



June 13, 2022

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

Department of Environmental Protection
Southeast Region
20 Riverside Drive
Lakeville, MA 02347

Re: RMJ Dock, LLC #16 Harbor Hill Road, Chilmark Assessor Parcel 27.1-104
VLS&E Job No. 13-1

Dear Board Members and D.E.P.,

Enclosed please find a Notice of Intent to construct and maintain stairs on a coastal bank to access an existing pier and boathouse on the above referenced property. The pier and boathouse have been accessed historically by a set of stairs on the neighboring lot to the south, however the owners of that lot have withdrawn any permission to continue use of the stairs. The applicant currently does not have any physical access to the pier and boathouse by land.

The applicant for the project is RMJ Dock, LLC, holder of an easement over land owned by Donald G. Smith to access the pier and boathouse (see enclosed documentation regarding easement)

If you need any additional information or have questions please contact our office.

Sincerely,

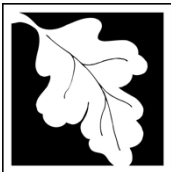
A handwritten signature in blue ink, appearing to read 'Reid G. Silva'.

Reid G. Silva, PE PLS
Professional Engineer
Professional Land Surveyor

Plans & Materials List

RMJ Dock, LLC
#16 Harbor Hill Road, Chilmark
Assessor Parcel 27.1-104

- a. Notice of Intent Application
- b. Easement documentation and opinion from Attorney William C. Henchy
- c. Project Description
- d. Abutter Notification dated June 13, 2022
- e. Abutter Report
- f. Chilmark Assessor Map
- g. USGS Topographic Quadrangle
- h. FEMA Map
- i. Site Plan in Chilmark, Mass.
Prepared for RMJ Dock, LLC
By Vineyard Land Surveying & Engineering, Inc.
Dated: May 31, 2022 Scale 1 inch = 5 feet



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands

Provided by MassDEP:

MassDEP File Number
Document Transaction Number
Chilmark
City/Town

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
 And the Town of Chilmark Wetlands Bylaw

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>16 Harbor Hill Road</u>	<u>Chilmark</u>	<u>02535</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
<u>27.1</u>	<u>104</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	d. Latitude e. Longitude

2. Applicant:

<u>RMJ Dock, LLC</u>	<u></u>	
a. First Name	b. Last Name	
<u>c/o Vineyard Land Surveying & Engineering, Inc. P. O. Box 421</u>		
c. Organization		
d. Street Address		
<u>West Tisbury</u>	<u>MA</u>	<u>02575</u>
e. City/Town	f. State	g. Zip Code
<u>508-693-3774</u>	<u>reid@vlse.net</u>	
h. Phone Number	i. Fax Number	j. Email Address

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

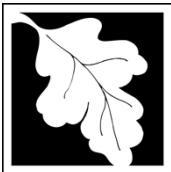
<u></u>	<u></u>	
a. First Name	b. Last Name	
<u></u>		
c. Organization		
<u></u>		
d. Street Address		
<u></u>	<u></u>	<u></u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u></u>	<u></u>
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

<u>Reid G.</u>	<u>Silva, PE/PLS</u>	
a. First Name	b. Last Name	
<u>Vineyard Land Surveying & Engineering, Inc.</u>		
c. Company		
<u>P. O. Box 421</u>		
d. Street Address		
<u>West Tisbury</u>	<u>MA</u>	<u>02575</u>
e. City/Town	f. State	g. Zip Code
<u>508-693-3774</u>	<u>reid@vlse.net</u>	
h. Phone Number	i. Fax Number	j. Email address

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

<u>\$100.00</u>	<u>\$37.50</u>	<u>\$62.50</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

Construct and maintain stairs on a coastal bank to access an existing pier and boathouse

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

- 1. Single Family Home
- 2. Residential Subdivision
- 3. Commercial/Industrial
- 4. Dock/Pier
- 5. Utilities
- 6. Coastal engineering Structure
- 7. Agriculture (e.g., cranberries, forestry)
- 8. Transportation
- 9. 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 CMR10.24(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

1216

c. Book

b. Certificate # (if registered land)

262

d. Page Number

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

- 1. 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.
- 2. 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.



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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.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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. <input type="checkbox"/> 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.
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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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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 checked="" type="checkbox"/> Coastal Banks	4 LF	
	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 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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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.

- 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 1, 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

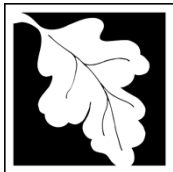
- 2. Assessor’s Map or right-of-way plan of site

- 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 <https://www.mass.gov/endangered-species-act-mesa-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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C. Other Applicable Standards and Requirements (cont'd)

- (c) MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

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, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; 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:

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

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.

- c. Is this an aquaculture project? d. Yes No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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

Online Users:

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

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.

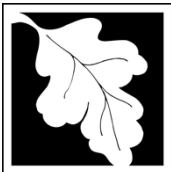
D. Additional Information

- 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.



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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.

Site Plan of Land in Chilmark, Mass. Prepared for RMJ Dock, LLC

a. Plan Title

Vineyard Land Surveying & Engineering, Inc.

May 31, 2022

d. Final Revision Date

Reid G. Silva

c. Signed and Stamped by

1"=5'

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:

1571

2. Municipal Check Number

1572

4. State Check Number

Vineyard Land Surveying & Engineering, Inc.

