supporting documents for proposed work at the above referenced property. Also enclosed is the filing fee check (#21388) in the amount of \$177.50.

Supporting documents enclosed:

- Copy of WPA Appendix A Wetland Fee Transmittal Form
- Copy of filing fee checks to the Commonwealth of Massachusetts and the town of Chilmark
- Notice to Abutters, Abutters List, Abutter Map and Affidavit of Service
- USGS Locus Map
- Site Plan in Chilmark, MA prepared for Joan and James E. Hartley by Sourati Engineering Group, LLC dated March 28, 2024
- Comparison Plan in Chilmark, MA prepared for Joan and James E. Hartley by Sourati Engineering Group, LLC dated March 28, 2024
- Architectural Plans titled "Hartley Residence" prepared by Hutker Architects, Inc., dated March 19, 2024 (10 sheets)
- Drawing titled "Pool Garden – Landscape Masterplan" prepared for Hartley by Matthew Cunningham Landscape Design LLC dated March 22, 2024

Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Bryan Collins", is written over a light blue horizontal line.

Bryan Collins

Cc: DEP Southeast Regional Office



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

**WPA Form 3 – Notice of Intent**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40  
and the Chilmark Wetlands Protection Bylaws

MassDEP File Number

Document Transaction Number

Chilmark

City/Town

**Important:**

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



Note:  
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

**A. General Information**

1. Project Location (**Note:** electronic filers will click on button to locate project site):

72 Cobb's Hill Road

a. Street Address

Chilmark

b. City/Town

02535

c. Zip Code

Latitude and Longitude:

41.369920

d. Latitude

-70.670120

e. Longitude

11

f. Assessors Map/Plat Number

25.1

g. Parcel /Lot Number

2. Applicant:

Joan V. and James E.

a. First Name

Hartley, Trustees

b. Last Name

The James E. Hartley, Jr. 2020 Family Trust

c. Organization

500 Chase Parkway

d. Street Address

Waterbury

e. City/Town

CT

f. State

06708

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

3. Property owner (required if different from applicant):  Check if more than one owner

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

George

a. First Name

Sourati

b. Last Name

Sourati Engineering Group, LLC

c. Company

107 Beach Road, Suite 202

d. Street Address

Vineyard Haven

e. City/Town

MA

f. State

02568

g. Zip Code

(508) 693-9933

h. Phone Number

(508) 693-4933

i. Fax Number

gsourati@souratigroup.com

j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

\$330.00

a. Total Fee Paid

\$152.50

b. State Fee Paid

\$177.50

c. City/Town Fee Paid



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Document Transaction Number \_\_\_\_\_

Chilmark \_\_\_\_\_

City/Town \_\_\_\_\_

**A. General Information (continued)**

6. General Project Description:

The project consists of the construction of a pool, a pool house/barn, a detached office and a new guest house with associated utilities. Some of the proposed activity is located below the 100-Year Flood and within 100' of the top of a Coastal Bank.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- |   |   |
|---|---|
| 1. <input checked="" type="checkbox"/> Single Family Home             | 2. <input type="checkbox"/> Residential Subdivision       |
| 3. <input type="checkbox"/> Commercial/Industrial                     | 4. <input type="checkbox"/> Dock/Pier                     |
| 5. <input type="checkbox"/> Utilities                                 | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation                |
| 9. <input type="checkbox"/> Other                                     |   |

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1.  Yes  No      If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Dukes

a. County \_\_\_\_\_

1586 \_\_\_\_\_

c. Book \_\_\_\_\_

b. Certificate # (if registered land) \_\_\_\_\_

856 \_\_\_\_\_

d. Page Number \_\_\_\_\_

**B. Buffer Zone & Resource Area Impacts (temporary & permanent)**

- Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**WPA Form 3 – Notice of Intent**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

\_\_\_\_\_  
 MassDEP File Number

\_\_\_\_\_  
 Document Transaction Number

\_\_\_\_\_  
 Chilmark

\_\_\_\_\_  
 City/Town

**B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)**

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Bank	1. linear feet _____	2. linear feet _____
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet _____	2. square feet _____
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet _____	2. square feet _____
	3. cubic yards dredged _____	

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet _____	2. square feet _____
	3. cubic feet of flood storage lost _____	4. cubic feet replaced _____
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet _____	
	2. cubic feet of flood storage lost _____	3. cubic feet replaced _____

f.  Riverfront Area

1. Name of Waterway (if available) - **specify coastal or inland** \_\_\_\_\_

2. Width of Riverfront Area (check one):

25 ft. - Designated Densely Developed Areas only

100 ft. - New agricultural projects only

200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: \_\_\_\_\_ square feet

4. Proposed alteration of the Riverfront Area:

\_\_\_\_\_ a. total square feet      \_\_\_\_\_ b. square feet within 100 ft.      \_\_\_\_\_ c. square feet between 100 ft. and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI?       Yes  No

6. Was the lot where the activity is proposed created prior to August 1, 1996?       Yes  No

3.  Coastal Resource Areas: (See 310 CMR 10.25-10.35)

**Note:** for coastal riverfront areas, please complete **Section B.2.f.** above.



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MassDEP File Number \_\_\_\_\_

Document Transaction Number \_\_\_\_\_

Chilmark \_\_\_\_\_

City/Town \_\_\_\_\_

**B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)**

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:  
 Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	
	1. square feet	
	_____	
	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	
	_____	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	_____	
	1. cubic yards dredged	
l. <input checked="" type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	900±	
	1. square feet	

4.  Restoration/Enhancement  
 If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

\_\_\_\_\_ a. square feet of BVW \_\_\_\_\_ b. square feet of Salt Marsh

5.  Project Involves Stream Crossings

\_\_\_\_\_ a. number of new stream crossings \_\_\_\_\_ b. number of replacement stream crossings





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Chilmark \_\_\_\_\_

City/Town \_\_\_\_\_

**C. Other Applicable Standards and Requirements**

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

**Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review**

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to [http://maps.massgis.state.ma.us/PRI\\_EST\\_HAB/viewer.htm](http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm).

- a.  Yes  No

**If yes, include proof of mailing or hand delivery of NOI to:**

**Natural Heritage and Endangered Species Program  
Division of Fisheries and Wildlife  
1 Rabbit Hill Road  
Westborough, MA 01581**

August 2021

b. Date of map \_\_\_\_\_

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review\*

1.  Percentage/acreage of property to be altered:

(a) within wetland Resource Area

\_\_\_\_\_ percentage/acreage

(b) outside Resource Area

\_\_\_\_\_ percentage/acreage

2.  Assessor's Map or right-of-way plan of site

2.  Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*

- (a)  Project description (including description of impacts outside of wetland resource area & buffer zone)
- (b)  Photographs representative of the site

\* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/>). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

\*\* MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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Chilmark \_\_\_\_\_

City/Town \_\_\_\_\_

**C. Other Applicable Standards and Requirements (cont'd)**

- (c)  MESA filing fee (fee information available at [http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/ mesa/ mesa\\_fee\\_schedule.htm](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/ mesa/ mesa_fee_schedule.htm)).  
Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

*Projects altering 10 or more acres of land, also submit:*

- (d)  Vegetation cover type map of site
- (e)  Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following
1.  Project is exempt from MESA review.  
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, [http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/ mesa/ mesa\\_exemptions.htm](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/ mesa/ mesa_exemptions.htm); the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)
2.  Separate MESA review ongoing. \_\_\_\_\_ a. NHESP Tracking # \_\_\_\_\_ b. Date submitted to NHESP
3.  Separate MESA review completed.  
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.
3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?
- a.  Not applicable – project is in inland resource area only      b.  Yes     No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
836 South Rodney French Blvd.  
New Bedford, MA 02744  
Email: [DMF.EnvReview-South@state.ma.us](mailto:DMF.EnvReview-South@state.ma.us)

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930  
Email: [DMF.EnvReview-North@state.ma.us](mailto:DMF.EnvReview-North@state.ma.us)

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.





**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands

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

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Chilmark

City/Town

**C. Other Applicable Standards and Requirements (cont'd)**

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a.  Yes  No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a.  Yes  No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a.  Yes  No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a.  Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1.  Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
  2.  A portion of the site constitutes redevelopment
  3.  Proprietary BMPs are included in the Stormwater Management System.
- b.  No. Check why the project is exempt:
1.  Single-family house
  2.  Emergency road repair
  3.  Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

**D. Additional Information**

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

**Online Users:** Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1.  USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2.  Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.

**Online Users:**  
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.





**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

**WPA Form 3 – Notice of Intent**

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

\_\_\_\_\_  
MassDEP File Number

\_\_\_\_\_  
Document Transaction Number

\_\_\_\_\_  
Chilmark

\_\_\_\_\_  
City/Town

**D. Additional Information (cont'd)**

3.  Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4.  List the titles and dates for all plans and other materials submitted with this NOI.

See attached additional information page.

a. Plan Title

\_\_\_\_\_  
b. Prepared By

\_\_\_\_\_  
c. Signed and Stamped by

\_\_\_\_\_  
d. Final Revision Date

\_\_\_\_\_  
e. Scale

\_\_\_\_\_  
f. Additional Plan or Document Title

\_\_\_\_\_  
g. Date

5.  If there is more than one property owner, please attach a list of these property owners not listed on this form.

6.  Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7.  Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8.  Attach NOI Wetland Fee Transmittal Form

9.  Attach Stormwater Report, if needed.

**E. Fees**

1.  Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

21388

\_\_\_\_\_  
2. Municipal Check Number

3-21-2024

\_\_\_\_\_  
3. Check date

21389

\_\_\_\_\_  
4. State Check Number

3-21-2024

\_\_\_\_\_  
5. Check date

Sourati Engineering Group, LLC

\_\_\_\_\_  
6. Payor name on check: First Name

Sourati

\_\_\_\_\_  
7. Payor name on check: Last Name





**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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



**A. Applicant Information**

1. Location of Project:

72 Cobb's Hill Road Chilmark  
 a. Street Address b. City/Town  
 21389 \$152.50  
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Joan V. and James E. Hartley, Trustees  
 a. First Name b. Last Name  
 The James E. Hartley, Jr. 2020 Family Trust c/o Sourati Engineering Group, LLC  
 c. Organization  
 P.O. Box 4458  
 d. Mailing Address  
 Vineyard Haven MA 02568  
 e. City/Town f. State g. Zip Code

h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

a. First Name b. Last Name  
 c. Organization  
 d. Mailing Address  
 e. City/Town f. State g. Zip Code  
 h. Phone Number i. Fax Number j. Email Address

**B. Fees**

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

**Step 1/Type of Activity:** Describe each type of activity that will occur in wetland resource area and buffer zone.

**Step 2/Number of Activities:** Identify the number of each type of activity.

**Step 3/Individual Activity Fee:** Identify each activity fee from the six project categories listed in the instructions.

**Step 4/Subtotal Activity Fee:** Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

**Step 5/Total Project Fee:** Determine the total project fee by adding the subtotal amounts from Step 4.

**Step 6/Fee Payments:** To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).





DEP File Number:

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Provided by DEP

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**CHILMARK**  
Town

## ADDITIONAL INFORMATION PAGE

### D. Additional Information

1. USGS Locus Map
3. **Identify the method for BVW and other resource area boundary delineations and attach documentation of the methodology.**

The location of the 100-Year Flood Elevation was determined based on the 2016 FEMA Flood Maps. The resource area boundary delineation was determined using the three-parameter method that incorporates soils, topography and vegetation. The Coastal Bank boundary delineation was determined in accordance with DEP Wetland Program Policy 92-1.

4. **List the titles and dates for all plans and other materials submitted with this NOI.**
  - Site Plan prepared by Sourati Engineering Group, LLC, signed and stamped by Charles R. Gilstad, P.L.S., dated March 28, 2024, scale 1" = 30'
  - Comparison Plan prepared by Sourati Engineering Group, LLC, dated March 28, 2024, scale 1" = 30'
  - Architectural Plans titled "Hartley Residence", prepared by Hutker Architects, Inc., dated March 19, 2024, scale ¼" = 1' (10 sheets)
  - Drawing titled "Pool Garden – Landscape Masterplan", prepared by Matthew Cunningham Landscape Design LLC, dated March 22, 2024, scale 1/8" = 1'-0"



www.souratigroup.com

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35 Old South Road, Nantucket, MA 02554  
Phone: 508-228-7888, Fax: 508-228-5511

March 28, 2024

**Notification to Abutters Under the  
Massachusetts Wetlands Protection Act and the  
Town of Chilmark Wetlands Protection Bylaws**

Dear Abutter,

In accordance with the second paragraph of the Massachusetts General Laws Chapter 131, Sec. 40, you are hereby notified of the following:

Names of Applicants: **Joan V. & James E. Hartley, Trustees  
The James E. Hartley, Jr. 2020 Family Trust**

The applicants have filed a Notice of Intent with the Chilmark Conservation Commission seeking permission to perform the following work: **The project consists of the construction of a pool, a pool house/barn, a detached office and a new guest house with associated utilities. Some of the proposed activity is located below the 100-Year Flood and within 100' of the top of a Coastal Bank.**

The work is subject to protection under the Wetlands Protection Act (General Laws Chapter 131, Section 40) and the Town of Chilmark Wetlands Protection Bylaws.

