



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

August 23, 2022

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

RE: **SWB Limited Partnership**  
**Map 33, Parcel 30**  
**8 Greenhouse Lane, Chilmark, MA**  
**Construction of a Studio**

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 in the amount of \$67.50.

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
- USGS Locus Map
- Riverfront Area and Alternative Analysis
- Notice to Abutters, Abutters List, Abutter Map and Affidavit of Service
- Copy of the Property Deed
- Conservation Commission Site Plan in Chilmark, MA prepared for SWB Limited Partnership by Sourati Engineering Group, LLC dated August 23, 2022
- Architectural Plans in Chilmark, MA prepared for SWB Limited Partnership by R+D Studio, dated July 22, 2022 (2 sheets)

Please contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bryan Collins", with a stylized flourish at the end.

Bryan Collins

SEG 102412



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):

<u>8 Greenhouse Lane</u>	<u>Chilmark</u>	<u>02535</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	<u>41.323870</u>	<u>-70.759910</u>
	d. Latitude	e. Longitude
<u>33</u>	<u>30</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>SWB Limited Partnership</u>	<u></u>	
a. First Name	b. Last Name	
<u>SWB Limited Partnership</u>		
c. Organization		
<u>737 Merion Square Road</u>		
d. Street Address		
<u>Gladwyne</u>	<u>PA</u>	<u>19035</u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u></u>	<u></u>
h. Phone Number	i. Fax Number	j. Email Address

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

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

4. Representative (if any):

<u>George</u>	<u>Sourati</u>	
a. First Name	b. Last Name	
<u>Sourati Engineering Group, LLC</u>		
c. Company		
<u>107 Beach Road, Suite 202</u>		
d. Street Address		
<u>Vineyard Haven</u>	<u>MA</u>	<u>02568</u>
e. City/Town	f. State	g. Zip Code
<u>(508) 693-9933</u>	<u>(508) 693-4933</u>	<u>gsourati@souratigroup.com</u>
h. Phone Number	i. Fax Number	j. Email address

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

<u>\$110.00</u>	<u>\$42.50</u>	<u>\$67.50</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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

**A. General Information (continued)**

6. General Project Description:

The project consists of the construction of an 827± S.F. studio with associated utilities located within a Riverfront Area and 128'± from the edge of a Wetland.

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

- |   |   |
|---|---|
| 1. <input 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 checked="" 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

1220

c. Book

b. Certificate # (if registered land)

540

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. n/a
2. Width of Riverfront Area (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: 96,185±  
square feet

4. Proposed alteration of the Riverfront Area:

<u>2,000±</u>	<u>0</u>	<u>2,000±</u>
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.



**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 \_\_\_\_\_

**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>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 type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	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 BWV

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

5.  Project Involves Stream Crossings

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

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





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 \_\_\_\_\_

### 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.



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 \_\_\_\_\_

### 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

## 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

### 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:

20476

2. Municipal Check Number

8-23-2022

3. Check date

20477

4. State Check Number

8-23-2022

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

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

## F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

1. Signature of Applicant

2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

6. Date

*George Soualt*

*8/24/2022*

### For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

### For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

### Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



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:

8 Greenhouse Lane

a. Street Address

20477

c. Check number

Chilmark

b. City/Town

\$42.50

d. Fee amount

2. Applicant Mailing Address:

a. First Name

b. Last Name

SWB Limited Partnership c/o Sourati Engineering Group, LLC

c. Organization

P.O. Box 4458

d. Mailing 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

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:

Provided by DEP

CHILMARK  
Town

#### 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 resource area boundaries were determined using the three-parameter method that incorporates topography, vegetation and soils.
- Riverfront Area and Alternative Analysis -310 CMR 10.58 (4) General Performance Standard

4. Plans

- Conservation Commission Site Plan in Chilmark, MA prepared for SWB Limited Partnership by Sourati Engineering Group, LLC dated August 23, 2022, signed and stamped by Charles R. Gilstad, P.L.S.
- Architectural Plans in Chilmark, MA prepared for SWB Limited Partnership by R+D Studio, dated July 22, 2021 (2 sheets)

20477

**SOURATI ENGINEERING GROUP LLC**  
 107 BEACH RD SUITE 202, PO BOX 4458  
 VINEYARD HAVEN, MA 02568  
 PH. (508) 693-9933

**MARTHA'S VINEYARD BANK**  
 53-7292/2113

8/23/2022

PAY TO THE ORDER OF Commonwealth of Massachusetts \$ 42.50

forty two and 50/100 DOLLARS

MEMO 102412 NOI Studio

*George Souale*  
 AUTHORIZED SIGNATURE

⑈020477⑈ ⑆2②1372925⑆ 45255593⑈

20476

**SOURATI ENGINEERING GROUP LLC**  
 107 BEACH RD SUITE 202, PO BOX 4458  
 VINEYARD HAVEN, MA 02568  
 PH. (508) 693-9933

**MARTHA'S VINEYARD BANK**  
 53-7292/2113

8/23/2022

PAY TO THE ORDER OF Town of Chilmark \$ 67.50

sixty seven and 50/100 DOLLARS

MEMO 102412 NOI Studio town filing fee

*George Souale*  
 AUTHORIZED SIGNATURE

⑈020476⑈ ⑆2②1372925⑆ 45255593⑈



E (LAND) 353 45' 354 355 VINEYARD HAVEN 9 MI. 140 000 FEET 70° 42'



102412 SWB Limited Partnership  
8 Greenhouse Lane  
Assessor's Map 33, Parcel 30  
Chilmark, MA



Re: SWB Limited Partnership  
8 Greenhouse Lane, Chilmark  
Assessor Map 33 Parcel 30

### RIVERFRONT AREA AND ALTERNATIVE ANALYSIS

- Protection of Other Resource Areas  
The proposed work is located outside the 100' setback from the edge of a wetland within previously disturbed areas. A snow fence and silt fence will be staked around the south portion of the project site for the duration of the project.
- Protection of Rare Species  
There are no known rare species within the area of the proposed work. The entire property is outside NHESP jurisdiction, except for a portion of the Beach located at the south corner of the property. The proposed work is located in an already disturbed area.
- Practicable and Substantially Equivalent Economic Alternatives  
The studio is proposed in an ideal location outside 100' of a wetland, on level ground, in close proximity to existing utilities (water and electricity) and does not require construction of additional driveways. To relocate the building outside the Riverfront Area east of the guest house will place the studio on a steep slope, which will require extensive excavation, a custom foundation and a new driveway. To relocate the building north of the guest house will require a new driveway including substantial trenching for utilities.  
There is no practicable and substantially equivalent economic alternative to the proposed project with less adverse effect on the Riverfront Area.
- Cost  
The project is designed to minimize cost. The proposed studio will be located along the existing driveway and in close proximity of existing utilities (water and electricity)
- Existing Technology  
The project will utilize the best available measures to construct the studio. All work will be in compliance with the State Building Code including energy efficiency.
- Proposed Use  
The proposed building will be used as a studio by the current owners. The project is a residential project with minimal impact to the site.

- Logistics

No new clearing of land inside the Riverfront Area is proposed to construct the studio. Staging of the construction site will occur in the existing driveway and lawn.

Job#: 102412





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

August 23, 2022

**Notification to Abutters Under the  
Massachusetts Wetland 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:

Name of Applicant Is: **SWB Limited Partnership**

The applicant has filed a Notice of Intent with the Chilmark Conservation Commission seeking the following: **The project consists of the construction of an 827± S.F. studio with associated utilities located within a Riverfront Area and 128'± from the edge of a Wetland.**

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:

**8 Greenhouse Lane, Assessor's Map 33, Parcel 30, 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, Mondays 8:00 AM -12:00 PM, Tuesdays & Thursdays 8:00 AM – 4:00 PM (508-645-2104) 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,

A handwritten signature in black ink, appearing to read "George A. Sourati, P.E.", is written over a light blue horizontal line.

George A. Sourati, P.E.