6. Payor name on check: First Name

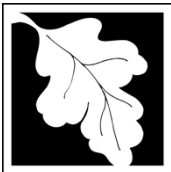
6/1/2022

3. Check date

6/1/2022

5. Check date

7. Payor name on check: Last Name



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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)

Kevin M. Sato (Agent)

4. Date

June 13, 2022

5. Signature of Representative (if any)

6. Date

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:

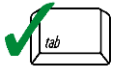
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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.



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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:

16 Harbor Hill Road	Chilmark
a. Street Address	b. City/Town
1572	\$37.50
c. Check number	d. Fee amount

2. Applicant Mailing Address:

a. First Name		b. Last Name	
RMJ Dock, LLC			
c. Organization			
c/o Vineyard Land Surveying & Engineering, Inc. P. O. Box 421			
d. Mailing Address			
West Tisbury	MA	02575	
e. City/Town	f. State	g. Zip Code	
508-693-3774	reid@vlse.net		
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).



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

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
5a. work on stairs	4 LF	\$4/LF (\$100 min)	\$100.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
		Step 5/Total Project Fee:	\$100.00

Step 6/Fee Payments:

Total Project Fee:	\$100.00
State share of filing Fee:	a. Total Fee from Step 5 \$37.50
City/Town share of filing Fee:	b. 1/2 Total Fee less \$12.50 \$62.50 c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

1572

VINEYARD LAND SURVEYING & ENGINEERING INC

PO BOX 421
WEST TISBURY, MA 02575
(508) 693-3774

MARTHA'S VINEYARD BANK 

53-7292/2113



6/1/2022


PAY TO THE ORDER OF Commonwealth of Massachusetts

\$ 37.50

Thirty Seven 50/100

DOLLARS

MEMO 13-1 Nixon NOI State Fee


AUTHORIZED SIGNATURE

⑈001572⑈ ⑆211372925⑆ 45 249570⑈

Security features. Details on back.



1571

VINEYARD LAND SURVEYING & ENGINEERING INC

PO BOX 421
WEST TISBURY, MA 02575
(508) 693-3774

MARTHA'S VINEYARD BANK 

53-7292/2113



6/1/2022

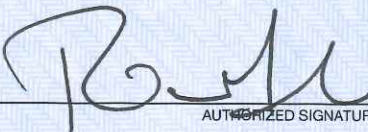
PAY TO THE ORDER OF Town of Chilmark

\$ 62.50

Sixty Two 50/100

DOLLARS

MEMO 13-1 Nixon NOI Town Fee


AUTHORIZED SIGNATURE

⑈001571⑈ ⑆211372925⑆ 45 249570⑈

Security features. Details on back.



LAW OFFICES OF
WILLIAM C. HENCHY, LLC

165 CRANBERRY HIGHWAY
ROUTE 6A
ORLEANS, MA 02653

TELEPHONE: (508) 255-1636
FACSIMILE: (508) 255-1325
INTERNET: whenchy@alumni.tufts.edu
www.henchylaw.com

May 12, 2022

Mr. Reid Silva, P.E., P.L.S.
Vineyard Land Surveying & Engineering, Inc.
12 Cournoyer Road
P. O. Box 421
West Tisbury, MA 02575

RE: RMJ Dock LLC; Access across Land of Donald Smith LCC 11907
Lot M, Land Court Plan 7706-F

Dear Mr. Silva:

As you know, I represent RMJ Dock LLC. I am writing to summarize the easement that RMJ Dock LLC holds across land of Donald Smith as described in Land Court Certificate of Title 11907. (Copy attached)

It is my understanding that you are in the process of preparing a Notice of Intent to construct an elevated staircase to reach the dock owned by RMJ Dock LLC after access to that dock, which had existed for decades, was blocked by the next-door neighbor. That neighbor is the same individual who sued the Conservation Commission to overturn the Order of Conditions you obtained for the reconstruction of the dock.

Given the neighbor's unfortunate actions, construction of a new elevated staircase is necessary in order that RMJ Dock LLC can access its dock and building. You are welcome to append this letter to any Notice of Intent in order to clarify that RMJ Dock LLC has standing to make this application.

Mr. Smith owns Lot M as shown on Land Court Plan 7706-F. Both he and RMJ Dock LLC are the successors in interest to Gladys Mayhew Flanders.

Robert Flanders and Gladys Mayhew Flanders purchased Lot M as shown on land Court Plan 7706F (the land now owned by Mr. Smith) by deed dated May 17, 1955.

Robert and Gladys Mayhew had a son, Robert N. Flanders Jr., who passed on February 10, 2008.

In her Will dated March 27, 1989, Gladys Mayhew Flanders divided the ownership in Lot M by granting the home, which she called "Topside", to her two daughters, Hope Bailiff and Patricia N.F. Smith (Donald Smith's wife), to them as tenants in common.

Mrs. Flanders gave her son Robert the "shop called the Bosun's locker, and the wharf, which abuts my real property known as "Topside" **...together with a right of way for access to and from the said shop and wharf across my said property known as "Topside", located at Menemsha, Chilmark, Massachusetts.** The ownership of the Bosun's locker and wharf was granted to "my son, Robert N. Flanders and to such of his issue (children) as shall be living at the time of my death, during the terms of their lives or the survivor of them". A copy of Mrs. Flanders' Will is attached.

As noted above, Robert N. Flanders passed away on February 10, 2008. His Obituary noted that "just about any morning for the last 39 years, you could see Bob driving down to the shore, opening up his shanty, getting his gear on and climbing into his boat to head out on the water.". Robert Flanders gained access to the shanty and dock via the right of way reserved to him in his mother's will.