The address of the lot where the activity is proposed is:  
**72 Cobb's Hill Road, Assessor's Map 11, Parcel 25.1, Chilmark, MA**

Notice of the public meeting/hearing, including the date, time and place will be published at least five days in advance in the Vineyard Gazette or the Martha's Vineyard Times, and will be posted in the Chilmark Town Hall no less than forty-eight (48) hours in advance.

Copies of the application can be examined and information about the date, time and place of the meeting/hearing can be obtained from either the Chilmark Conservation Commission office, Chilmark Town Hall, Monday – Friday, 7:30 a.m. to 4:30 p.m. (508-645-2114) or copies of the application may be viewed at Sourati Engineering Group, LLC, 107 Beach Road, Suite 202, Vineyard Haven, MA 02568, (508-693-9933).

You may also contact the Department of Environmental Protection for more information about this application or the Wetlands Protection Act: 508-946-2800.

Sincerely,

Bryan Collins



# 300 feet Abutters List Report

Chilmark, MA  
March 21, 2024

## Subject Property:

Parcel Number: 011-025-01  
CAMA Number: 011-025-01  
Property Address: 72 COBBS HILL RD

Mailing Address: HARTLEY JOAN TRS & JAMES E  
J E HARTLEY JR 2020 FAM TR 500  
CHASE PARKWAY  
WATERBURY, CT 06708

## Abutters:

Parcel Number: 011-024-01  
CAMA Number: 011-024-01  
Property Address: 58 COBBS HILL RD

Mailing Address: HIERS MAURICE D JR & JEANNINE H  
SAMPLE T  
C/O MAURICE D HIERS JR 9 GILMORE  
FARM RD  
WESTBOROUGH, MA 01581

Parcel Number: 011-024-02  
CAMA Number: 011-024-02  
Property Address: 61 COBBS HILL RD

Mailing Address: WOLFF DAVID  
227 TODD RD  
KATONAH, NY 10536-2513

Parcel Number: 011-025-02  
CAMA Number: 011-025-02  
Property Address: 75 COBBS HILL RD

Mailing Address: GOODMAN JILL M TRUSTEE ;THE JILL  
GOODMAN TRUST  
1100 SOUTH OCEAN BLVD UNIT 4  
DELRAY BEACH, FL 33483

Parcel Number: 011-025-03  
CAMA Number: 011-025-03  
Property Address: 69 COBBS HILL RD

Mailing Address: SEWARD WILL & MICHELLE N K  
159 MADISON AVE UNIT# 11E  
NEW YORK, NY 10016

Parcel Number: 011-026-01  
CAMA Number: 011-026-01  
Property Address: 80 COBBS HILL RD

Mailing Address: WINNINGTON MICHELE T TRUSTEE  
MICHELE QTIP TRUST PO BOX 3000  
PMB 3118  
WEST TISBURY, MA 02575

Parcel Number: 011-026-02  
CAMA Number: 011-026-02  
Property Address: 82 COBBS HILL RD

Mailing Address: WINNINGTON MICHELE T  
PO BOX 3000 PMB 3118  
WEST TISBURY, MA 02575

Parcel Number: 011-026-03  
CAMA Number: 011-026-03  
Property Address: 81 COBBS HILL RD

Mailing Address: MARCUS ADAM D & CARRIE R  
55 LOVE LN  
WESTON, MA 02493-1162



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.





# 102319 300' Abutter Map, 72 Cobb's Hill Road

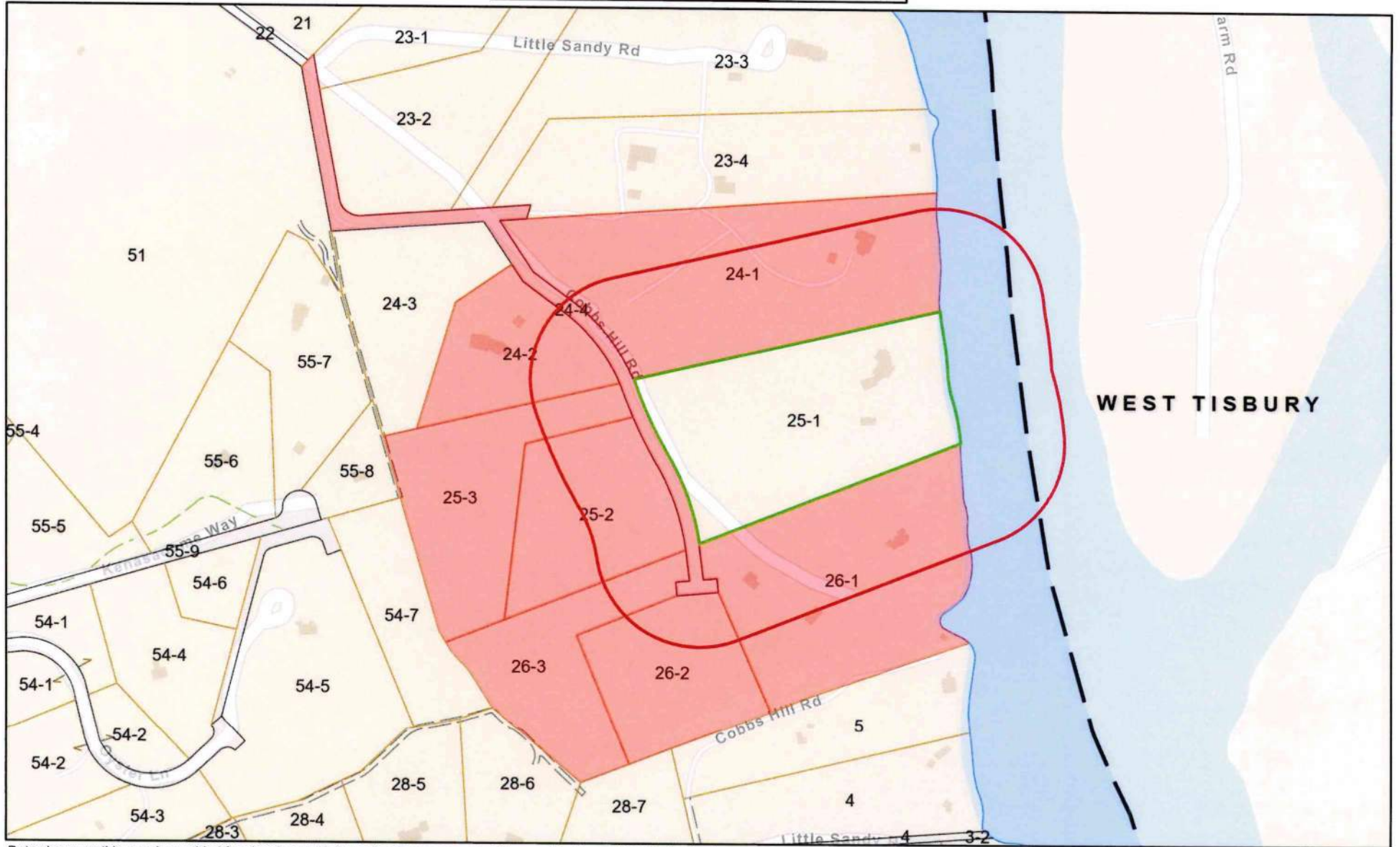
Town of Chilmark, MA

1 inch = 400 Feet



March 21, 2024

www.cai-tech.com



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**AFFIDAVIT OF SERVICE**

Under the Massachusetts Wetlands Protection Act  
And the Town of Chilmark Wetlands Protection Bylaws

I, Bryan Collins, hereby certify under the pains and penalties of perjury that to the best of my knowledge I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the DEP Guide to Abutter Notification dated April 9, 1994, in connection with the following matter:

A Notice of Intent filed under the Wetlands Protection Act and the Town of Chilmark Wetlands Protection Bylaws by **Joan V. and James E. Hartley, Trustees of The James E. Hartley, Jr. 2020 Family Trust** with the Chilmark Conservation Commission for work at the property located at **72 Cobb's Hill Road, Chilmark, Massachusetts**.

The form of notification, and a certified list of the abutters to whom it was given and their addresses, are attached to this Affidavit of Service.



\_\_\_\_\_  
Bryan Collins  
Sourati Engineering Group, LLC

4/3/2024

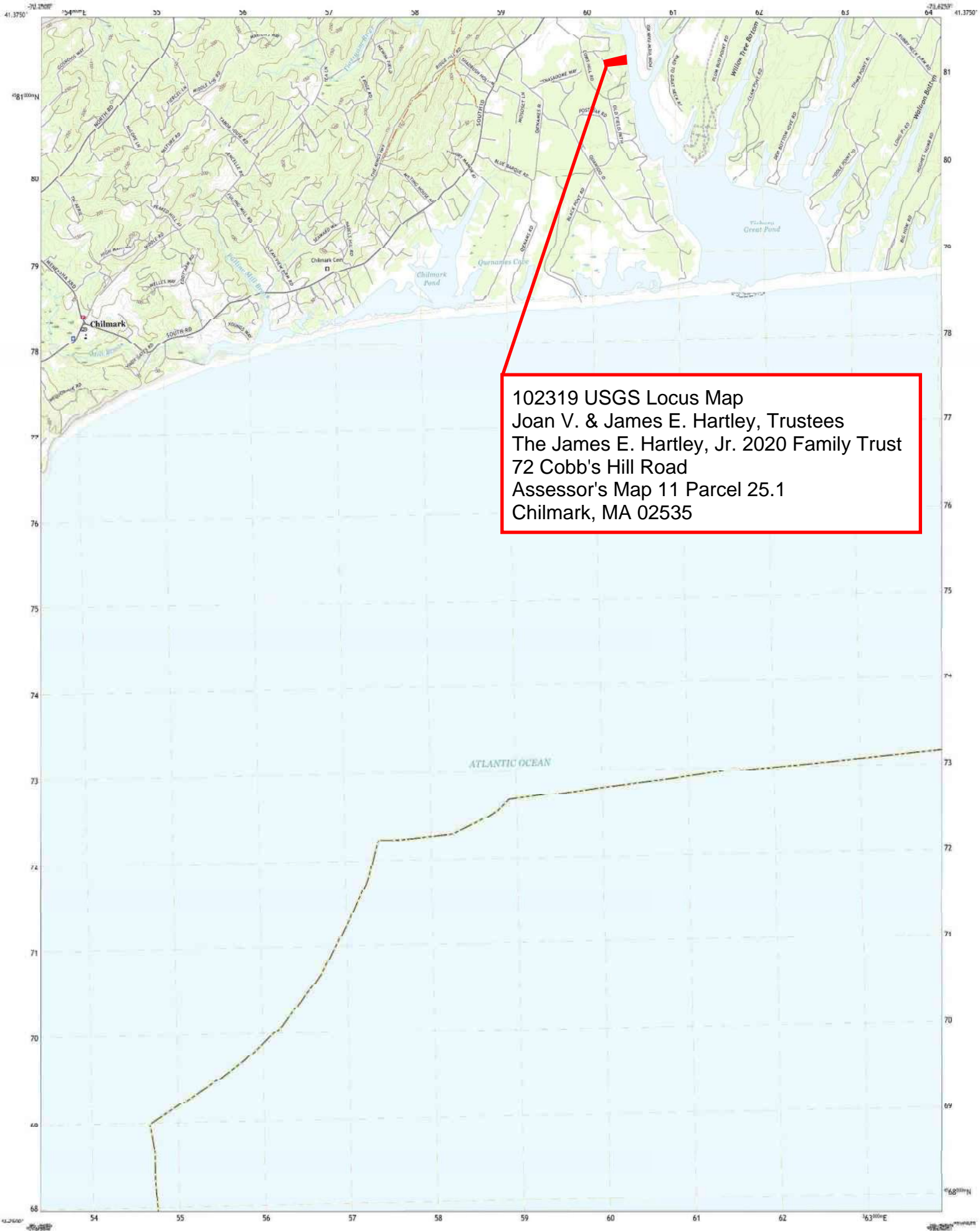
\_\_\_\_\_  
Date



U.S. DEPARTMENT OF THE INTERIOR  
U.S. GEOLOGICAL SURVEY



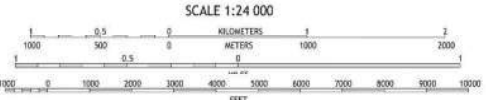
TISBURY GREAT POND QUADRANGLE  
MASSACHUSETTS - NEW ENGLAND  
7.5-MINUTE SERIES



102319 USGS Locus Map  
Joan V. & James E. Hartley, Trustees  
The James E. Hartley, Jr. 2020 Family Trust  
72 Cobb's Hill Road  
Assessor's Map 11 Parcel 25.1  
Chilmark, MA 02535

Produced by the United States Geological Survey  
North American Datum of 1983 (NAD83)  
World Geodetic System of 1984 (WGS84) - Projection and  
1000-meter grid (Universal Transverse Mercator, Zone 18T)  
This map is not a legal document. Boundaries may be  
generalized for this map scale. Private lands within government  
reservations are not shown. Private reservations within  
other federal lands.