# 300 foot Abutters List Report

Chilmark, MA  
August 23, 2022

## Subject Property:

Parcel Number: 033-030-00  
CAMA Number: 033-030-00  
Property Address: 8 GREENHOUSE LN

Mailing Address: SWB LIMITED PARTNERSHIP  
727 MERION SQUARE RD  
GLADWYNE, PA 19035

---

## Abutters:

Parcel Number: 032-035-00  
CAMA Number: 032-035-00  
Property Address: 0 BEACH LOT STONEWALL

Mailing Address: CHAPMAN JR DENE B ET AL  
631 CLIFF DRIVE, A1  
LAGUNA BEACH, CA 92651

Parcel Number: 032-036-00  
CAMA Number: 032-036-00  
Property Address: 0 BEACH LOT STONEWALL

Mailing Address: MILLER EDWARD & MONINA VON OPEL  
PO BOX 721  
CHILMARK, MA 02535

Parcel Number: 033-025-00  
CAMA Number: 033-025-00  
Property Address: 0 ELIOT AVE

Mailing Address: STOEBER ELIZABETH, MARGARET DE  
C/O: ELIZABETH STOEBER 42957  
CHANCERY TER  
ASHBURN, VA 20148-7329

Parcel Number: 033-026-00  
CAMA Number: 033-026-00  
Property Address: 21 ELIOT AVE

Mailing Address: MANDEL ROBERT TRUSTEE  
190 RIVERSIDE PENTHOUSE TRUST  
8383 WILSHIRE BLVD. STE# 400  
BEVERLY HILLS, CA 90211

Parcel Number: 033-027-00  
CAMA Number: 033-027-00  
Property Address: 21 ELIOT AVE

Mailing Address: MANDEL ROBERT TRUSTEE  
190 RIVERSIDE PENTHOUSE TRUST  
8383 WILSHIRE BLVD. STE# 400  
BEVERLY HILLS, CA 90211

Parcel Number: 033-028-00  
CAMA Number: 033-028-00  
Property Address: 21 ELIOT AVE

Mailing Address: MANDEL ROBERT TRUSTEE  
190 RIVERSIDE PENTHOUSE TRUST  
8383 WILSHIRE BLVD. STE# 400  
BEVERLY HILLS, CA 90211

Parcel Number: 033-029-00  
CAMA Number: 033-029-00  
Property Address: 0 ELIOT AVE

Mailing Address: JONES SAMUEL B & CHRISTINE J LEE  
PO BOX 2172  
ACTON, MA 01720

Parcel Number: 033-031-00  
CAMA Number: 033-031-00  
Property Address: 16 GREENHOUSE LN

Mailing Address: WHALE HILL INC  
C/O: LAURANCE ROCKEFELLER 15  
EAST 91ST ST  
NEW YORK, NY 10128

Parcel Number: 033-032-00  
CAMA Number: 033-032-00  
Property Address: 18 GREENHOUSE LN

Mailing Address: DARROW PAUL E & JODI  
315 DYER RD  
WEST PALM BEACH, FL 33405

Parcel Number: 033-033-00  
CAMA Number: 033-033-00  
Property Address: 22 GREENHOUSE LN

Mailing Address: CONROY NATALIE E TRUSTEE  
N E CONROY REVOC TRUST PO BOX  
661  
CHILMARK, MA 02535



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.

8/23/2022

Page 1 of 4





# 300 foot Abutters List Report

Chilmark, MA  
August 23, 2022

Parcel Number: 033-065-01 CAMA Number: 033-065-01 Property Address: 0 STATE RD/QUITSA ACCESS	Mailing Address: FLANDERS FRANCES C & WJ EISEN TRSTEEES ET C/O: FRANCES C FLANDERS PO BOX 59 CHILMARK, MA 02535
Parcel Number: 033-065-02 CAMA Number: 033-065-02 Property Address: 0 STATE RD/QUITSA ACCESS	Mailing Address: LEVITAN SHARI A TRUSTEE ;CHESAPEAKE REALTY TRUST C/O: HOLLAND & KNIGHT 10 ST JAMES AVE. 11TH FLOOR BOSTON, MA 02116
Parcel Number: 033-066-00 CAMA Number: 033-066-00 Property Address: 0 STATE RD/ACCESS QUITSA	Mailing Address: JONES SAMUEL B & CHRISTINE LEE ET AL PO BOX 2172 ACTON, MA 01720
Parcel Number: 033-067-00 CAMA Number: 033-067-00 Property Address: 1 GREENHOUSE LN	Mailing Address: MCALISTER THOMAS P TRUSTEE ;GREEN HOUSE NOMINEE TRUST C/O SGF PROPERTIES LLC 909 POYDRAS ST., STE#2800 NEW ORLEANS, LA 70112
Parcel Number: 033-068-00 CAMA Number: 033-068-00 Property Address: 1 GREENHOUSE LN	Mailing Address: MCALISTER THOMAS P TRUSTEE ;GREEN HOUSE NOMINEE TRUST C/O SGF PROPERTIES LLC 909 POYDRAS ST., STE#2800 NEW ORLEANS, LA 70112
Parcel Number: 033-069-00 CAMA Number: 033-069-00 Property Address: 7 GREENHOUSE LN	Mailing Address: DARLING ODILA S & PETER A TRUS 12 BENJAMIN DR ROCHESTER, MA 02770
Parcel Number: 033-070-00 CAMA Number: 033-070-00 Property Address: 4 QUITSA LN	Mailing Address: NEWMAN FAMILY HOLDINGS LLC 1035 FIFTH AVE APT# 7C NEW YORK, NY 10028
Parcel Number: 033-071-00 CAMA Number: 033-071-00 Property Address: 26 GREENHOUSE LN	Mailing Address: SUNRISE CAMP LIMITED PARTNERSHIP  C/O SUSAN LANGMUIR 2031 MT VERNON ST PHILADELPHIA, PA 19130
Parcel Number: 033-111-00 CAMA Number: 033-111-00 Property Address: 0 STATE RD	Mailing Address: FEIBLEMAN SHIRLEY G C/O SGF PROPERTIES LLC 909 POYDRAS ST., STE# 2800 NEW ORLEANS, LA 70112
Parcel Number: 033-149-00 CAMA Number: 033-149-00 Property Address: 0 GREENHOUSE LN	Mailing Address: DARLING ODILA S & PETER A TRUS 12 BENJAMIN DR ROCHESTER, MA 02770
Parcel Number: 033-151-00 CAMA Number: 033-151-00 Property Address: 11 GREENHOUSE LN	Mailing Address: WALSDORF MICHAEL JR & CHRISTI 70 VESTRY ST. APT# 4A NEW YORK, NY 10013-1719



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.

8/23/2022

Page 2 of 4





# 300 foot Abutters List Report

Chilmark, MA  
August 23, 2022

Parcel Number: 033-154-00 CAMA Number: 033-154-00 Property Address: 19 ELIOT AVE	Mailing Address: PROSTERMAN LESLIE M TRUSTEE BLUE WATER TRUST 6002 34TH PLACE NW WASHINGTON, DC 20015
Parcel Number: 033-155-00 CAMA Number: 033-155-00 Property Address: 19 ELIOT AVE	Mailing Address: PROSTERMAN LESLIE M TRUSTEE BLUE WATER TRUST 6002 34TH PLACE NW WASHINGTON, DC 20015
Parcel Number: 033-156-00 CAMA Number: 033-156-00 Property Address: 19 ELIOT AVE	Mailing Address: PROSTERMAN LESLIE M TRUSTEE BLUE WATER TRUST 6002 34TH PLACE NW WASHINGTON, DC 20015
Parcel Number: 033-157-00 CAMA Number: 033-157-00 Property Address: 15 ELIOT AVE	Mailing Address: BARRE BARBARA B TRUSTEE B B BARRE 2006 REVOCABLE TRUST 315 SUFFOLK RD BALTIMORE, MD 21218
Parcel Number: 033-158-00 CAMA Number: 033-158-00 Property Address: 15 ELIOT AVE	Mailing Address: BARRE BARBARA B TRUSTEE B B BARRE 2006 REVOCABLE TRUST 315 SUFFOLK RD BALTIMORE, MD 21218
Parcel Number: 033-159-00 CAMA Number: 033-159-00 Property Address: 15 ELIOT AVE	Mailing Address: BARRE BARBARA B TRUSTEE B B BARRE 2006 REVOCABLE TRUST 315 SUFFOLK RD BALTIMORE, MD 21218
Parcel Number: 033-160-00 CAMA Number: 033-160-00 Property Address: 13 ELIOT AVE	Mailing Address: RUST SUSAN M & LEE R DIXON TRSTEEES ; JANE M RUST REVOC TR AGRMNT C/O: SUSAN RUST 142 OTIS BASSETT RD VINEYARD HAVEN, MA 02568
Parcel Number: 033-161-00 CAMA Number: 033-161-00 Property Address: 11 ELIOT AVE	Mailing Address: RUST JANE M & LEE R DIXON TRUS ;RUST ELIOT AVE NOM TRUST C/O: LEE R DIXON 6806 OAK POINT DR MIDDLEBOROUGH, MA 02346
Parcel Number: 033-162-00 CAMA Number: 033-162-00 Property Address: 2 GREENHOUSE LN	Mailing Address: JONES SAMUEL B & CHRISTINE J LEE PO BOX 2172 ACTON, MA 01720
Parcel Number: 033-163-00 CAMA Number: 033-163-00 Property Address: 2 GREENHOUSE LN	Mailing Address: JONES SAMUEL B & CHRISTINE J LEE PO BOX 2172 ACTON, MA 01720
Parcel Number: 033-166-00 CAMA Number: 033-166-00 Property Address: 0 STATE RD/QUITSA ACCESS	Mailing Address: CONROY NATALIE E TRUSTEE N E CONROY REVOC TRUST PO BOX 661 CHILMARK, MA 02535
Parcel Number: 033-168-00 CAMA Number: 033-168-00 Property Address: 0 BEACH LOT STONEWALL	Mailing Address: MANDEL ROBERT TRUSTEE 190 RIVERSIDE PENTHOUSE TRUST 8383 WILSHIRE BLVD. STE# 400 BEVERLY HILLS, CA 90211