On June 19, 2010, RMJ Dock LLC acquired, by assignment recorded at Dukes Registry of Deeds in Book 01216, Page 262, all of the rights in Robert N. Flanders Jr.'s heirs, said life estates, remainder interests and any and all other rights, title or interest in and to the said Bosun's Locker **and said wharf and the easement rights held by the Assignees in connection therewith, noted on Certificate of Title No. 11907 as "right of way granted to Robert N. Flanders, Jr., et al", and in Article Six of the will of Gladys M Flanders.** A copy of the Assignment is attached.

Donald Smith inherited Lot M on Plan 706-F from his late wife, Patricia N.F. Smith (who had previously acquired her sister Hope Bailiff's share) , the daughter of Gladys Mayhew Flanders, and the sister of Robert N. Flanders Jr.

Mr. Smith holds title to Lot M subject to the easement and rights existing under Gladys Mayhew's will, which have passed to RMJ Dock LLC by the assignment from Robert N. Flanders' heirs recorded at Book 0216, Page 262. These rights are referenced in Mr. Smith's Certificate of Title, attached.

Therefore, RMJ Dock LLC is the holder of the easement contained in Article 6 of the Will of Gladys Flanders across the land of Donald Smith and noted in his Certificate of Title. The easement is not limited at any part of Lot M, and so the new staircase

may be located where it is most convenient and where it will meet the performance standards contained in the Wetlands Act, 310 CMR 10.00, and the Chilmark Wetlands By-law.

Please do not hesitate to contact me if you should have any questions.

Very truly yours,

A handwritten signature in black ink, appearing to be 'WCH' followed by a large, sweeping flourish that extends downwards and to the right.

William C. Henchy
Wch/
Enc.
cc. RMJ Dock LLC

Transfer Certificate of Title

Cart No: 11907
Doc No: 63517

Book: 64
Page: 95

From Transfer Certificate No. 8670, Originally Registered January 19, 1922, in Registration Book 1, Page 223 for the Registry District of Dukes County.

This is to Certify that DONALD G SMITH of 16 Harbor Hill Rd, Chilmark MA 02535 is the owner in fee simple, of that certain parcel of land situated in Chilmark, in the County of Dukes and Commonwealth of Massachusetts, described as follows:

EASTERLY	by	a Way sixty (60) feet;
SOUTHERLY	by	Lot N about forty-nine (49) feet;
WESTERLY	by	the waters of the Old Channel of Menemsha Creek; and
NORTHERLY	by	Lot L about fifty-one (51) feet.

The above described land is shown as Lot M on sub-division plan 7706-F, filed with Certificate of Title No. 543.

So much of the above described land as lies between the line of the creek and the foot of the bank, as shown on said plan, is subject to a right of way reserved in a certain deed given by Franklin P Tilton to Stephen J Gardner, dated August 30, 1930, filed as Document No. 833.

And it is further certified that said land is under the operation and provisions of Chapter 185 of the General Laws and any amendments thereto, and that the title of said DONALD G SMITH to said land is registered under said Chapter subject, however, to any of the encumbrances mentioned in Section forty-six of said Chapter, and any amendments thereto, which may be subsisting, and subject also to the right of way granted to Robert N Flanders, Jr., et al, by Article Six of the will of Gladys M Flanders.

Witness Karyn F. Scheier, Chief Justice of the Land Court, Department of the Trial Court, at Edgartown, in said county of Dukes the thirty-first day of August the year two thousand and five at 9 o'clock and 11 minutes in the forenoon.

Attest, with the Seal of said Court,


Dianne E. Powers, Assistant Recorder

Land Court Case No. 7706

Property Address:
16 Harbor Hill Rd
Chilmark MA 02535

Dukes Probate
898-0070-E)

COPY

KNOW ALL MEN BY THESE PRESENTS, that I, GLADYS M. FLANDERS, a legal resident of the Town of Chilmark, County of Dukes County, Commonwealth of Massachusetts, being of sound and disposing mind and memory and under no restraint, duress or undue influence, do make, publish and declare this to be my LAST WILL AND TESTAMENT, in manner and form following, that is to say:

ARTICLE FIRST; I hereby cancel, annul and revoke any and all wills and codicils by me at any time heretofore made.

ARTICLE SECOND: I direct that all of my funeral and administration expenses be paid as soon as practicable after my decease.

ARTICLE THIRD: Insofar as permitted by law, I specifically request that no guardian ad litem or other person be appointed to represent the interests of minors, incompetents or persons unborn or unascertained in connection with the allowance of any account or other matters concerning this Will.

ARTICLE FOURTH: I give and devise to my daughter, ELIZABETH M.F. CARROLL, if she survives me, the land and my house in which I live located on North County Road, in the Town of Chilmark, County of Dukes County, Commonwealth of Massachusetts, described in the deed from Mary Emma Dean to Robert N. Flanders and Gladys M. Flanders dated September 18, 1933, recorded in Dukes County Registry of Deeds in Book 193, Page 414. If my said daughter shall predecease me, I give and devise said property to such of the issue of my said daughter as shall survive me, per stirpes.

ARTICLE FIFTH: I give and devise to my daughters, HOPE F. BAILIFF and PATRICIA N.F. SMITH, my camp known as "Topside", together with the land upon which it is located on the hill at Menemsha Basin, Chilmark, County of Dukes County, Commonwealth of Massachusetts, described in Massachusetts Land Court Certificate of Title #1872, they to own the same in equal shares as tenants in common. If either of my said daughters shall predecease me, I

LAW OFFICES
MONTGOMERY,
MEISNER & PETERS
P. O. BOX 1117
EDGARTOWN,
MASSACHUSETTS

02889

Gladys M. Flanders

ARTICLE NINTH: For all purposes

shall survive me, per stirpes. This devise is subject to the provisions of Article SIXTH hereof.