Imagery: NADP, August 2018  
Roads: U.S. Census Bureau, 2018  
Hydrography: National Hydrography Dataset, 2019  
Contours: National Elevation Dataset, 2019  
Boundaries: Multiple sources; see metadata file 2018 - 2019  
Wetlands: FWS National Wetlands Inventory 2008 - 2011



CONTOUR INTERVAL 10 FEET  
NORTH AMERICAN VERTICAL DATUM OF 1988  
This map was produced to conform with the  
National Geospatial Program US Topo Product Standard.



1	2	3
4	5	6

1. Herring River  
2. Winyard Haven  
3. Edgartown  
4. Squibnocket  
5. Edgartown U.S.  
6. Squibnocket U.S.

ROAD CLASSIFICATION

Expressway	Local Connector
Secondary Hwy	Local Road
Ramp	4WD

TISBURY GREAT POND, MA





MAP II  
PARCEL 24.1

100 YEAR FLOOD EL. 11.0  
(ZONE AE) (FROM F.E.M.A. F.I.R.M.  
MAP REVISED JULY 20, 2016)

TOP OF COASTAL BANK  
(8-24-2020)

TOP OF COASTAL BANK

BOTTOM OF BANK  
(8-24-2020)

Town Cove

EDGE OF POND

TOP OF COASTAL BANK

EDGE OF WETLANDS

OUTDOOR SHOWER

EXISTING GUEST HOUSE  
TO BE REMOVED

PROPOSED POOL FENCE (TYP.)  
NO VEGETATION EXCEPT FOR  
GRASSES SHALL BE ALLOWED  
WITHIN 4' OF THE POOL FENCE

OUTDOOR SHOWER

POOL EQUIPMENT

PROPOSED GUEST HOUSE

PROPOSED POOL HOUSE/BARN

PROPOSED POOL (20'X45')

TOP OF COPING  
EL. 14.1

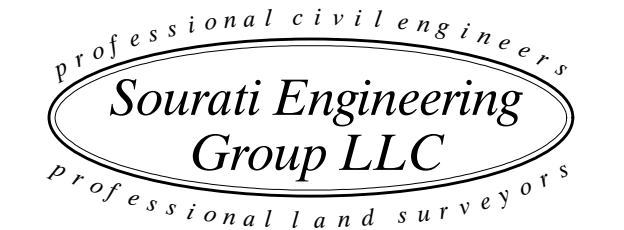
PROPOSED OFFICE

PROPOSED POOL ENCLOSURE WALL



Charles R. Gilstad  
3/28/24

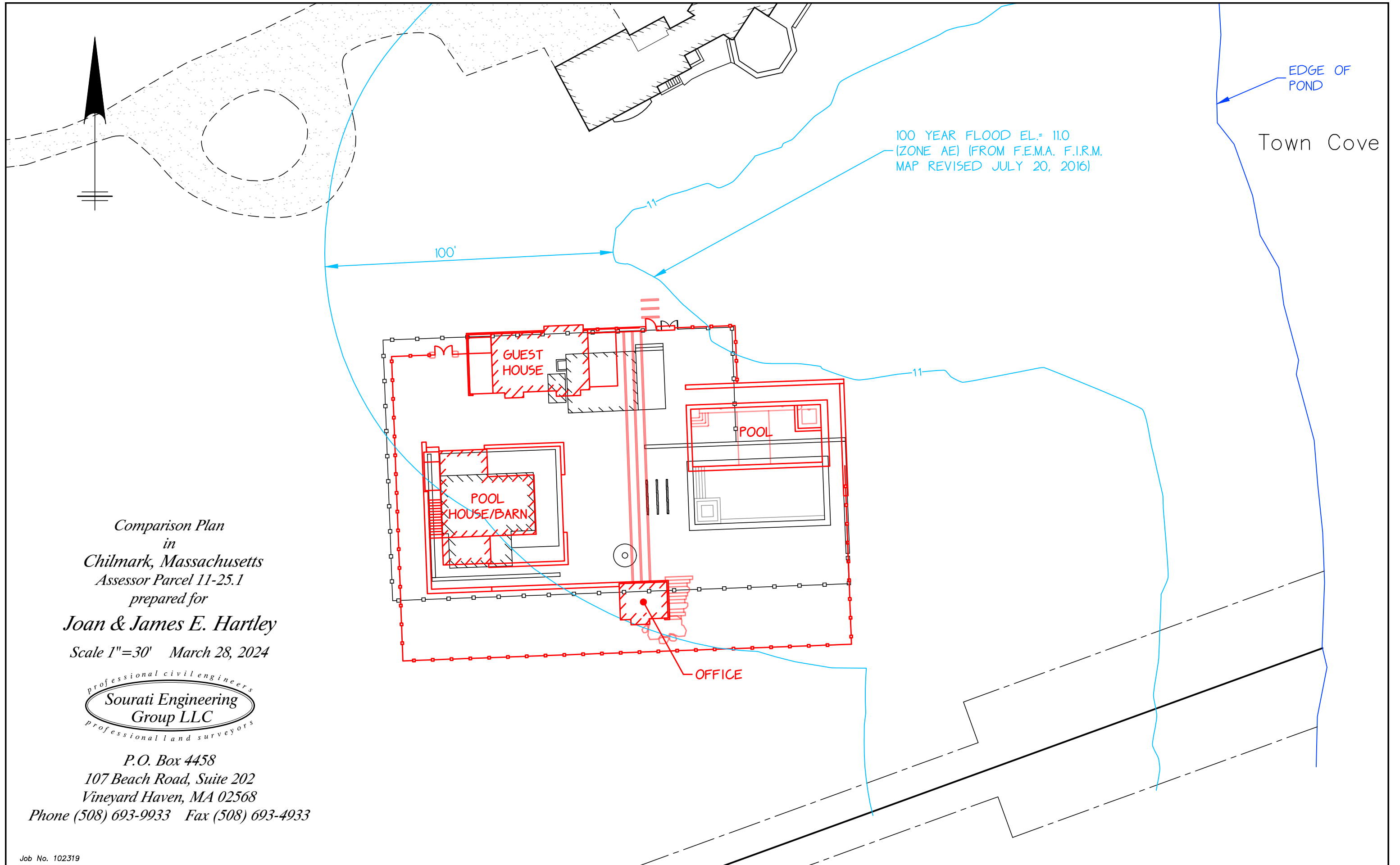
Conservation Commission Site Plan  
in  
Chilmark, Massachusetts  
Assessor Parcel 11-25.1  
prepared for  
**Joan & James E. Hartley**  
Scale 1"=30' March 28, 2024



P.O. Box 4458  
107 Beach Road, Suite 202  
Vineyard Haven, MA 02568  
Phone (508) 693-9933 Fax (508) 693-4933

NOTES:  
1. LOT AREA: 8.3+ ACRES.  
2. DATUM: NAVD 1988.  
3. FOR DETAILS AND ADDITIONAL INFORMATION  
REFER TO POOL GARDEN - LANDSCAPE  
MASTERPLAN DATED MARCH 22, 2024, PREPARED BY  
MATTHEW CUNNINGHAM LANDSCAPE DESIGN LLC.

MAP II  
PARCEL 26.1

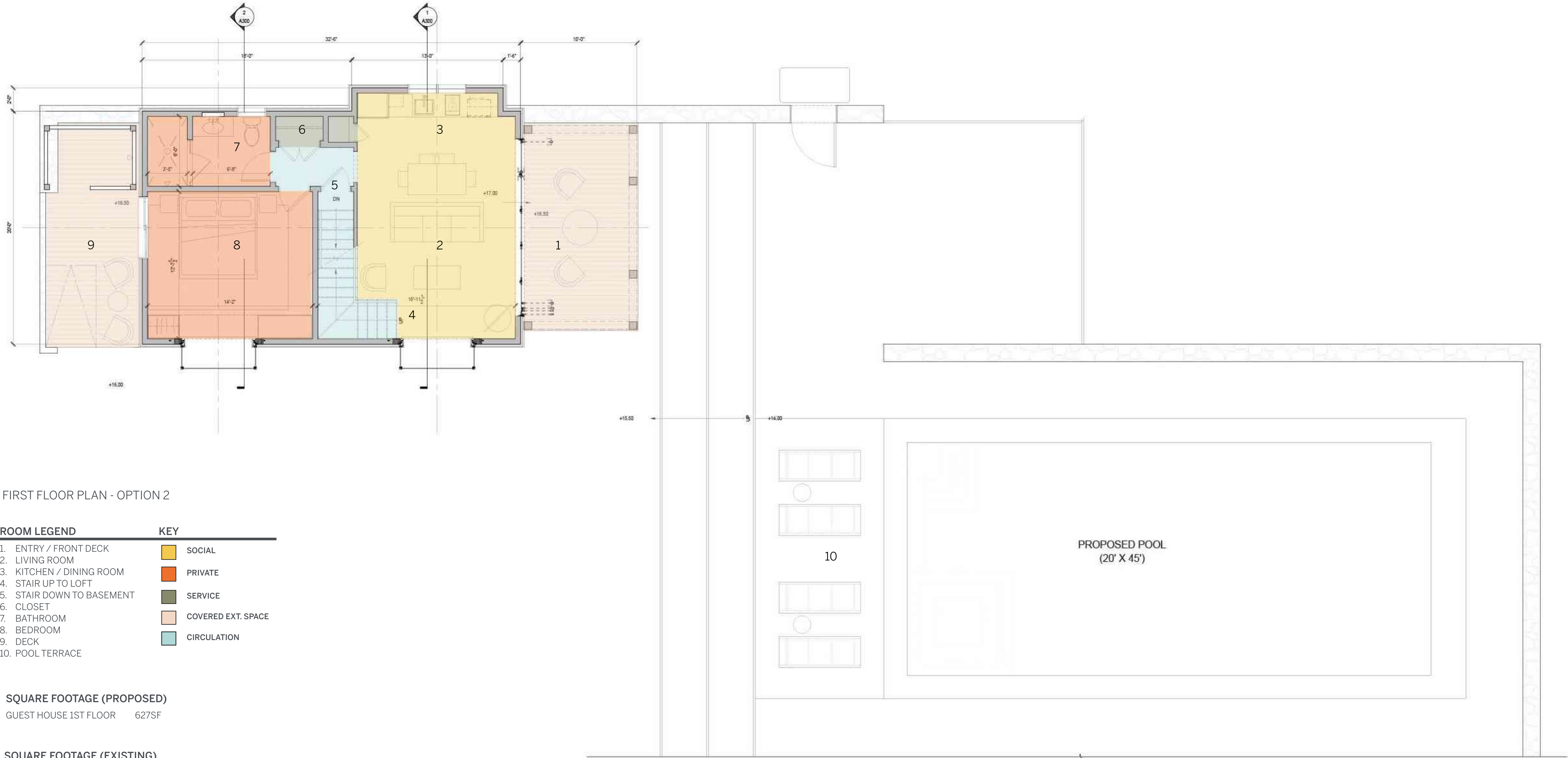


Comparison Plan  
 in  
 Chilmark, Massachusetts  
 Assessor Parcel 11-25.1  
 prepared for  
**Joan & James E. Hartley**  
 Scale 1"=30' March 28, 2024



P.O. Box 4458  
 107 Beach Road, Suite 202  
 Vineyard Haven, MA 02568  
 Phone (508) 693-9933 Fax (508) 693-4933





FIRST FLOOR PLAN - OPTION 2

ROOM LEGEND	KEY
1. ENTRY / FRONT DECK	SOCIAL
2. LIVING ROOM	PRIVATE
3. KITCHEN / DINING ROOM	PRIVATE
4. STAIR UP TO LOFT	CIRCULATION
5. STAIR DOWN TO BASEMENT	CIRCULATION
6. CLOSET	SERVICE
7. BATHROOM	PRIVATE
8. BEDROOM	PRIVATE
9. DECK	COVERED EXT. SPACE
10. POOL TERRACE	COVERED EXT. SPACE