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.

8/23/2022

Page 3 of 4



# 300 foot Abutters List Report

Chilmark, MA  
August 23, 2022

Parcel Number: 033-170-00  
CAMA Number: 033-170-00  
Property Address: 13 ELIOT AVE

Mailing Address: RUST SUSAN M & LEE R DIXON  
TRSTEES ; JANE M RUST REVOC TR  
AGRMNT  
C/O: SUSAN RUST 142 OTIS BASSETT  
RD  
VINEYARD HAVEN, MA 02568

Parcel Number: 033-177-00  
CAMA Number: 033-177-00  
Property Address: 8 GREENHOUSE LN

Mailing Address: SWB LIMITED PARTNERSHIP  
727 MERION SQUARE RD  
GLADWYNE, PA 19035

Parcel Number: 033-178-00  
CAMA Number: 033-178-00  
Property Address: 2 GREENHOUSE LN

Mailing Address: JONES SAMUEL B & CHRISTINE J LEE  
PO BOX 2172  
ACTON, MA 01720



[www.cai-tech.com](http://www.cai-tech.com)

8/23/2022

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.

Page 4 of 4





# 102412 SWB Limited Partnership, 8 Greenhouse Lane

Chilmark, MA

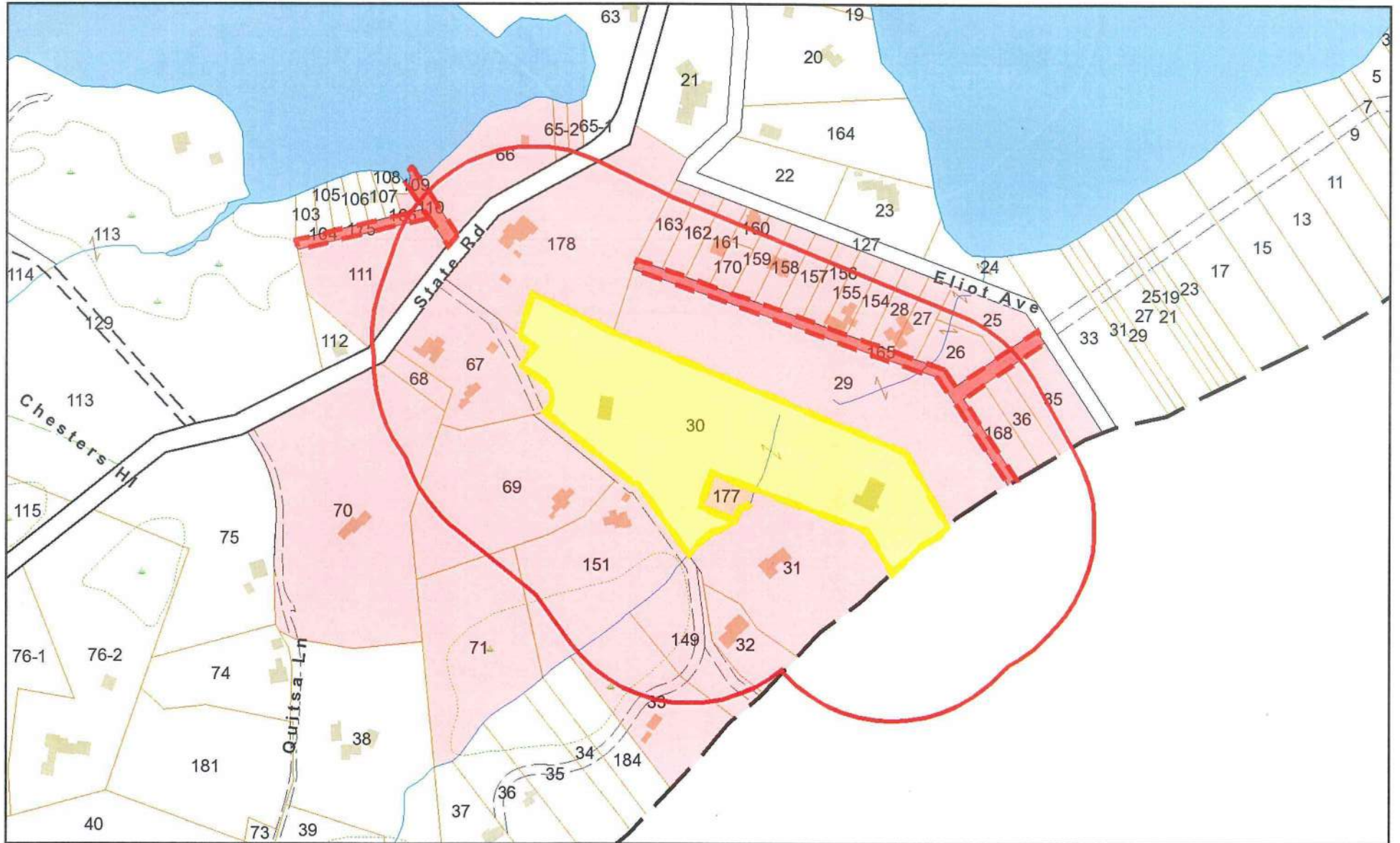


August 23, 2022

1 inch = 282 Feet



www.cai-tech.com



Data shown on this map 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 map.



**AFFIDAVIT OF SERVICE**

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

I, George A. Sourati, 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 SWB Limited Partnership with the Chilmark Conservation Commission for work at property located at 8 Greenhouse Lane, Assessor Map 33, Parcel 30, 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.