ARTICLE SIXTH: I give, devise and bequeath to my son, ROBERT N. FLANDERS, JR., and to such of his issue as shall be living at the time of my death, during the terms of their lives or the survivor of them, my shop called the "Bosun's Locker", and the wharf, which abuts my real property known as "Topside" described in Article Fifth above, together with a right of way for access to and from said shop and wharf across my said property known as "Topside", located at Menemsha, Chilmark, Massachusetts.

ARTICLE SEVENTH: I give and bequeath all my tangible personal property, including my furniture, furnishings, jewelry, automobile, silverware, glassware, lamps, bells and objects of art, wheresoever located, to my four children, HOPE F. BAILIFF, PATRICIA N.F. SMITH, ROBERT N. FLANDERS, JR. and ELIZABETH M.F. CARROLL, to be divided among them by my Executors in accordance with a memorandum which I shall leave setting forth my desires with respect to the disposition and distribution of such property. Such memorandum, however, will be simply an expression of my wishes and shall not create any trust or obligation, nor shall it be offered for probate as a part of this Will.

ARTICLE NINTH: I give, devise and bequeath all the rest, residue and remainder of my Estate, whether real, personal or mixed property of every kind and nature whatsoever, and wheresoever situated, which I may now own or hereafter acquire, or have the right to dispose of at the time of my decease, by power of appointment or otherwise, in equal shares to my four children, ROBERT N. FLANDERS, JR., HOPE F. BAILIFF, ELIZABETH M.F. CARROLL and PATRICIA N.F. SMITH. If any of my said children shall predecease me, I give, devise and bequeath his or her share to the issue of said child living at the time of my death, per stirpes, or if any shall predecease me leaving no issue, then the share of said child shall be divided equally among such of my children as shall survive me and the issue of any predeceased child then living, by right of representation.

Robert N. Flanders

ARTICLE NINTH: For all purposes of this instrument, adopted children shall be treated in all respects the same as natural children.

ARTICLE ELEVENTH: I hereby nominate and appoint my son, ROBERT N. FLANDERS, JR., and my daughter, HOPE F. BAILIFF, as Co-Executors of this my LAST WILL AND TESTAMENT, and direct that my said Co-Executors shall not be required to furnish sureties on any bond given by them. If either of them shall predecease me, or decline or be unwilling or unable to serve, or having qualified as such shall die or resign before the administration of my estate has been completed, the other one of them shall serve as sole Executor without sureties on any bond given by her or him. I request that any executor named herein may be appointed temporary executor upon application therefor.

ARTICLE ELEVENTH: I grant unto my said Co-Executors the following powers, in addition to those powers from time to time granted by the laws of the Commonwealth of Massachusetts to executors of Massachusetts residents, during the course of the administration of my Estate, the same to be exercised in such a manner as they in the exercise of a reasonable discretion may deem advisable, and to be applicable to all property, real and personal, at any time forming part of my Estate:

A. To retain, temporarily or permanently, any or all property owned by me at the time of my death in the form in which it then exists; to invest and reinvest the same; to acquire by purchase, exchange or otherwise, and retain temporarily or permanently, any kind of realty and personalty, including stocks and unsecured obligations, undivided interests and leases, and including property which is located outside of my domicile, all without being under any duty to diversify the property and without being limited to investments authorized by law for trust funds; and to hold funds uninvested, or deposit any moneys of my Estate in one or more savings or other banks.

B. To hold property in their own name or in the name of nominees;

LAW OFFICES
MONTGOMERY,
MEISNER & PETERS
P. O. BOX 1117
EDGARTOWN,
MASSACHUSETTS
02938

W. M. Flanders

C. On any division or distribution of my Estate, to make the same in cash or in kind or partly in each;

D. To sell at public or private sale and to exchange or partition all or any part of the property held by them as fiduciaries, without order or license from any court, and to execute any and all deeds and other instruments necessary or appropriate therefor, with or without covenants, warranties and representations.

I, GLADYS M. FLANDERS, the undersigned testatrix, do hereby declare that I sign and execute this instrument as my LAST WILL AND TESTAMENT, that I sign it willingly in the presence of each of the undersigned witnesses, and that I execute it as my free and voluntary act for the purposes herein expressed, this 27th day of March, 1989.

Gladys M. Flanders (L.S.)

We, the undersigned witnesses, each do hereby declare in the presence of the aforesaid testatrix that the testatrix signed and executed this instrument as the testatrix's Last Will in the presence of each of us, that the testatrix signed it willingly, that each of us hereby signs this Will as witness in the presence of the testatrix, and that to the best of our knowledge the testatrix is eighteen years of age or over, of sound mind, and under no constraint or undue influence.

[Signature]
Witness

[Signature]
Address

[Signature]
Witness

[Signature]
Address

COMMONWEALTH OF MASSACHUSETTS

County of Duke County, ss

MARCH 27, 1989

Subscribed, sworn to and acknowledged before me by GLADYS M. FLANDERS, the said testatrix, and the said witnesses this 27 day of March, 1989.