**SQUARE FOOTAGE (PROPOSED)**  
 GUEST HOUSE 1ST FLOOR 627SF

**SQUARE FOOTAGE (EXISTING)**  
 GUEST HOUSE 495

**ROOM LEGEND**

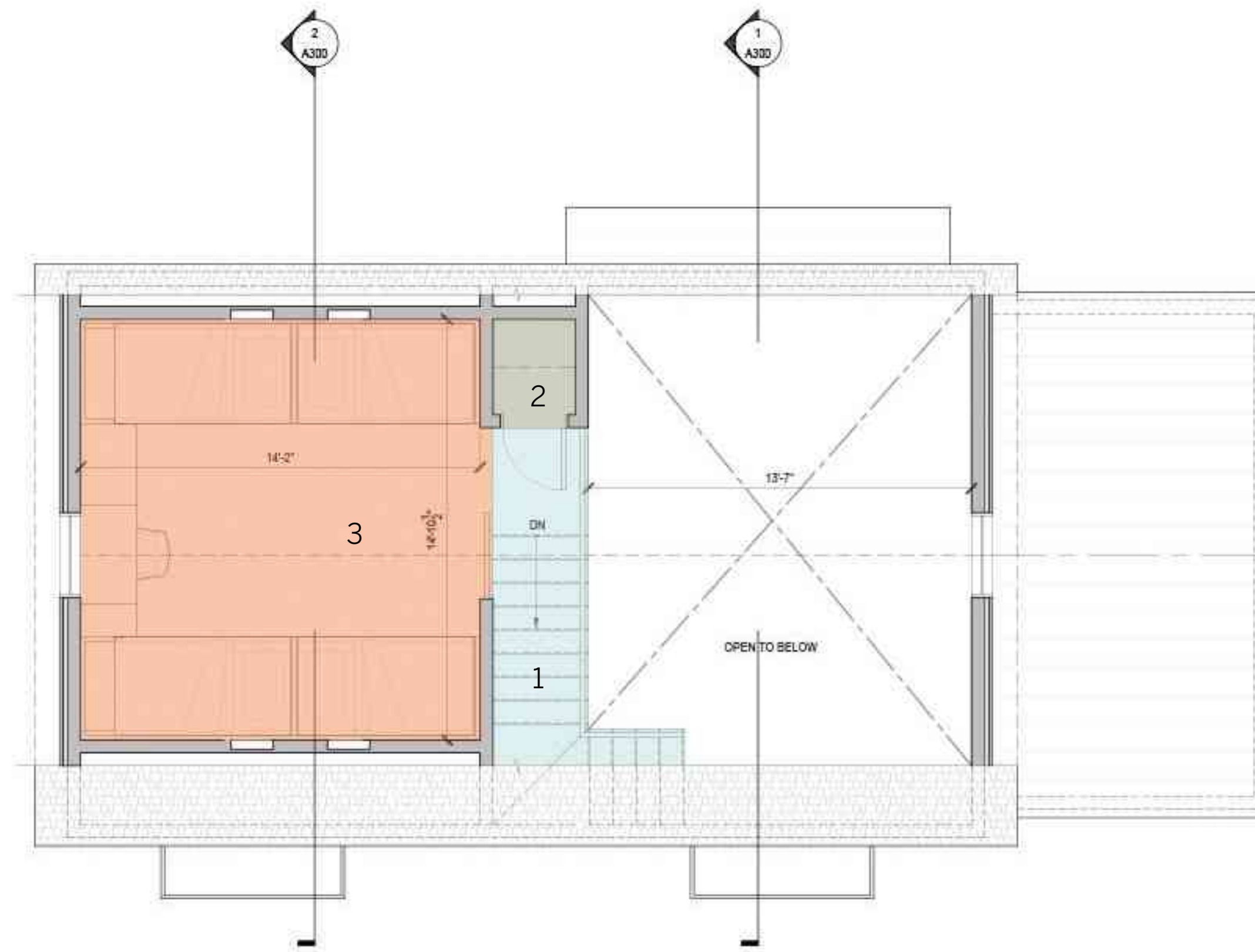
- 1. STAIRCASE
- 2. LOFT CLOSET
- 3. LOFT

**KEY**

- SOCIAL
- PRIVATE
- SERVICE
- EXTERIOR SPACE
- CIRCULATION

**SQUARE FOOTAGE (PROPOSED)**

GUEST HOUSE LOFT      171 SF



LOFT PLAN

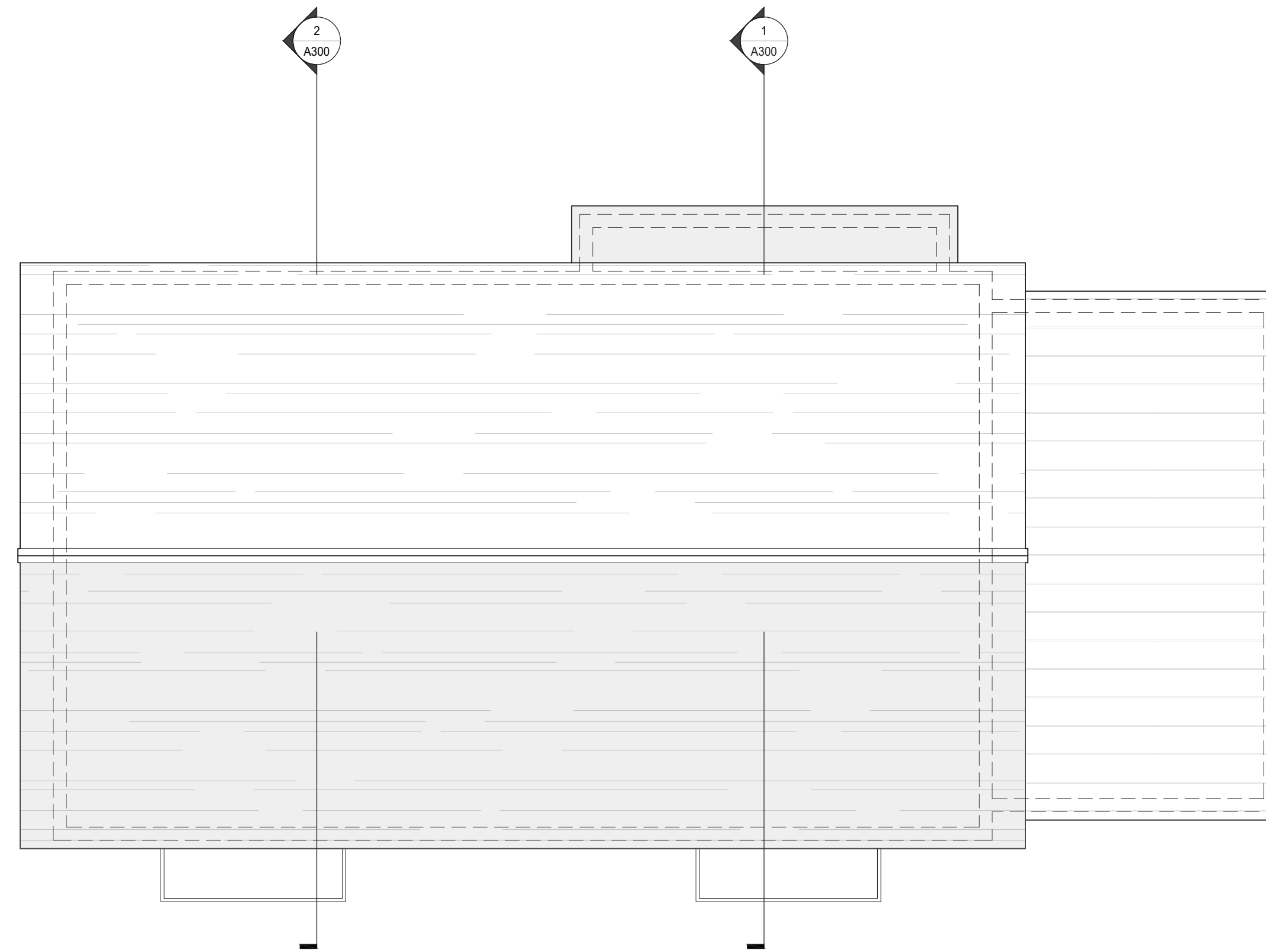


**ROOM LEGEND**

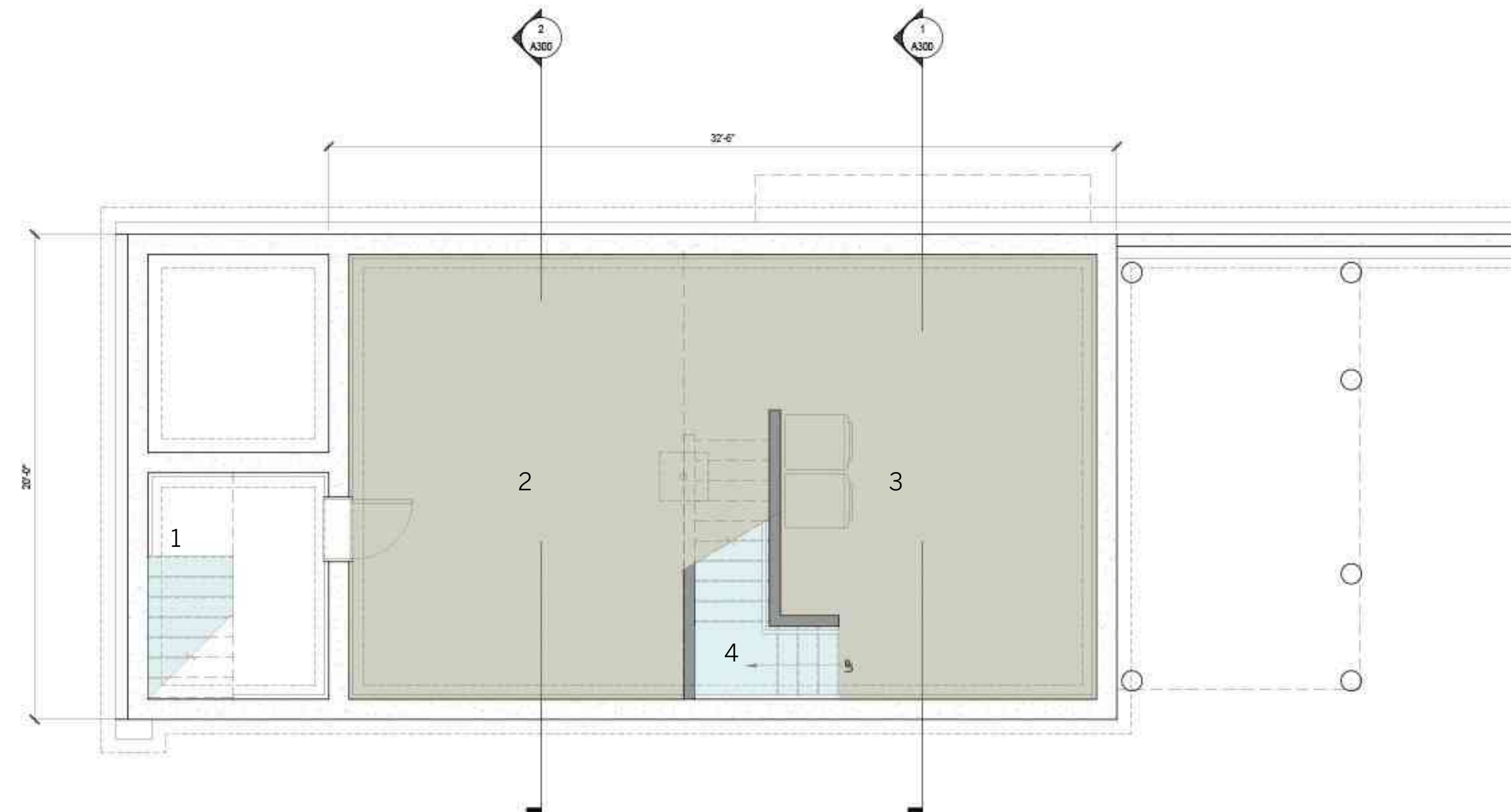
- 1. EXTERIOR STAIRCASE
- 2. FINISHED BASEMENT
- 3. LAUNDRY EQUIPMENT
- 4. INTERIOR STAIRCASE