George A. Sourati  
Sourati Engineering Group, LLC



Date



2010 00005210

Bk: 1220 Pg: 540 Doc: DEED  
Page: 1 of 4 09/07/2010 02:24 PM

MARTHA'S VINEYARD LAND BANK FEE  
 PAID \$ 108,000.00  
 EXEMPT \$ \_\_\_\_\_  
41300 9/7/10 Onkars  
NO DATE CERTIFICATION

MASSACHUSETTS EXCISE TAX  
Dukes County ROD #8 001  
Date: 09/07/2010 02:24 PM  
Ctrl# 037927 31571 Doc# 00005210  
Fee: \$24,624.00 Cons: \$5,400,000.00

## Quitclaim Deed

**K & J Island Holdings II, LLC**, a limited liability company established under the laws of Delaware and registered in the Commonwealth of Massachusetts,

having its principal place of business at New York, New York,

in consideration of Five Million Four Hundred Thousand Dollars (\$5,400,000.00)

grants to **SWB Limited Partnership**, a Massachusetts limited partnership having a principal place of business at ~~8 Greenhouse Lane, Chilmark, Massachusetts,~~ an address of 727 Merion Square Road, Gladwyne, PA 19035 with **quitclaim covenants**,

the land, with any buildings thereon situated in Chilmark, Dukes County, Commonwealth of Massachusetts, bounded and described as follows:

### Parcel I

**Beginning** at a drill hole in a large rock in the Easterly side line of a twenty foot (20-ft) right-of-way to the waters of the Atlantic Ocean and the corner of a stone wall and land now or formerly of Cohen;

Thence **Northeasterly** by said stone wall in a curve to the left having a chord of 47.50 feet to a drill hole in a rock in the top tier of said stone wall and land now or formerly of said Cohen, 62.15 feet to an iron pipe at the end of said stone wall;

Thence **Northeasterly** by a wire fence and said land now or formerly of Cohen 56.35 feet to an iron pipe;

Thence **N 41° 26' 20" W**, 57.98 feet by the said wire fence and stone wall to the land now or formerly of Samuel Blackwell Jones, said point being south 41°26'20" East of and 180 feet from Massachusetts State Highway, running from Chilmark to Gay Head;

Thence **Northeasterly** 86.20 feet along the boundary line of land now or formerly of Samuel Blackwell Jones and land now or formerly of Kenyon Blackwell Jones, being hereby conveyed, to a stone bound at the end of a stone wall;

Thence **South 44° 26' E**, 180 feet along the boundary line of land now or formerly of said Samuel Blackwell Jones and land now or formerly of Kenyon Blackwell Jones, being hereby conveyed, to a stone bound;

Property Address: 8 Greenhouse Lane  
Chilmark, MA 02535



Thence **South 55° 27' East**, continuing along said boundary line, 640 feet, plus or minus, to a concrete bound;

Thence **South 18° 47' East** continuing along said boundary line, 200 feet to an iron pipe;

Thence continuing in the same course along said boundary line to the Atlantic Ocean;

Thence **Southwesterly** along the Atlantic Ocean, 145 feet, plus or minus, to a point on the boundary line of land now or formerly of Ethel Jones Whidden and land now or formerly of Kenyon Blackwell Jones, being hereby conveyed;

Thence **North 19° 41' West** 108, plus or minus, feet to an iron pipe;

Thence continuing in the same course 104 feet to a concrete bound, still on the aforesaid boundary line of land now or formerly of Ethel Jones Whidden and land now or formerly of Kenyon Blackwell Jones, being hereby conveyed;

Thence **North 57° 25' West**, along the stone wall boundary line of the land now or formerly of said Ethel Jones Whidden and land now or formerly of Kenyon Blackwell Jones, hereby conveyed, 232 feet, plus or minus to the center of the brook;

Thence continuing along said boundary line **North 57° 25' West**, 100 feet to a point;

Thence **Southwesterly** at right angles to the preceding course, 75 feet to a point;

Thence **South 57° 25' East**, 60 feet, plus or minus, to a point on the brook boundary line between land now or formerly of Ethel Jones Whidden and land now or formerly of Ethel Jones Whidden and land now or formerly of Kenyon Blackwell Jones, being hereby conveyed;

Thence **Northwesterly** along said brook property line to a point on the Easterly side of the 20-foot right-of-way, as now located from the Massachusetts State Highway to the Atlantic Ocean, for access by the grantee and others entitled thereto to said Atlantic Ocean;

Thence **North 22° 33' 40" West**, 173 feet to a point;

Thence **North 56° 31' 40" West**, 172.62 feet to a point;

Thence **North 10° 53' 40" West**, 46.83 feet to a point;

Thence **North 15° 17' 20" East**, 50.13 feet to a point;

All by said Easterly sideline of said twenty foot (20-ft) right-of-way to the waters of the Atlantic Ocean to the said drill hole at the point or place of beginning.

All as shown on a plan entitled "Plan of Land in Chilmark, Mass. Surveyed for Marie D. Darling July 25, 1955; Scale 1" = 100' Hollis A. Smith, M.S. Reg'd Land Surveyor Vineyard Haven, Mass." Recorded with the Dukes County Registry of Deeds in Book 227, Page 448 and containing, according to the plan, 4.87 acres more or less.

**Parcel II**

**Being** a parcel of land located between the Massachusetts State Highway and the Atlantic Ocean, and;

**Beginning** at the stone wall and brook at the Northeast corner of property owned now or formerly of Ethel J. Whidden, and thence running from said brook in a Northerly direction along said stone wall a distance of 100 feet;

Thence **Southwesterly** and at right angles to said stone wall a distance of 75 feet;

Thence **Easterly** parallel with said stone wall to the brook above referred to;

Thence along said brook to the point or place of beginning.

**Parcel I and Parcel II** are also conveyed together with a right of way to use, with others, the 25-foot right-of-way from the Massachusetts State Highway to Quitsa Pond as more fully described in a deed recorded with the Dukes County Registry of Deeds in Book 232, Page 317.

**For Title**, see deed dated November 30, 2007, recorded in the Dukes County Registry of Deeds, in Book 1137, Page 81.

**Subject to** all encumbrances of record, including easements, restrictions, and rights of way, if any, insofar as the same may be in force and applicable.



In Witness Whereof, the said **K & J Island Holdings II, LLC** has caused these presents to be signed, acknowledged and delivered in its name and behalf by Kenneth Levy-Church and Jeanne Levy-Church, its Managers, hereto duly authorized, this 2nd day of September, 2010.

Executed in the presence of

**K & J Island Holdings II, LLC**

[Signature]  
Witness

By: [Signature]  
Kenneth Levy-Church, Manager

\_\_\_\_\_  
Witness

By: [Signature]  
Jeanne Levy-Church, Manager

Commonwealth of Massachusetts

Dukes County, ss.

September 2, 2010

On September 2, 2010, before me, the undersigned Notary Public, personally appeared **Kenneth Levy-Church** and **Jeanne Levy-Church**, personally known to me / proved to me through satisfactory evidence of identification, which were their \_\_\_\_\_ Drivers' Licenses / I.D., to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed the foregoing instrument to be their free act and deed as Managers of said limited liability company.