LAW OFFICES
MONTGOMERY,
MEISNER & PETERS
P.O. BOX 1117
EDGARTOWN,
MASSACHUSETTS
02558

[Signature]
Notary Public
My commission expires:
JUNE 2, 1990



Bk: 1216 Pg: 262 Doc: DEED
Page: 1 of 4 07/06/2010 11:00 AM

MASSACHUSETTS WHARF AND DOCK BANK FEE
~~PAID~~ 15,800-
 EXEMPT
 47741 7/6/10 RMJ
 NO DATE CERTIFICATION

ASSIGNMENT OF LIFE ESTATES, RIGHTS, EASEMENT & LICENSE

Reference is made to a certain shop called "Bosun's Locker" and the wharf which abuts property known as "Topside" which is located at 16 Harbor Hill, Menemsha Basin, Chilmark, Massachusetts, and described in Certificate of Title No. 11907, filed in the Dukes County Registry District Office of the Land Court in Book 64, Page 95.

WHEREAS, **LUISANN F. BOLLIN, CARL E. FLANDERS, ROBERT S. FLANDERS, LAURENCE M. FLANDERS, and FRANKLIN P. FLANDERS** are the holders of certain life estates and easements, and a pier license, all as more particularly described below, and a possible remainder interest following said life estates which they have agreed to assign to **RMJ DOCK LLC**, a Massachusetts limited liability company with a principal office address c/o Robert H. Nixon, 86 Beach Plum Lane, Menemsha, MA 02552;

WHEREAS, ASSIGNORS' life estates and possible remainder interests pertain to the shop and wharf located at 16 Harbor Hill, Menemsha Basin, Chilmark, Massachusetts adjacent to land shown as Lot M, on Land Court Plan 7706-F filed in the Dukes County Registry District Office of the Land Court, known as "Topside", and the easement assigned is the right to use a right of way for access to and from said shop and wharf across "Topside". The life estates, remainder interests and easement rights originate from the Estate of Gladys M. Flanders, late of Chilmark, Dukes County, Massachusetts, who died testate on May 19, 1989 (Dukes Probate Docket No. 89P0070-E1), and are set forth in Article Six of Gladys M. Flanders' will.


NOW THEREFORE, for consideration of SEVEN HUNDRED NINETY THOUSAND and 00/100 (\$790,000.00) paid, **LUISANN F. BOLLIN, CARL E. FLANDERS, ROBERT S. FLANDERS, LAURENCE M. FLANDERS, and FRANKLIN P. FLANDERS** (collectively, "ASSIGNOR") hereby sell, assign, and transfer to **RMJ DOCK LLC** ("ASSIGNEE"), said life estates, remainder interests and any and all other rights, title or interest in and to the said Bosun's Locker and said wharf and the easement rights held by the Assignees in connection therewith, noted on Certificate of Title No. 11907 as "right of way granted to Robert N. Flanders, Jr., et al", and in Article Six of the will of Gladys M Flanders.

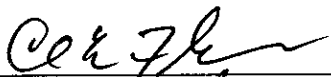
Also assigned hereby is all Assignors' right, title and interest in and to the license to extend and maintain a timber pier and building, and install mooring piles in Menemsha Basin, adjacent to Lot M on Land Court Plan 7706-F. Said license was issued to Gladys M. Flanders on September 25, 1963, is recorded in Dukes County Registry of Deeds in Book 250, Page 108, and is noted on Certificate of Title No. 11907, filed in the Dukes County Registry District Office of the Land Court in Book 64, Page 95.

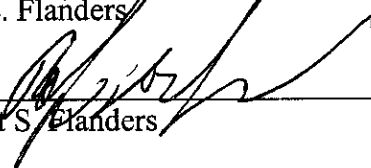
MASSACHUSETTS EXCISE TAX
 Dukes County ROD #8 001
 Date: 07/06/2010 11:00 AM
 Ctrl# 037862 29317 Doc# 00004028
 Fee: \$3,602.40 Cons: \$790,000.00

For title, see also the Estate of Robert N. Flanders, Jr. (Dukes Probate Docket No. 08P0033-EP1). ASSIGNOR represents and warrants to ASSIGNEE that ASSIGNOR represents all of the living children of the said Robert N. Flanders, Jr.

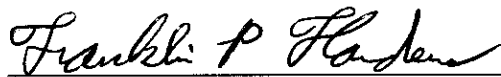
EXECUTED as a sealed instrument on this 2nd day of ~~June~~ ^{July}, 2010.

, Assignor
Luisann Bollin

, Assignor
Carl E. Flanders

, Assignor
Robert S. Flanders

_____, Assignor
Laurence M. Flanders

, Assignor
Franklin P. Flanders

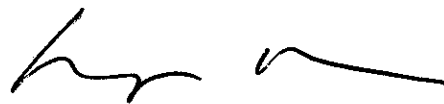
COMMONWEALTH OF VIRGINIA MASSACHUSETTS

Dukes County, ss.

LUISANN BOLLIN

On this 30 day of ~~June~~ ^{July}, 2010, before me, the undersigned notary public, personally appeared Laurence M. Flanders, proved to me through satisfactory evidence of identification, which was PERSONAL KNOWLEDGE, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

AFFIX :
NOTARIAL :
SEAL :


Notary Public
My Commission expires: 5/31/2012

For title, see also the Estate of Robert N. Flanders, Jr. (Dukes Probate Docket No. 08P0033-EP1). ASSIGNOR represents and warrants to ASSIGNEE that ASSIGNOR represents all of the living children of the said Robert N. Flanders, Jr.

EXECUTED as a sealed instrument on this 19 day of June, 2010.