**KEY**

- SOCIAL
- PRIVATE
- SERVICE
- EXTERIOR SPACE
- CIRCULATION



ROOF PLAN



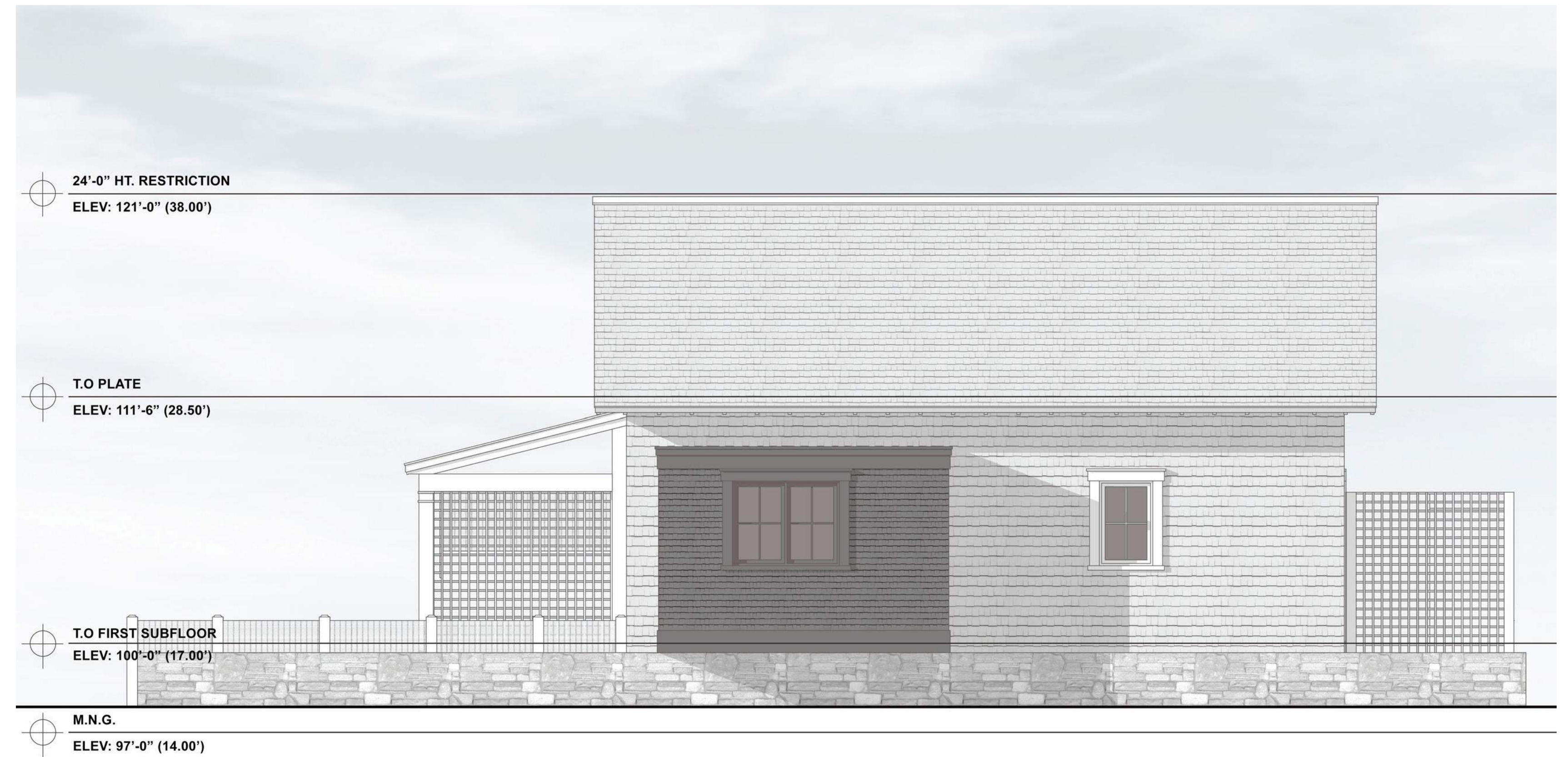
BASEMENT PLAN







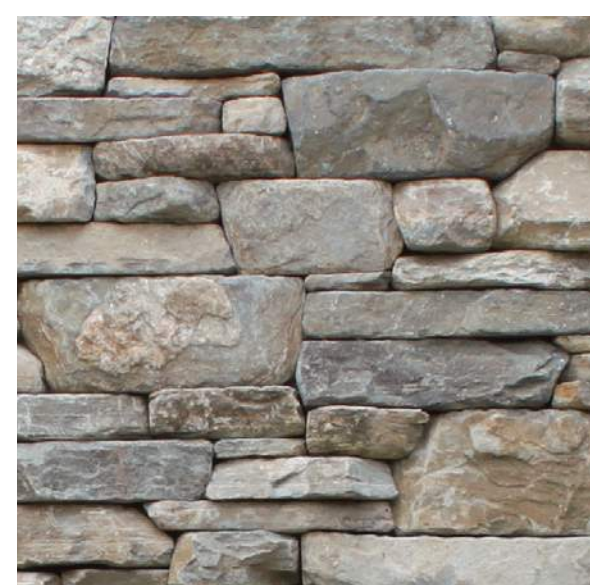
NORTH ELEVATION



EAST ELEVATION



CEDAR SHINGLES



NATIVE FIELDSTONE VENEER



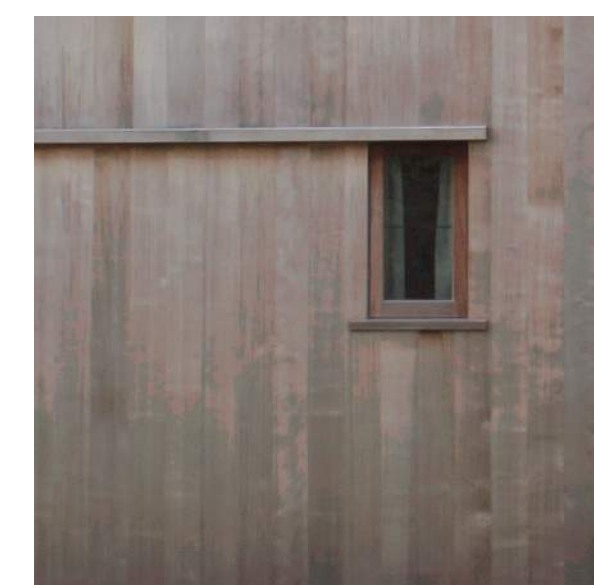
PAINTED VERTICAL BOARDING



PRE-FINISHED ALUMINUM CLAD WINDOWS



PRE-STAINED CEDAR WALL SHINGLE



VERTICAL WESTERN RED CEDAR BOARDING



PAINTED CEDAR WINDOW TRIM



ZINC COATED COPPER STANDING SEAM ROOF

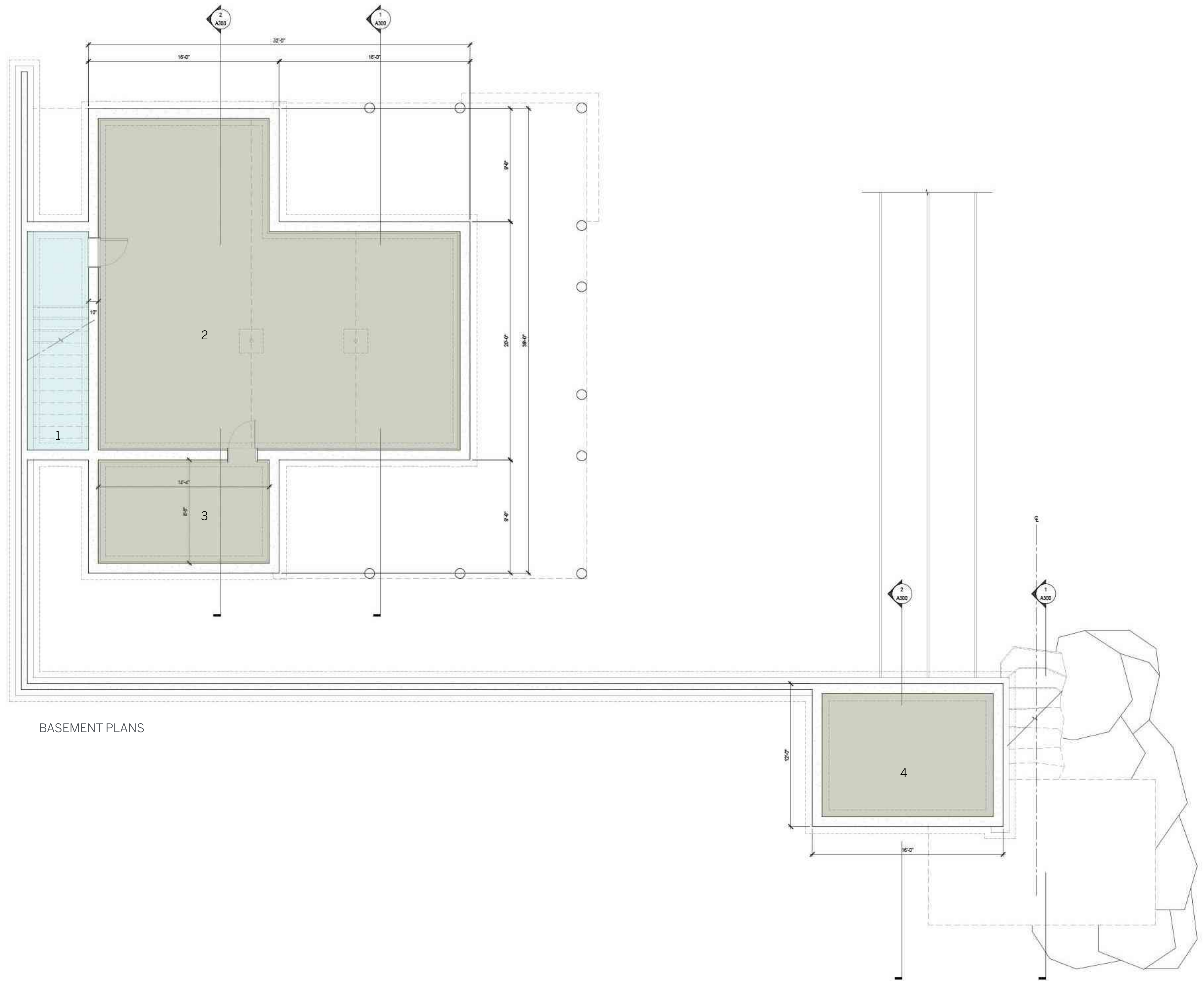


ROOM LEGEND

- 1. EXTERIOR BASEMENT STAIR
- 2. YOGA BARN BASEMENT
- 3. POOL EQUIPMENT
- 4. OFFICE CRAWL SPACE

KEY

- SOCIAL
- PRIVATE
- SERVICE
- EXTERIOR SPACE
- CIRCULATION



BASEMENT PLANS



**ROOM LEGEND**

1. YOGA BARN ENTRY
2. COVERED PORCH
3. CARDIO EQUIPMENT
4. WEIGHT LIFTING EQUIPMENT
5. OPTIONAL SPIRAL STAIR TO LOFT
6. LAUNDRY ROOM
7. BATHROOM
8. EXTERIOR STAIR TO BASEMENT
9. COLD PLUNGE
10. SAUNA
11. EXTERIOR STONE STEPS
12. TERRACE / OFFICE ENTRY
13. OFFICE