[Signature]  
Notary Public

My Commission Expires: 12/21/12

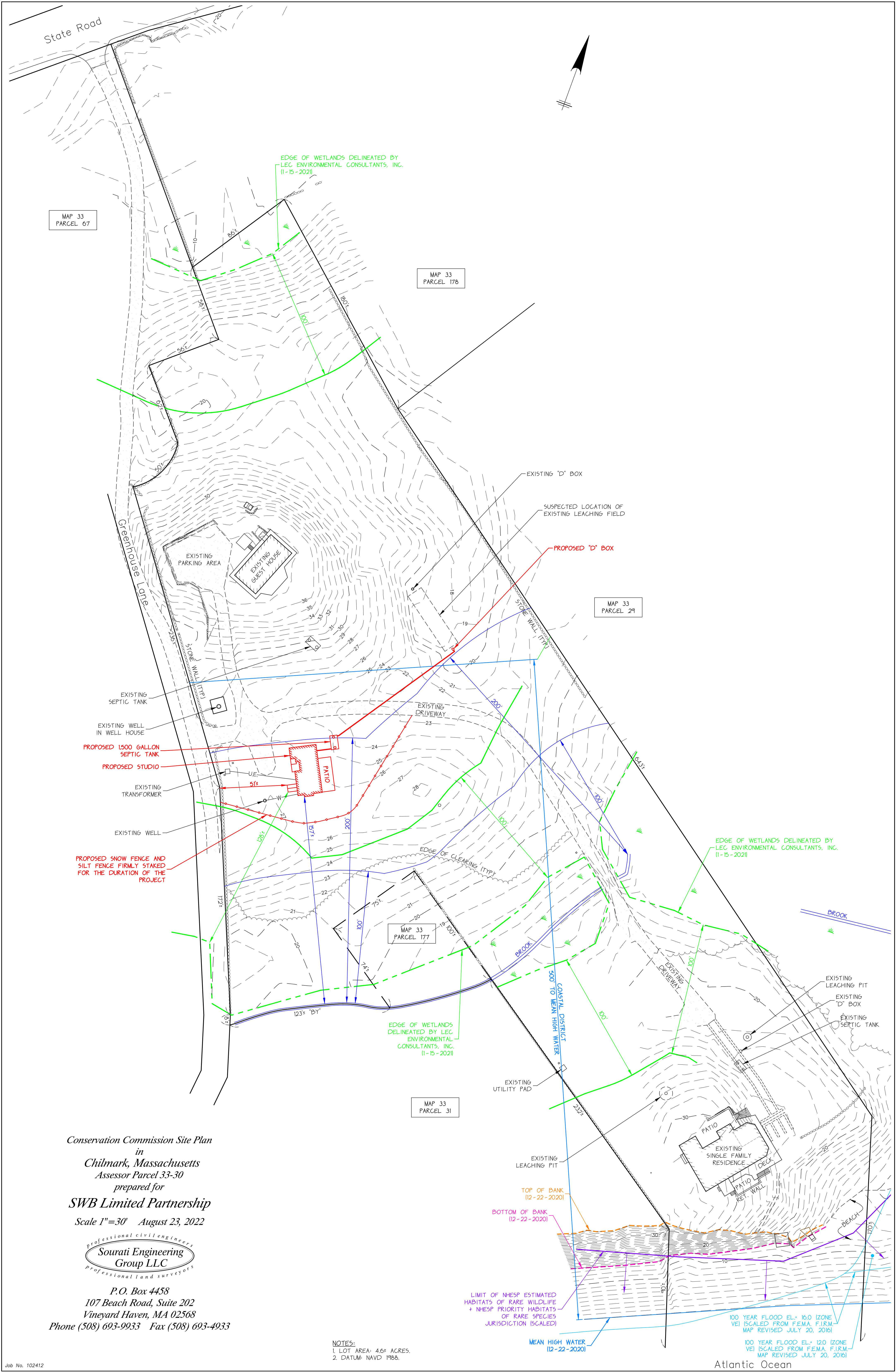


(THE FOLLOWING IS NOT A PART OF THE DEED AND IS NOT TO BE RECORDED)  
Chapter 183, Section 11, General Laws

A deed in substance following the form entitled "Quitclaim Deed" shall when duly executed have the force and effect of a deed in fee simple to the grantee, his heirs and assigns, to his and their own use, with covenants on the part of the grantor, for himself, his heirs, executors, administrators and successors, with the grantee, his heirs, successors and assigns, that at that time of the delivery of such deed the premises were free from all encumbrances made by him, and that he will, and his heirs, executors and administrators shall, warrant and defend the same to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons claiming by, through or under the grantor, but against none other.

Attest:  
[Signature] **Register**





MAP 33  
PARCEL 67

MAP 33  
PARCEL 178

MAP 33  
PARCEL 29

MAP 33  
PARCEL 177

MAP 33  
PARCEL 31

Conservation Commission Site Plan  
in  
Chilmark, Massachusetts  
Assessor Parcel 33-30  
prepared for  
**SWB Limited Partnership**  
Scale 1"=30' August 23, 2022

*Professional civil engineers*  
**Sourati Engineering Group LLC**  
*Professional land surveyors*

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: 4.6+ ACRES.  
2. DATUM: NAVD 1988.

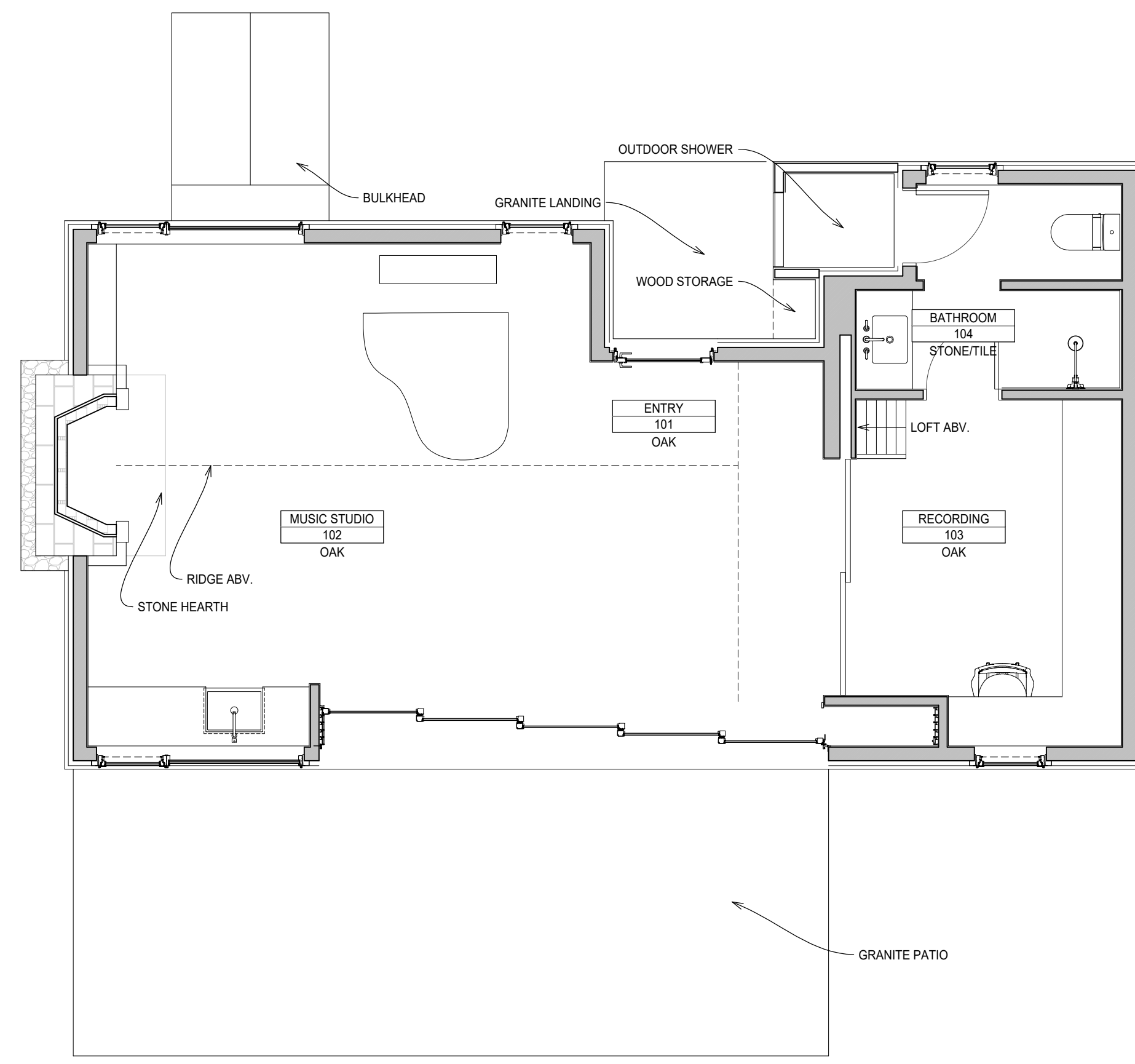
LIMIT OF NHESP ESTIMATED  
HABITATS OF RARE WILDLIFE  
+ NHESP PRIORITY HABITATS  
OF RARE SPECIES  
JURISDICTION (SCALED)

MEAN HIGH WATER  
(12-22-2020)

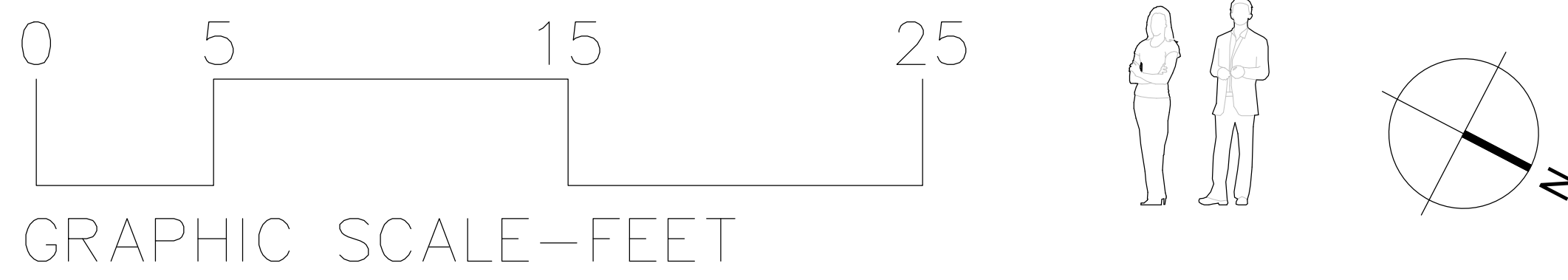
100 YEAR FLOOD EL. 150 (ZONE  
VEI) (SCALED FROM FEMA F.I.R.M.  
MAP REVISED JULY 20, 2016)