_____, Assignor
Luisann Bollin

_____, Assignor
Carl E. Flanders

_____, Assignor
Robert S. Flanders

Laurence M. Flanders, Assignor
Laurence M. Flanders

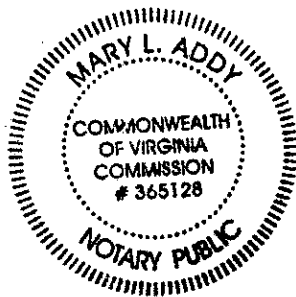
_____, Assignor
Franklin P. Flanders

COMMONWEALTH OF VIRGINIA

Rockingham County, ss.

On this 19 day of June, 2010, before me, the undersigned notary public, personally appeared Laurence M. Flanders, proved to me through satisfactory evidence of identification, which was VA drivers license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

AFFIX :
NOTARIAL :
SEAL :

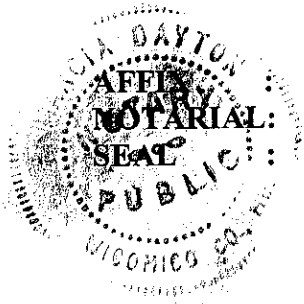


Mary L. Addy
Notary Public
My Commission expires: 4/30/13

STATE OF MARYLAND

Wic. County, ss.

On this 18th day of June, 2010, before me, the undersigned notary public, personally appeared Robert S. Flanders, proved to me through satisfactory evidence of identification, which was Robert S Flanders SC Drivers License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Marcia Dwyer
Notary Public
My Commission expires: May 16, 2012

COMMONWEALTH OF MASSACHUSETTS

Dukes County, ss.

On this 2 day of ~~June~~ ^{July}, 2010, before me, the undersigned notary public, personally appeared Carl E. Flanders, proved to me through satisfactory evidence of identification, which was driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

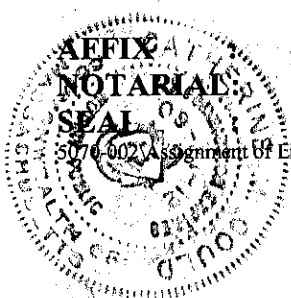


Cathrine M Gould
Notary Public
My Commission expires: 9-21-12

COMMONWEALTH OF MASSACHUSETTS

Dukes County, ss.

On this 2 day of ~~June~~ ^{July}, 2010, before me, the undersigned notary public, personally appeared Franklin P. Flanders, proved to me through satisfactory evidence of identification, which was driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Cathrine M Gould
Notary Public
My Commission expires: 9-21-12

Attest:
Deanne E. Powers Registrar

Project Description

Pier access stair construction:

- Trim and cut existing vegetation within proposed stairway. All shrubs and brush will be cut by hand tools only and flush cut to preserve the root system. All clippings and slash will be removed from the site for disposal.
- Install stair posts: Posts will be secured with a pin anchor system to avoid digging and minimize disturbance. Support brackets will be bolted to the post and 1 inch galvanized pipes driven into the bank to secure the post.
- Traditional stair stringers, treads and railings will be built on the posts to the bank. All construction debris will be stored in waste barrels and removed from the site.

June 13, 2022

Dear Abutter:

Massachusetts General Laws Chapter 131 Section 40 requires any person filing a Notice of Intent with a conservation commission give notification to abutters.

As such an abutter please note that a Notice of Intent has been filed with the Chilmark Conservation Commission on behalf of RMJ Dock, LLC to construct and maintain stairs on a coastal bank to access an existing pier and boathouse. The proposed work is located at #16 Harbor Hill Road, Chilmark Assessor Parcel 27.1-104.

Copies of this Notice of Intent are on file with the Chilmark Conservation Commission at the Town Hall. For more information or to examine copies contact the Conservation Commission at the Town Hall (508)-645-2114 or this office.

At least 5 days before the public hearing, a legal notice will be published in a local paper.

Sincerely,



Reid G. Silva, PE/PLS
Professional Engineer
Professional Land Surveyor



300 foot Abutters List Report

Chilmark, MA

June 01, 2022

Subject Property:

Parcel Number: 271-104-00
CAMA Number: 271-104-00
Property Address: 16 HARBOR HILL RD

Mailing Address: SMITH DONALD G
C/O: ROBIN SMITH PO BOX 238
CHILMARK, MA 02535

Abutters:

Parcel Number: 271-053-00
CAMA Number: 271-053-00
Property Address: 512 NORTH RD

Mailing Address: SWORDFISH ENTERPRISES LLC
PO BOX 38
MENEMSHA, MA 02552

Parcel Number: 271-084-00
CAMA Number: 271-084-00
Property Address: 512 NORTH RD

Mailing Address: SWORDFISH ENTERPRISES LLC
PO BOX 38
MENEMSHA, MA 02552

Parcel Number: 271-085-00
CAMA Number: 271-085-00
Property Address: 512 NORTH RD

Mailing Address: SWORDFISH ENTERPRISES LLC
PO BOX 38
MENEMSHA, MA 02552

Parcel Number: 271-086-00
CAMA Number: 271-086-00
Property Address: 0 NORTH RD

Mailing Address: SONGWIND LLC
C/O: REYNOLDS,RAPPAPORT&KAPLAN
PO BOX 2540
EDGARTOWN, MA 02539

Parcel Number: 271-087-00
CAMA Number: 271-087-00
Property Address: 0 NORTH RD

Mailing Address: CHILMARK TOWN OF
BOX 119
CHILMARK, MA 02535

Parcel Number: 271-090-00
CAMA Number: 271-090-00
Property Address: 17 BOATHOUSE RD