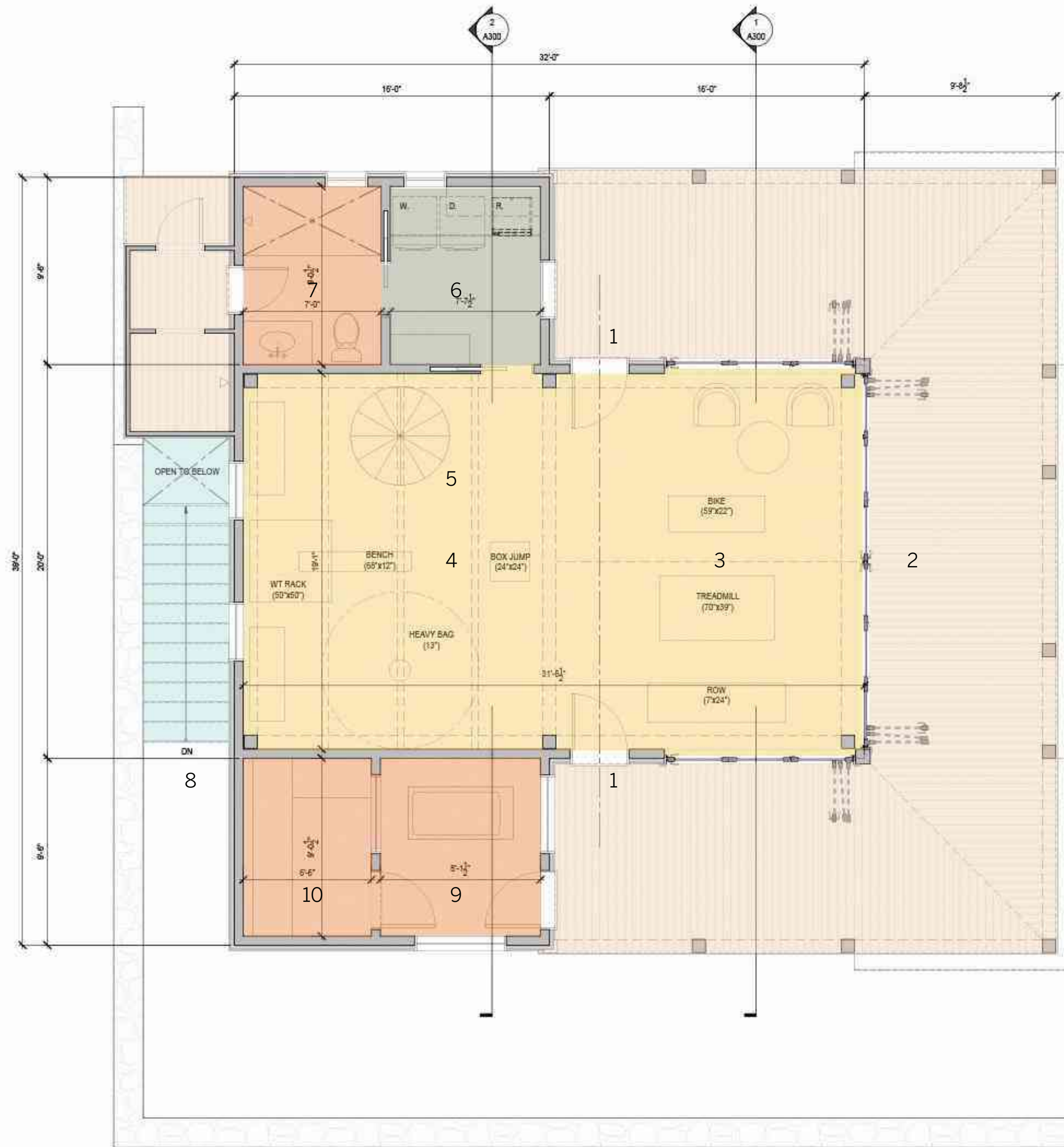
**KEY**

- SOCIAL
- PRIVATE
- SERVICE
- EXTERIOR SPACE
- CIRCULATION

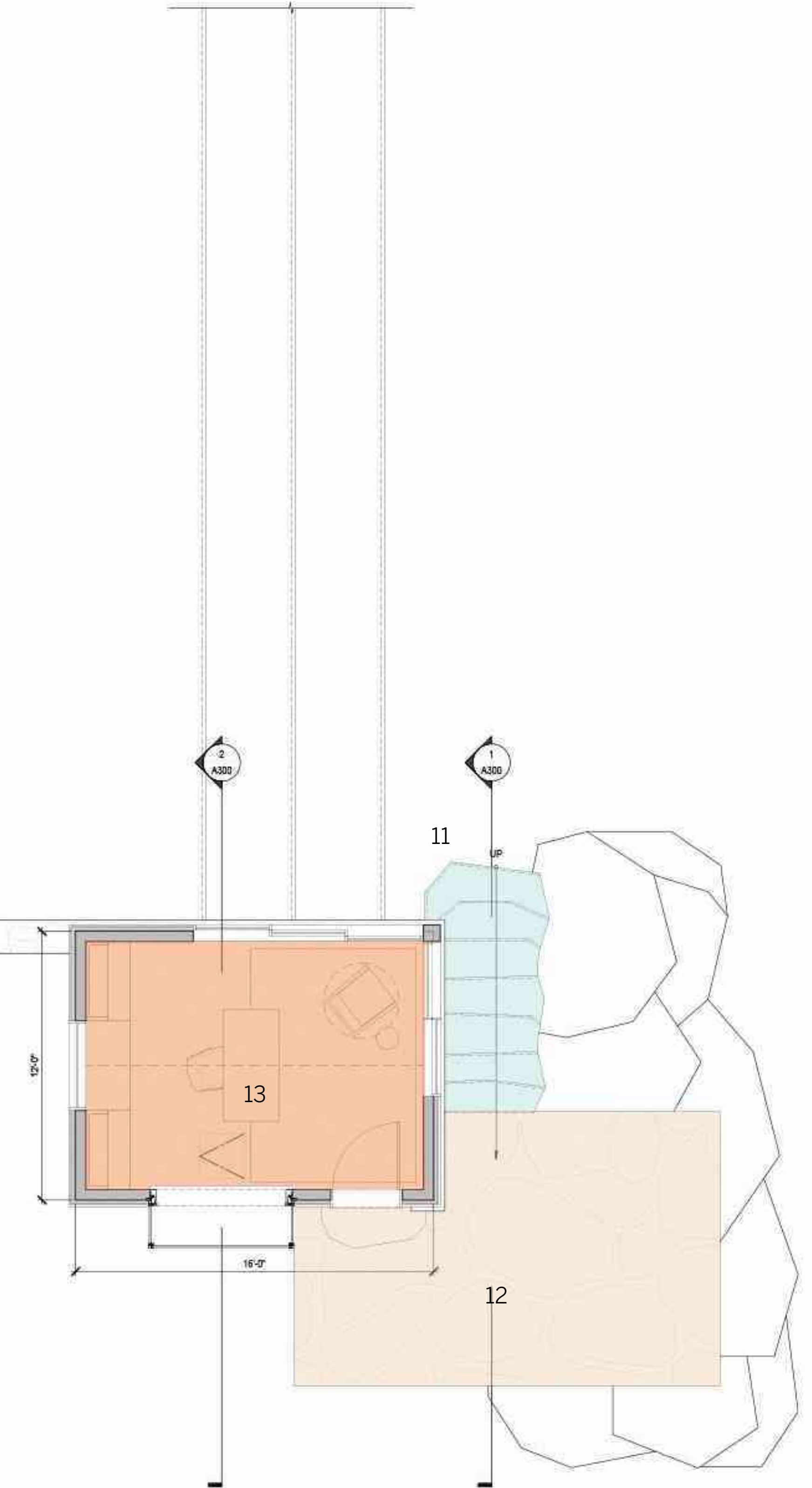
**SQUARE FOOTAGE (PROPOSED)**

YOGA BARN 1ST FLOOR 880 SF

OFFICE 1ST FLOOR 168 SF



FIRST FLOOR PLANS





ROOM LEGEND

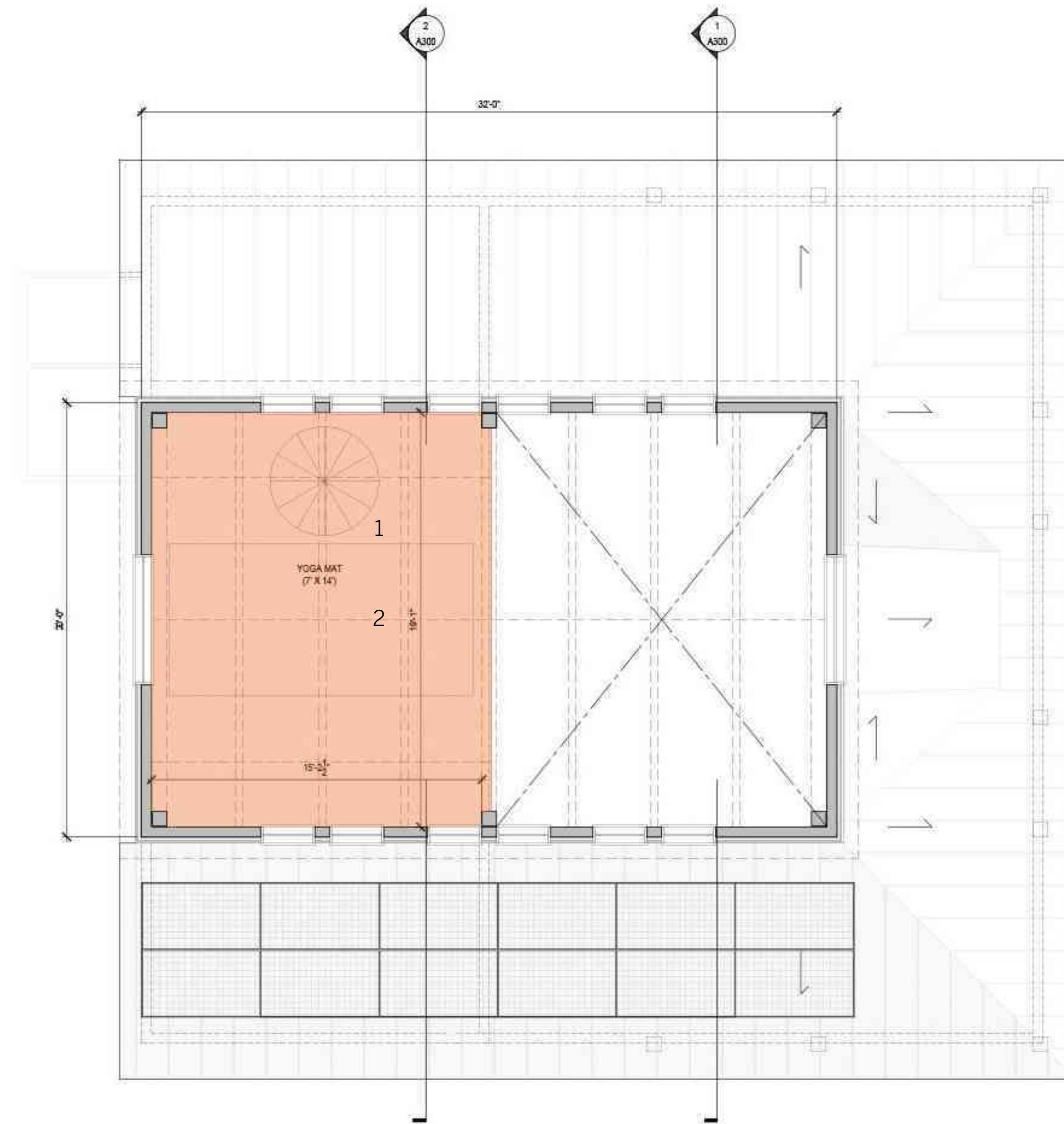
- 1. SPIRAL STAIR
- 2. YOGA LOFT

KEY

- SOCIAL
- PRIVATE
- SERVICE
- EXTERIOR SPACE
- CIRCULATION

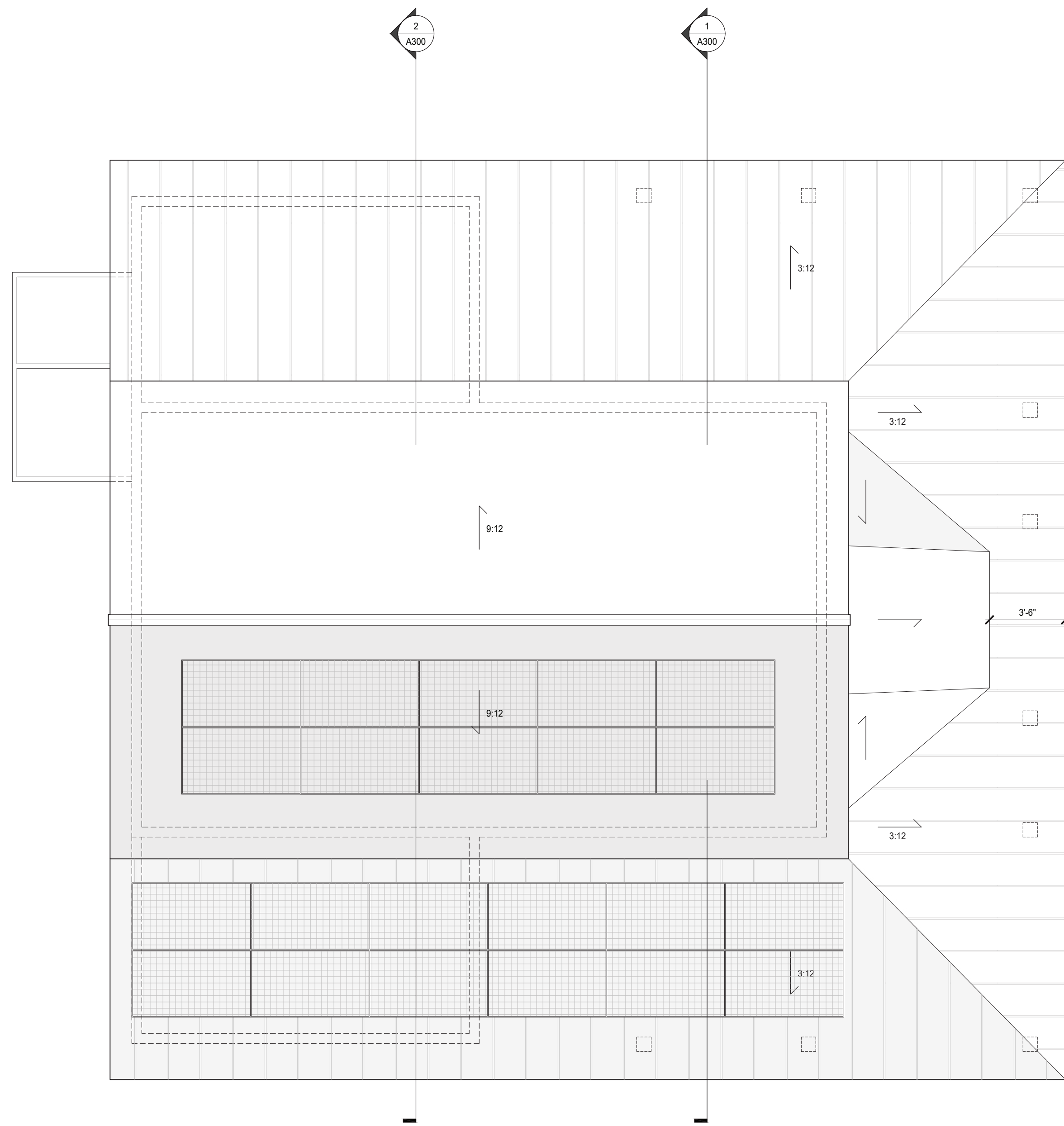
SQUARE FOOTAGE (PROPOSED)