100 YEAR FLOOD EL. 120 (ZONE  
VEI) (SCALED FROM FEMA F.I.R.M.  
MAP REVISED JULY 20, 2016)

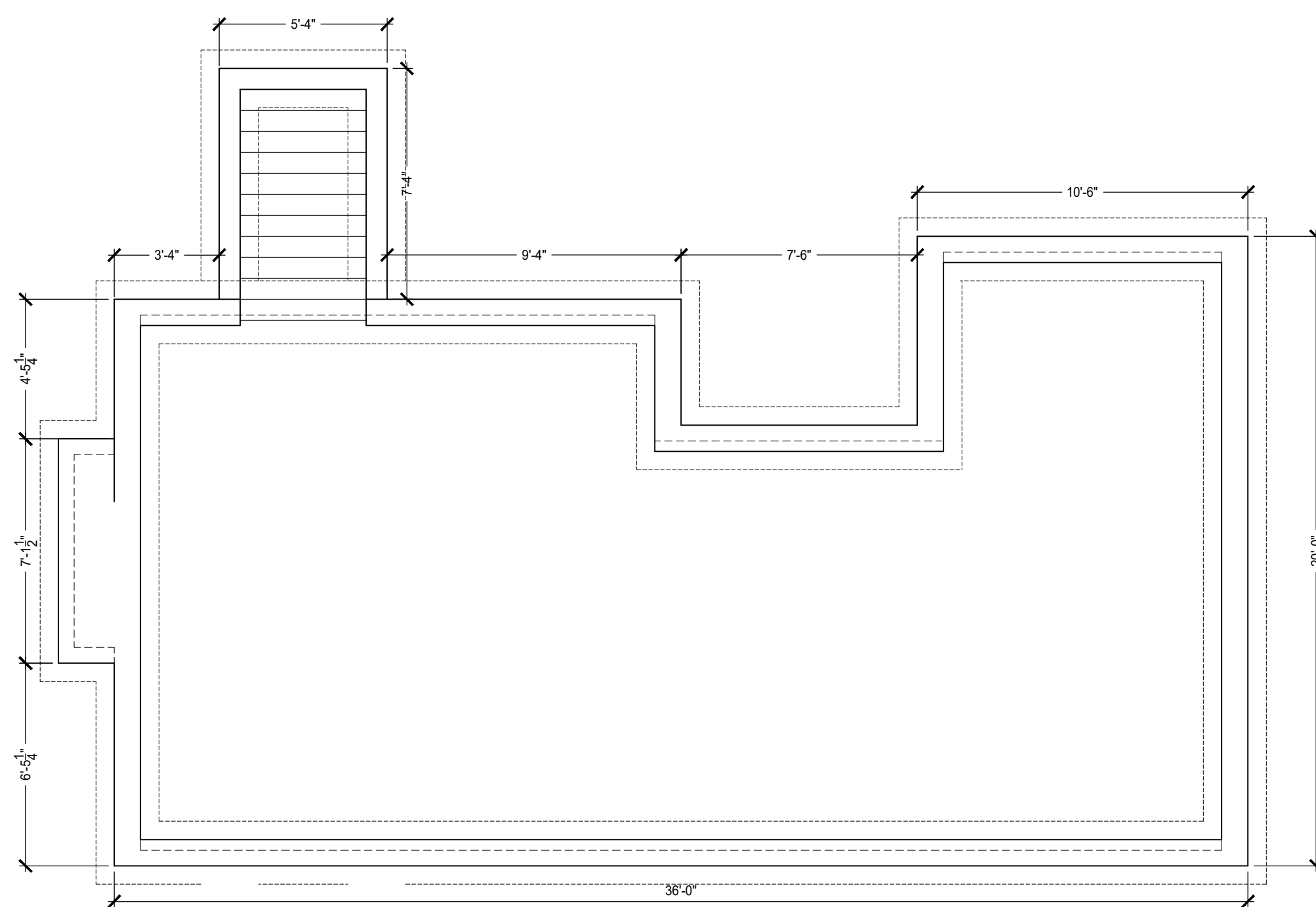
Atlantic Ocean



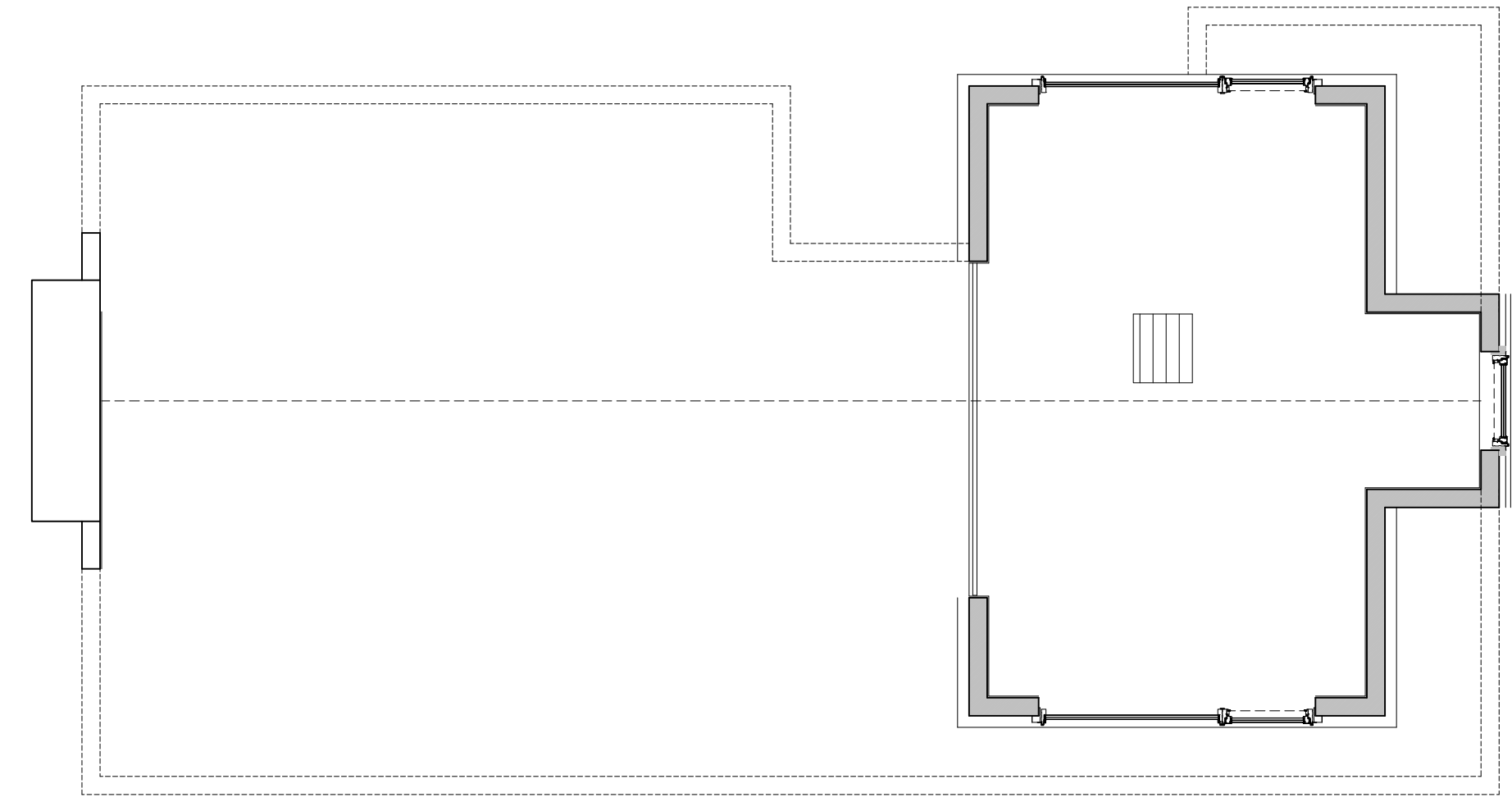
1 FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"