Mailing Address: CHILMARK TOWN OF
BOX 119
CHILMARK, MA 02535

Parcel Number: 271-090-00
CAMA Number: 271-090-01
Property Address: 0 BOATHOUSE RD

Mailing Address: CHILMARK TOWN OF & LARSEN LOUIS
13 WAMPUM WAY
CHILMARK, MA 02535

Parcel Number: 271-090-00
CAMA Number: 271-090-02
Property Address: 0 BOATHOUSE RD

Mailing Address: CHILMARK TOWN OF & FLANDERS
CARL
4 LARSEN LANE
CHILMARK, MA 02535

Parcel Number: 271-090-00
CAMA Number: 271-090-03
Property Address: 0 BOATHOUSE RD

Mailing Address: CHILMARK TOWN OF & DENNIS JASO
14 RIDGE HILL RD
CHILMARK, MA 02535

Parcel Number: 271-090-00
CAMA Number: 271-090-04
Property Address: 0 BOATHOUSE RD

Mailing Address: CHILMARK TOWN OF & JENKINSON
WALTER A II
PO BOX 28
WEST TISBURY, MA 02575



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.



300 foot Abutters List Report

Chilmark, MA

June 01, 2022

Parcel Number: 271-090-00 CAMA Number: 271-090-05 Property Address: 0 BOATHOUSE RD	Mailing Address: CHILMARK TOWN OF & MAYHEW JONANTHAN & GR PO BOX 32 CHILMARK, MA 02535
Parcel Number: 271-090-00 CAMA Number: 271-090-06 Property Address: 0 BOATHOUSE RD	Mailing Address: CHILMARK TOWN OF & MURPHY CHRIS W 88 MURPHY RD CHILMARK, MA 02535
Parcel Number: 271-090-00 CAMA Number: 271-090-07 Property Address: 0 BOATHOUSE RD	Mailing Address: CHILMARK TOWN OF & LARSEN JOHN 108 HAMMETT LN CHILMARK, MA 02535
Parcel Number: 271-091-00 CAMA Number: 271-091-00 Property Address: 27 BOATHOUSE RD	Mailing Address: UNITED STATES OF AMERICA US COAST GUARD 20 EDYS ISLAND WAY CHILMARK, MA 02535
Parcel Number: 271-094-00 CAMA Number: 271-094-00 Property Address: 515 NORTH RD	Mailing Address: MENEMSHA GALLEY INC 12 FENNER WAY CHILMARK, MA 02535
Parcel Number: 271-095-00 CAMA Number: 271-095-00 Property Address: 0 NORTH RD	Mailing Address: PACKER DEBORAH MCLEOD PO BOX 82 MENEMSHA, MA 02552
Parcel Number: 271-097-00 CAMA Number: 271-097-00 Property Address: 511 NORTH RD	Mailing Address: MENEMSHA BY THE SEA LLC 223 WEST SPRING ST VINEYARD HAVEN, MA 02568
Parcel Number: 271-098-00 CAMA Number: 271-098-00 Property Address: 6 HARBOR HILL RD	Mailing Address: PACKER DEBORAH M PO BOX 82 MENEMSHA, MA 02552
Parcel Number: 271-100-00 CAMA Number: 271-100-00 Property Address: 8 HARBOR HILL RD	Mailing Address: TILTON DAVID PO BOX 68 RYE, NH 03870-0068
Parcel Number: 271-101-00 CAMA Number: 271-101-00 Property Address: 10 HARBOR HILL RD	Mailing Address: KHEDOURI FREDERICK N PO BOX 6 MENEMSHA, MA 02552
Parcel Number: 271-102-00 CAMA Number: 271-102-00 Property Address: 12 HARBOR HILL RD	Mailing Address: BURGESS PATRICIA A TRUSTEE ;CAPTAIN BARLOW I REALTY TRUST 55 REDWING DR BRIDGEWATER, MA 02324
Parcel Number: 271-103-00 CAMA Number: 271-103-00 Property Address: 14 HARBOR HILL RD	Mailing Address: WILCOX BESSIE C, GILBERT & DONALD TRSTEE BESSIE C WILCOX GRANTOR TRUST 115 BAR GATE TRAIL KILLINGWORTH, CT 06419-1382