YOGA BARN LOFT 216 SF

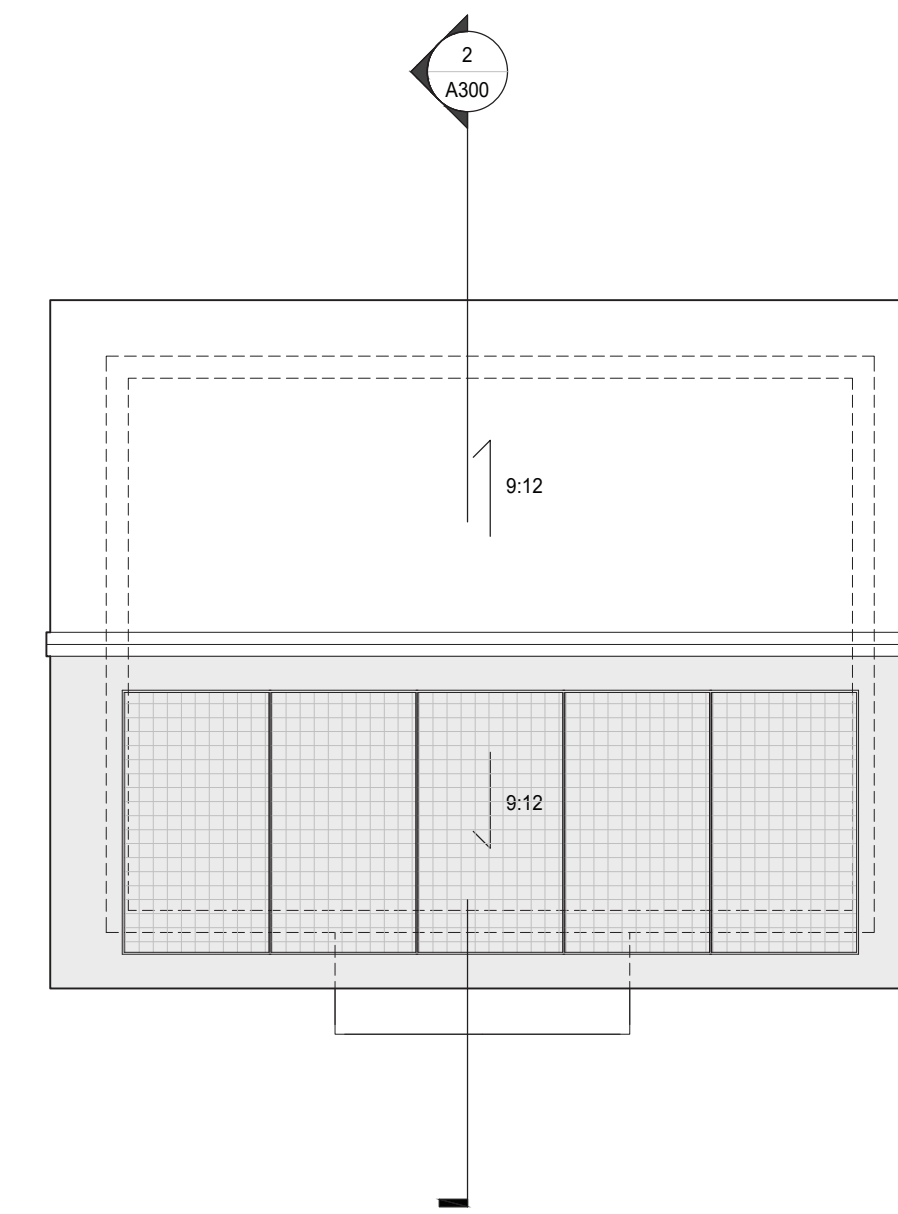


LOFT PLAN





ROOF PLANS







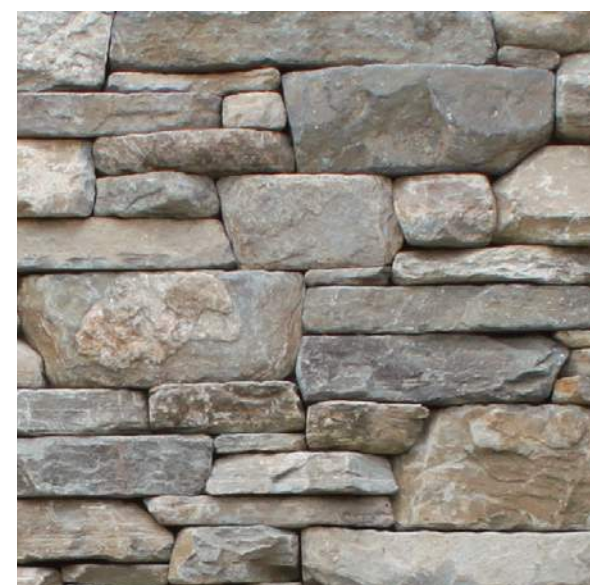
NORTH ELEVATION



EAST ELEVATION



CEDAR SHINGLES



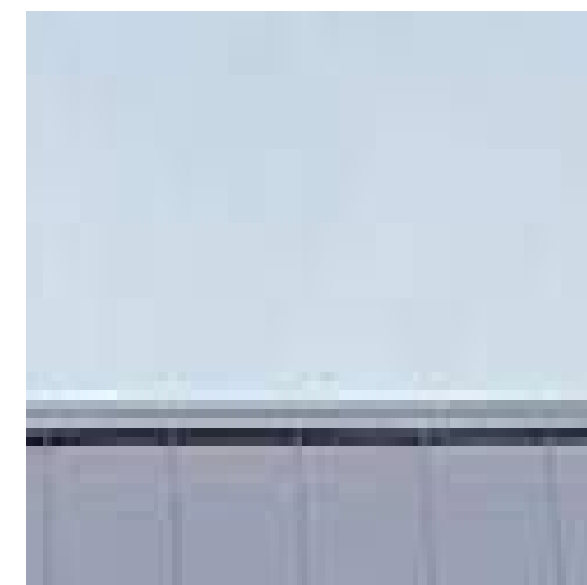
NATIVE FIELDSTONE VENEER



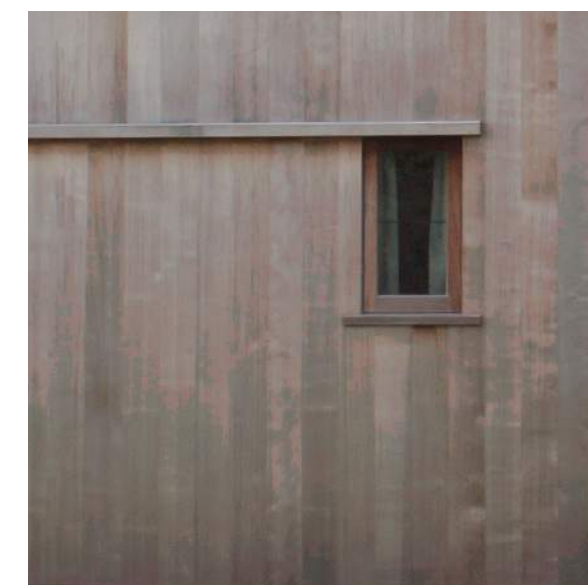
PAINTED VERTICAL BOARDING



PRE-FINISHED ALUMINUM CLAD WINDOWS



PRE-STAINED CEDAR WALL SHINGLE



VERTICAL WESTERN RED CEDAR BOARDING

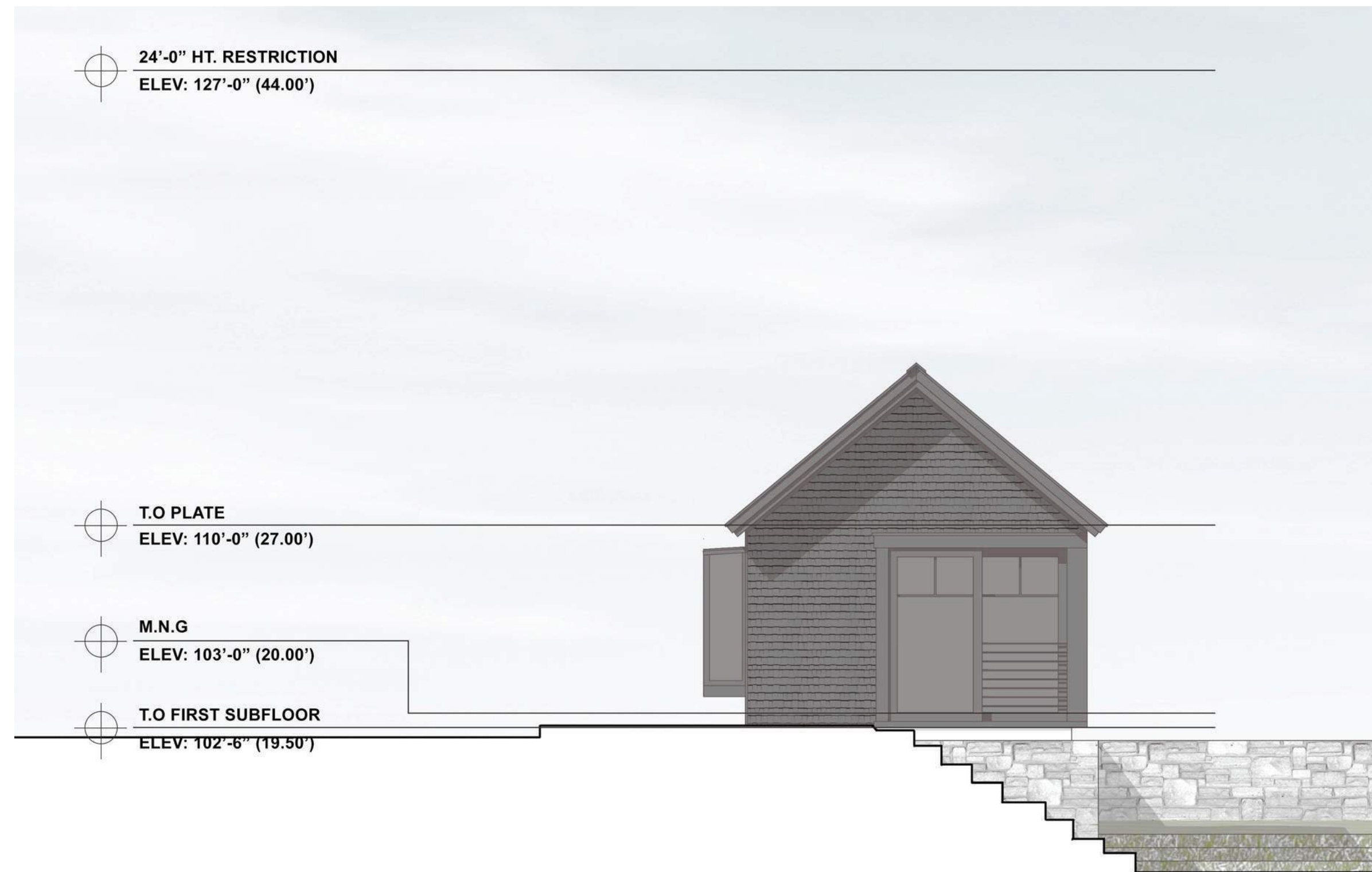


PAINTED CEDAR WINDOW TRIM



ZINC COATED COPPER STANDING SEAM ROOF





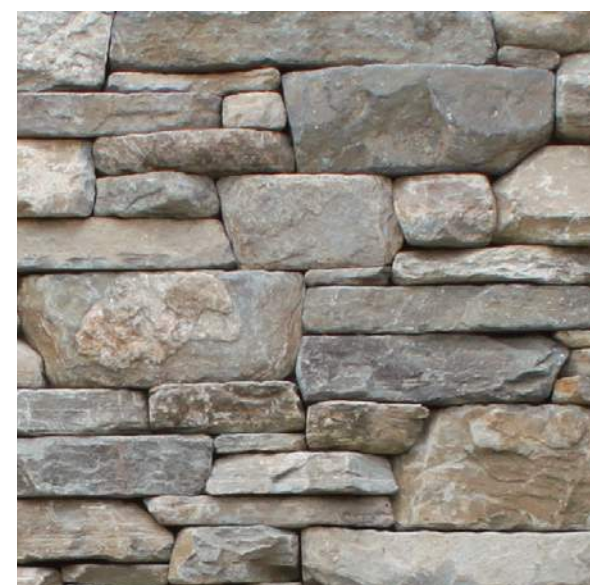
NORTH ELEVATION



EAST ELEVATION



CEDAR SHINGLES