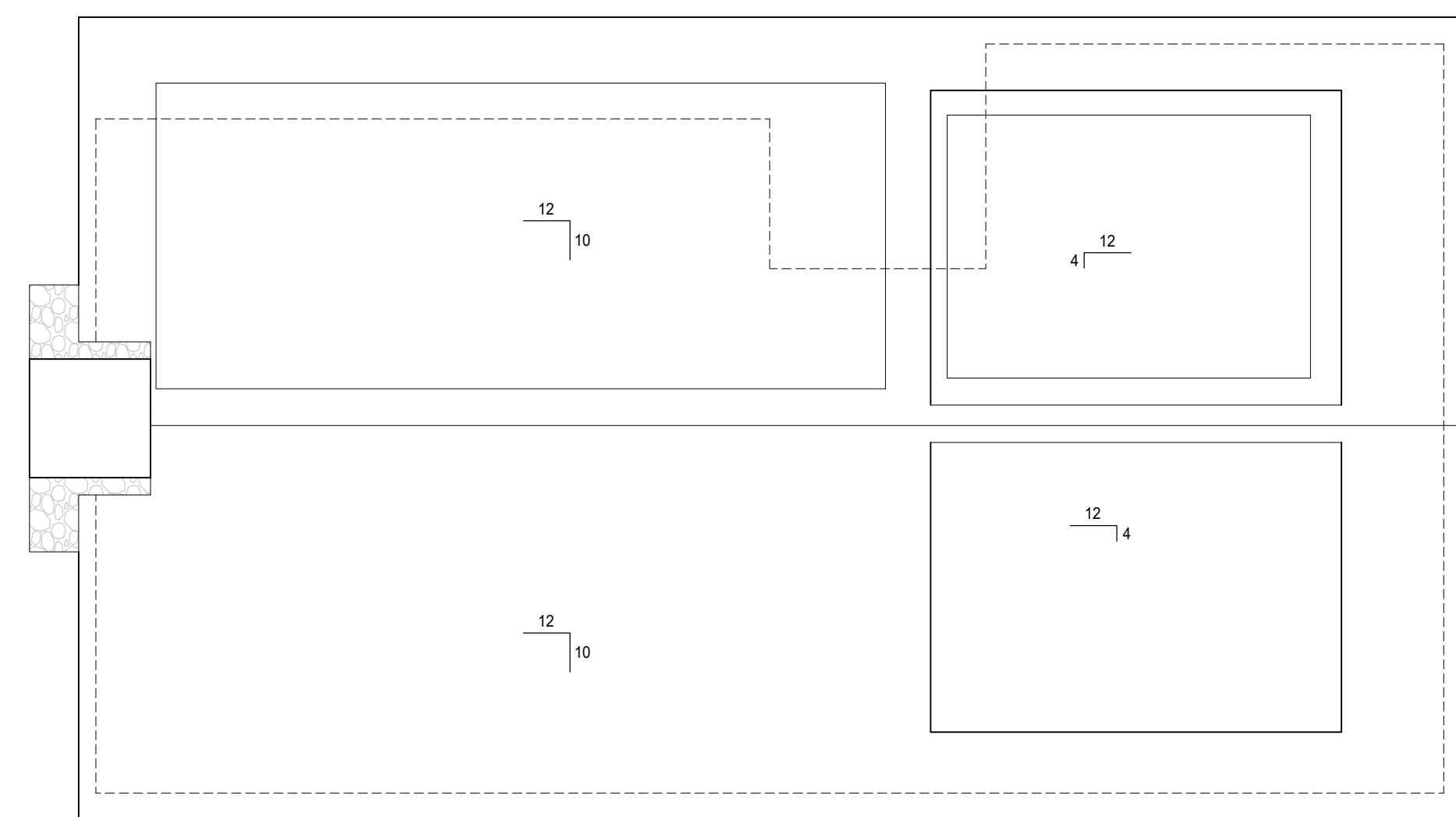
GRAPHIC SCALE—FEET



0 FOUNDATION PLAN SCALE: 1/4" = 1'-0"



2 LOFT PLAN SCALE: 1/4" = 1'-0"



3 ROOF PLAN SCALE: 1/4" = 1'-0"

DATE:	7/22/2021
PHASE:	SCHEMATIC DESIGN
DRAWN BY:	
NOTES:	

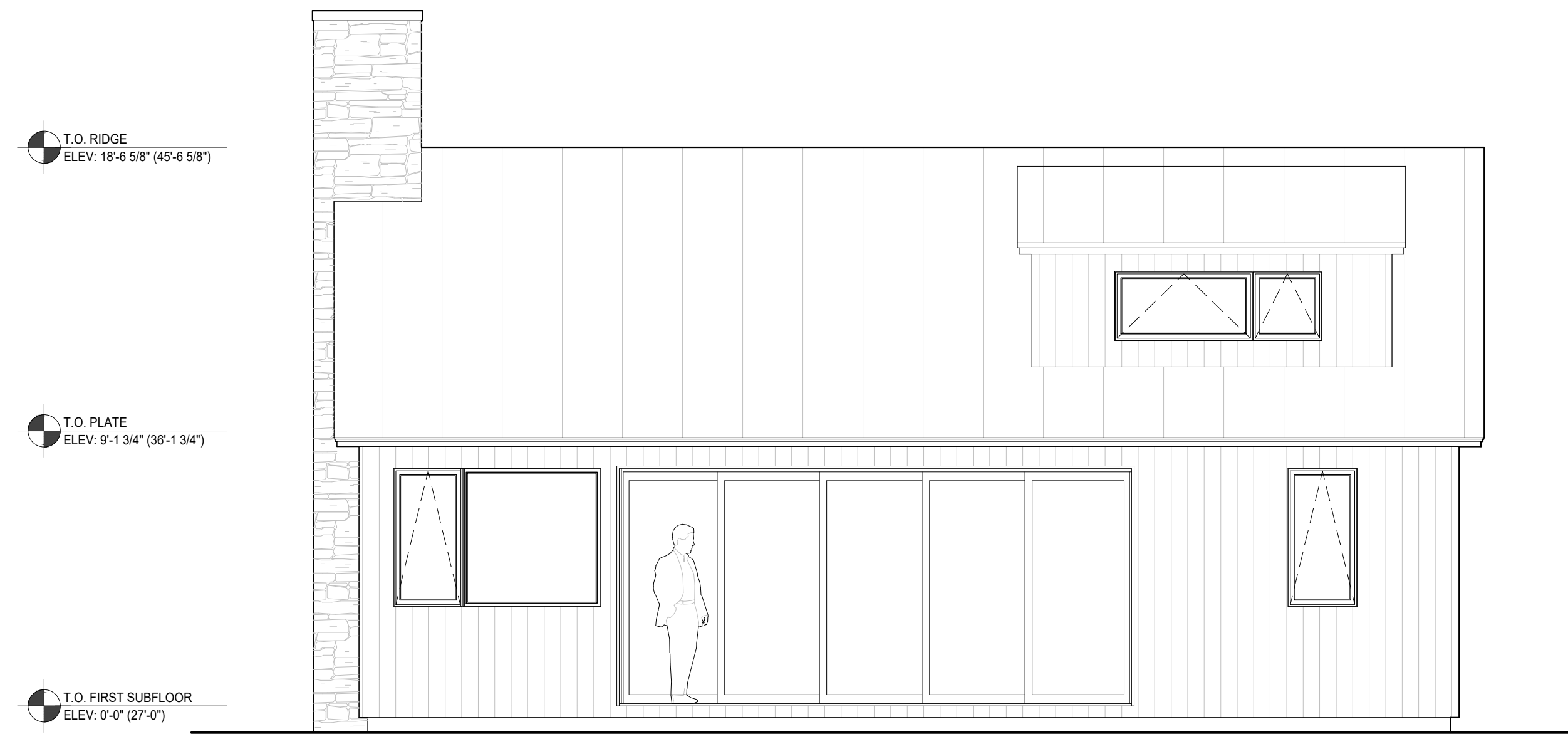
STUDIO  
8 GREEN HOUSE LN.  
CHILMARK, MA