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Parcel Number: 271-105-00 CAMA Number: 271-105-00 Property Address: 0 HARBOR HILL RD	Mailing Address: FLANDERS FRANCES,M & S TRSTEEES C/O: FRANCES C FLANDERS PO BOX 59 CHILMARK, MA 02535
Parcel Number: 271-106-00 CAMA Number: 271-106-00 Property Address: 18 HARBOR HILL RD	Mailing Address: KEENE SUZANNA & KATHERINE TRST AERIE REALTY TRUST 9 ISLAND HILL AVE RIDGEFIELD, CT 06877
Parcel Number: 271-107-00 CAMA Number: 271-107-00 Property Address: 26 HARBOR HILL RD	Mailing Address: KENNEY BRIAN R TRUSTEE ;KENNEY FAMILY GRAT #2 C/O CAROL KENNEY 1136 FIFTH AVENUE NEW YORK, NY 10128
Parcel Number: 271-108-00 CAMA Number: 271-108-00 Property Address: 27 HARBOR HILL RD	Mailing Address: KEENE JOHN E & HILLARY N TRS EYRIE REALTY TRUST 16 REDHAWK LANE CHILMARK, MA 02535
Parcel Number: 271-109-00 CAMA Number: 271-109-00 Property Address: 10 BASIN RD	Mailing Address: POOLE EVERETT H 7 BUMBLEBEE HILL CHILMARK, MA 02535
Parcel Number: 271-110-00 CAMA Number: 271-110-00 Property Address: 25 HARBOR HILL RD	Mailing Address: KEENE JOHN E & HILLARY N TRS EYRIE REALTY TRUST 16 REDHAWK LANE CHILMARK, MA 02535
Parcel Number: 271-111-00 CAMA Number: 271-111-00 Property Address: 21 HARBOR HILL RD	Mailing Address: HORWITZ ANTHONY L & GERALDINE BROOKS PO BOX 5056 VINEYARD HAVEN, MA 02568
Parcel Number: 271-112-00 CAMA Number: 271-112-00 Property Address: 21 HARBOR HILL RD	Mailing Address: HORWITZ ANTHONY L & GERALDINE BROOKS PO BOX 5056 VINEYARD HAVEN, MA 02568
Parcel Number: 271-113-00 CAMA Number: 271-113-00 Property Address: 21 R HARBOR HILL RD	Mailing Address: HORWITZ ANTHONY L & GERALDINE BROOKS PO BOX 5056 VINEYARD HAVEN, MA 02568
Parcel Number: 271-115-00 CAMA Number: 271-115-00 Property Address: 509 NORTH RD	Mailing Address: GREENEBAUM EDWIN H TRUSTEE GREENEBAUM FAMILY MASS LAND TR 2246 EAST CAPE COD DRIVE BLOOMINGTON, IN 47401
Parcel Number: 271-116-00 CAMA Number: 271-116-00 Property Address: 2 BASIN RD	Mailing Address: FULLER ROBERT E TRUSTEE 10 NORTH ABEL'S HILL RD CHILMARK, MA 02535-9233
Parcel Number: 271-117-00 CAMA Number: 271-117-00 Property Address: 4 BASIN RD	Mailing Address: FLANDERS FRANCES C & WJ EISEN TRSTEEES DAVID FLANDERS FAM NOM TR III PO BOX 59 CHILMARK, MA 02535



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Chilmark, MA
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Parcel Number: 271-118-00 CAMA Number: 271-118-00 Property Address: 8 BASIN RD	Mailing Address: SLATER HERBERT & JANE N TRSTEEES SLATER FAMILY NOMINEE TRUST PO BOX 54 MENEMSHA, MA 02552
Parcel Number: 271-119-00 CAMA Number: 271-119-00 Property Address: 20 CRICK HILL RD	Mailing Address: CRICK HILL LLC C/O: PATRICK SICA 15 KENSINGTON RD UNIT#402 BRONXVILLE, NY 10708
Parcel Number: 271-120-00 CAMA Number: 271-120-00 Property Address: 18 CRICK HILL RD	Mailing Address: HANCOCK DEBORAH TRUSTEE HATE TO QUIT IT RE TRUST PO BOX 460 CHILMARK, MA 02535
Parcel Number: 271-121-00 CAMA Number: 271-121-00 Property Address: 16 CRICK HILL RD	Mailing Address: CRICK HILL LLC C/O: PATRICK SICA 15 KENSINGTON RD UNIT# 402 BRONXVILLE, NY 10708
Parcel Number: 271-122-00 CAMA Number: 271-122-00 Property Address: 12 CRICK HILL RD	Mailing Address: CRICK HILL STATE OF MIND LLC C/O MICHELLE GRACE 487 EAST MAIN ST. STE# 157 MT KISCO, NY 10549
Parcel Number: 271-123-00 CAMA Number: 271-123-00 Property Address: 10 CRICK HILL RD	Mailing Address: MENEMSHA POOLHOUSE LLC 487 EAST MAIN ST STE# 157 MT KISCO, NY 10548
Parcel Number: 271-124-00 CAMA Number: 271-124-00 Property Address: 28 BASIN RD	Mailing Address: POTCAKE LLC PO BOX 98 N WEYMOUTH, MA 02191
Parcel Number: 271-157-00 CAMA Number: 271-157-00 Property Address: 25 BASIN RD	Mailing Address: SLOANE ROBERT & MARY E LARSEN 20 STONEWALL RD CHILMARK, MA 02535
Parcel Number: 271-158-00 CAMA Number: 271-158-00 Property Address: 15 BASIN RD	Mailing Address: ULJUA ELIZABETH O 1895 FREEDOM DR MELBOURNE, FL 32940
Parcel Number: 271-159-00 CAMA Number: 271-159-00 Property Address: 11 BASIN RD	Mailing Address: MCCORMICK SETH J & KATHERINE E 14 WATSON ST UNIT# 17 LOWELL, MA 01852
Parcel Number: 271-160-00 CAMA Number: 271-160-00 Property Address: 2 CHOWDER KETTLE LN	Mailing Address: BEZANSON JEFFREY C TRUSTEE CHILMARK CHOWDER NOM TRUST 288 SUMMER ST BRIDGEWATER, MA 02324
Parcel Number: 271-229-00 CAMA Number: 271-229-00 Property Address: 0 BOATHOUSE RD	Mailing Address: UNITED STATES OF AMERICA US COAST GUARD 20 EDYS ISLAND WAY CHILMARK, MA 02535



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Chilmark, MA
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Parcel Number: 271-230-00
CAMA Number: 271-230-00
Property Address: 0 BOATHOUSE RD

Mailing Address: CHILMARK TOWN OF
PO BOX 119
CHILMARK, MA 02535



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