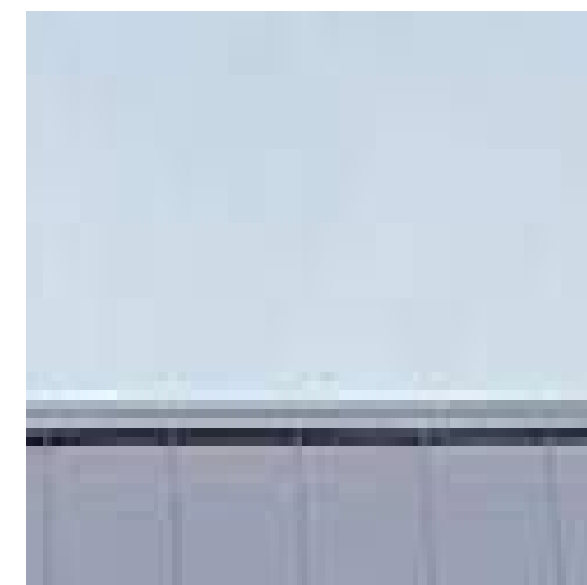
NATIVE FIELDSTONE VENEER



PAINTED VERTICAL BOARDING



PRE-FINISHED ALUMINUM CLAD WINDOWS



PRE-STAINED CEDAR WALL SHINGLE



VERTICAL WESTERN RED CEDAR BOARDING

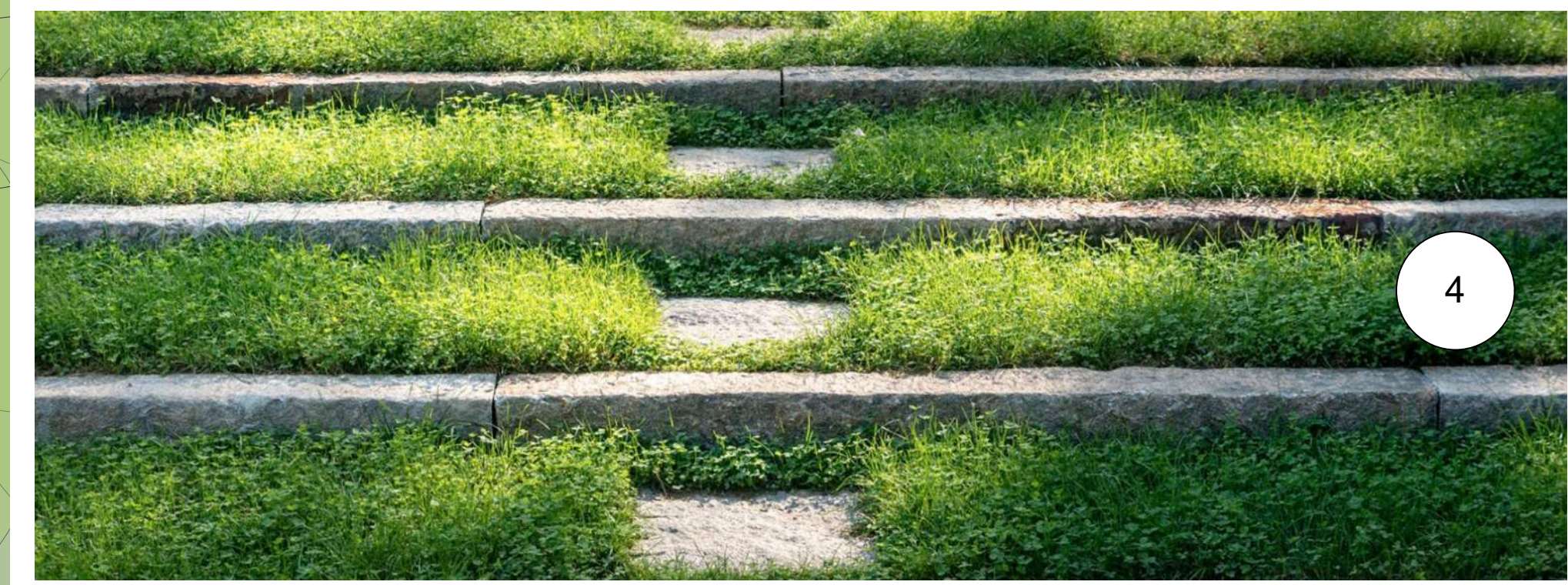
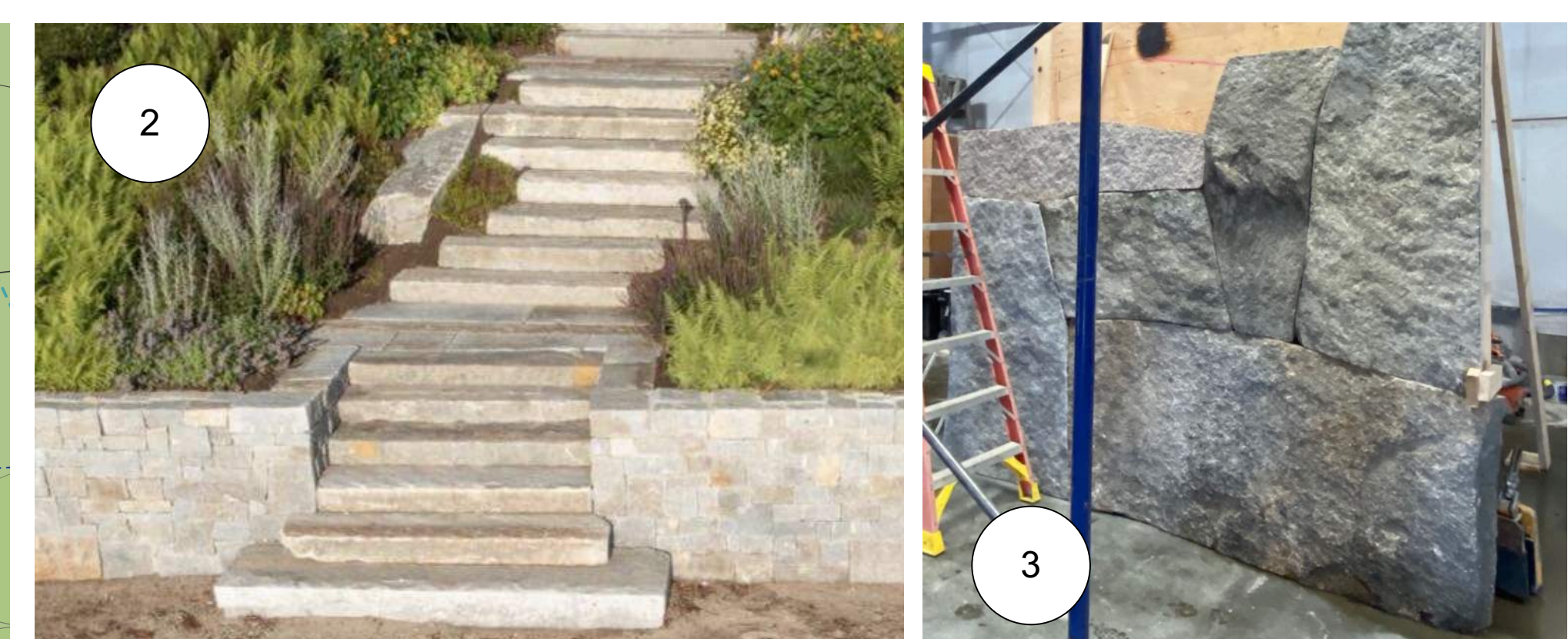
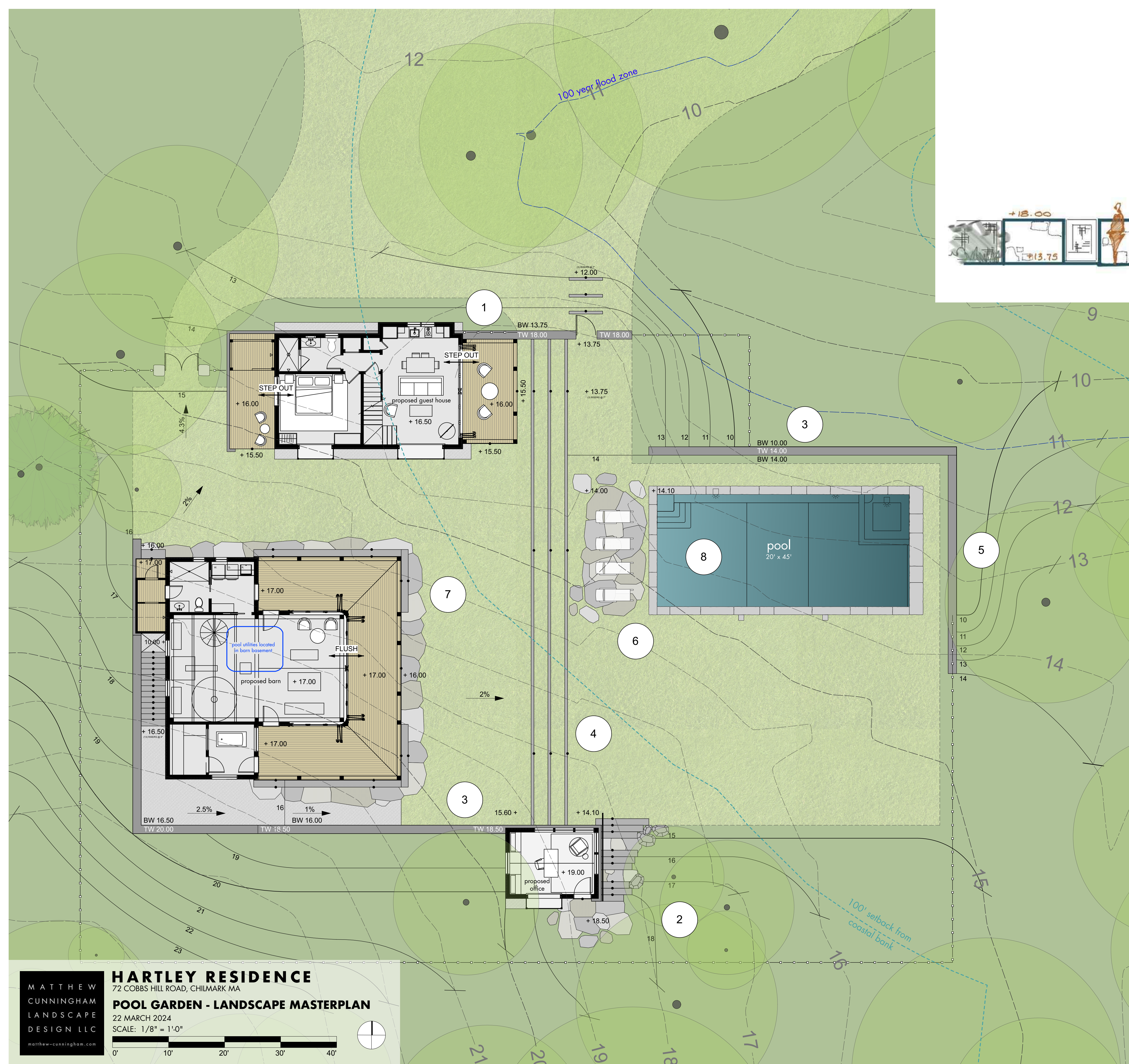


PAINTED CEDAR WINDOW TRIM



ZINC COATED COPPER STANDING SEAM ROOF





**MATTHEW CUNNINGHAM LANDSCAPE DESIGN LLC**  
 matthew-cunningham.com

**HARTLEY RESIDENCE**  
 72 COBBS HILL ROAD, CHILMARK MA

**POOL GARDEN - LANDSCAPE MASTERPLAN**  
 22 MARCH 2024  
 SCALE: 1/8" = 1'-0"

0' 10' 20' 30' 40'

**1**