**NOT FOR CONSTRUCTION**

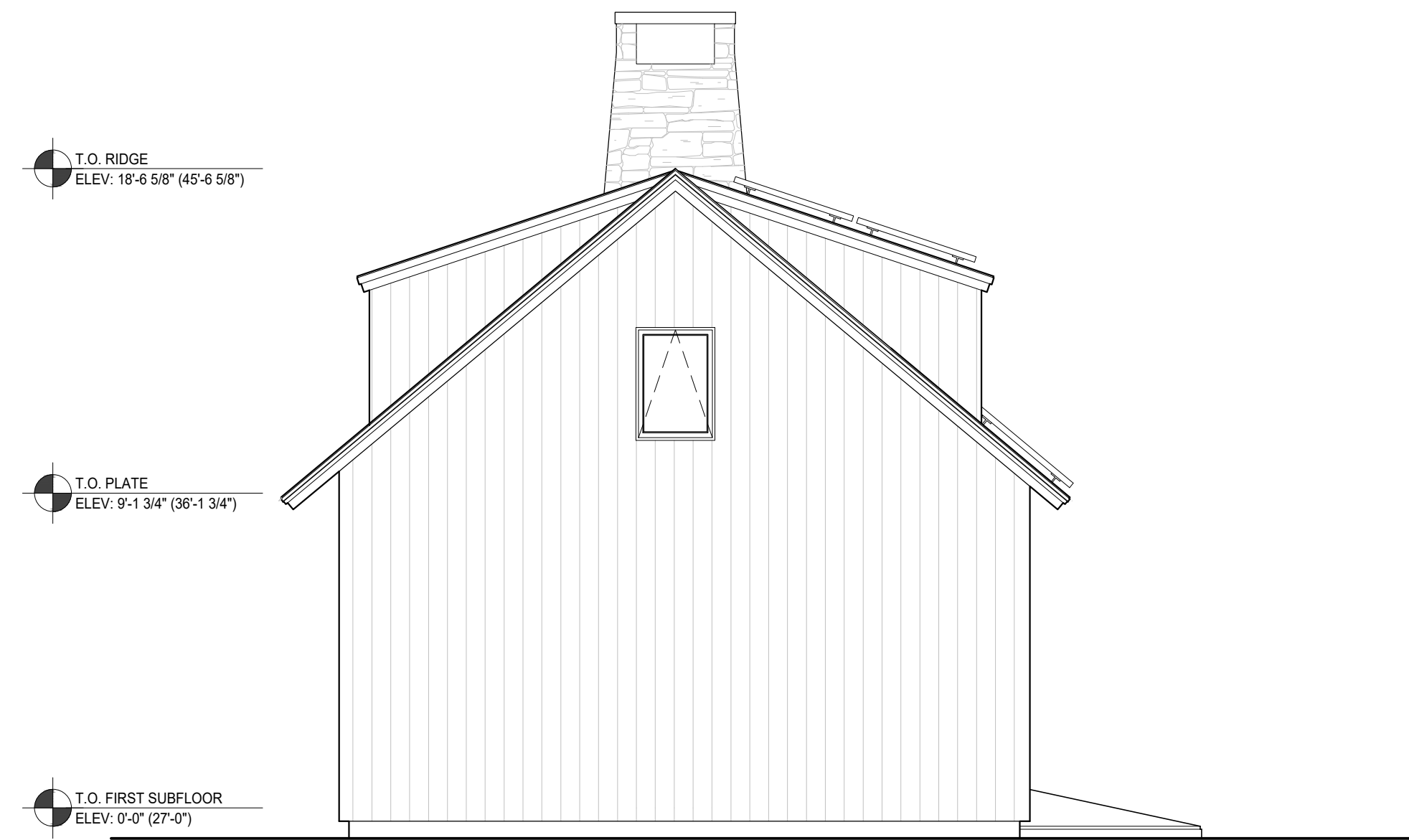
FLOOR PLANS

A100





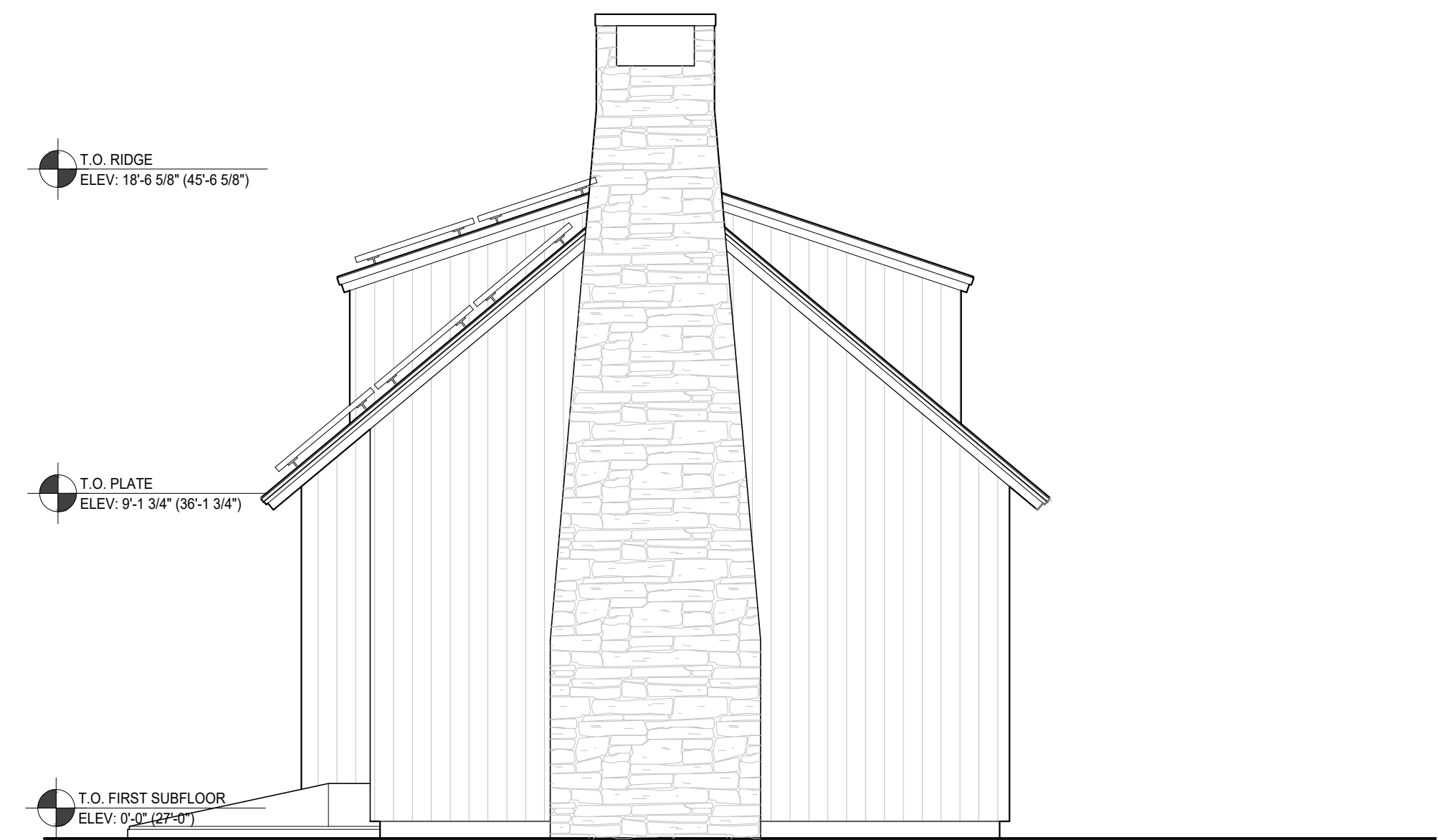
1 EAST ELEVATION SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION SCALE: 1/4" = 1'-0"



1 WEST ELEVATION SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION SCALE: 1/4" = 1'-0"

DATE:	7/22/2021		
PHASE:	SCHEMATIC DESIGN		
DRAWN BY:			
NOTES:			

STUDIO  
8 GREEN HOUSE LN.  
CHILMARK, MA

**NOT FOR  
CONSTRUCTION**

BUILDING ELEVATIONS

A200