



## TOWN OF AQUINNAH

### Application for a Zoning Determination

Date 6/13/17

Name of Applicant: Town of Aquinnah

Mailing Address 955 State Rd

Tel# 508 955 9181 Email aqbose@comcast.net

Name of Property Owner: \_\_\_\_\_

*(If same as Applicant leave blank)*

Mailing Address \_\_\_\_\_

Tel# \_\_\_\_\_

Email \_\_\_\_\_

Project Location: Manamsha Creek Map 3 Lot 34.1

Project Description Special permit for the relocation  
of a 255' shed 50' (+/-) from town  
lease lot A → lot B in the Marine  
Commercial District (2.3) and the  
Coastal District (10.1-4)

The undersigned hereby requests a Zoning Determination from the Aquinnah Planning Board Plan Review Committee under section 13.14-1 of the Aquinnah Zoning Bylaws

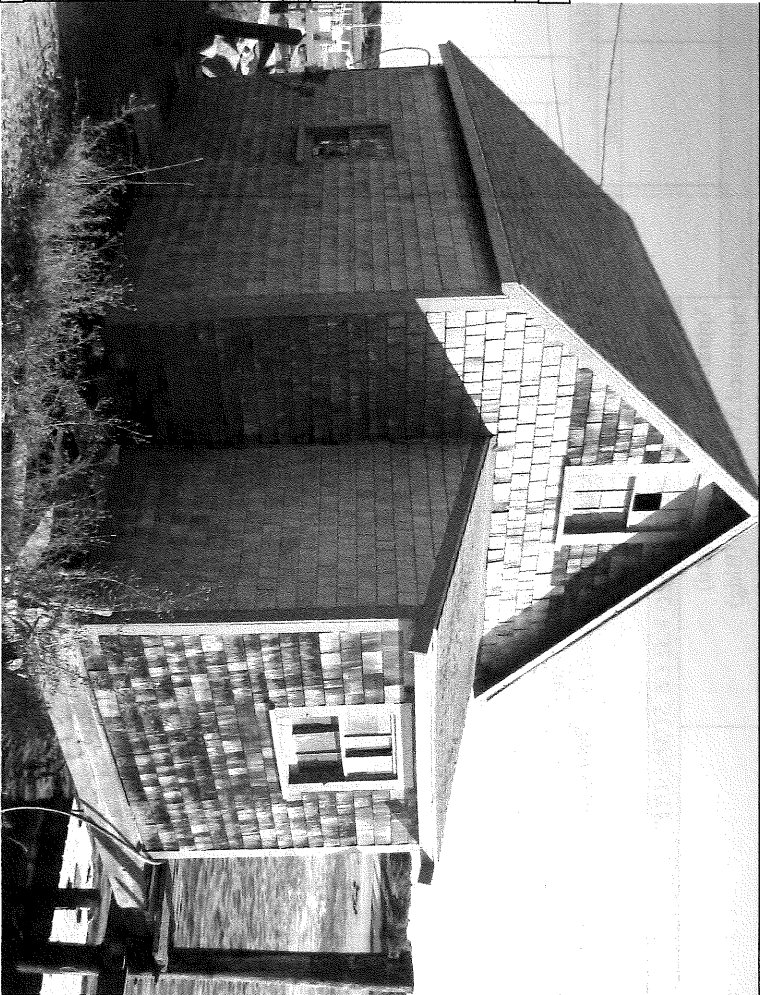
Signature of Applicant \_\_\_\_\_

Adam A. Wilson

(ADAM A. WILSON)

Aquinnah Town Administrator

| CONSTRUCTION DETAIL                                            |             |             |              | CONSTRUCTION DETAIL (CONTINUED) |             |            |             |           |    |                 |     |      |           |
|----------------------------------------------------------------|-------------|-------------|--------------|---------------------------------|-------------|------------|-------------|-----------|----|-----------------|-----|------|-----------|
| Element                                                        | Cd.         | Ch.         | Description  | Element                         | Cd.         | Ch.        | Description |           |    |                 |     |      |           |
| Model                                                          | 00          |             | Vacant       |                                 |             |            |             |           |    |                 |     |      |           |
|                                                                |             |             |              | MIXED USE                       |             |            |             |           |    |                 |     |      |           |
|                                                                |             |             |              | Code                            | Description | Percentage |             |           |    |                 |     |      |           |
|                                                                |             |             |              | 3910                            | POT DEVEL   | 100        |             |           |    |                 |     |      |           |
|                                                                |             |             |              |                                 |             |            |             |           |    |                 |     |      |           |
|                                                                |             |             |              | COST/MARKET VALUATION           |             |            |             |           |    |                 |     |      |           |
|                                                                |             |             |              | Adj. Base Rate:                 |             |            |             |           |    |                 |     |      |           |
|                                                                |             |             |              | 0.00                            |             |            |             |           |    |                 |     |      |           |
|                                                                |             |             |              | 0                               |             |            |             |           |    |                 |     |      |           |
|                                                                |             |             |              | Net Other Adj:                  |             |            |             |           |    |                 |     |      |           |
|                                                                |             |             |              | 0.00                            |             |            |             |           |    |                 |     |      |           |
|                                                                |             |             |              | Replace Cost                    |             |            |             |           |    |                 |     |      |           |
|                                                                |             |             |              | 0                               |             |            |             |           |    |                 |     |      |           |
|                                                                |             |             |              | AYB                             |             |            |             |           |    |                 |     |      |           |
|                                                                |             |             |              | Dep Code                        |             |            |             |           |    |                 |     |      |           |
|                                                                |             |             |              | Remodel Rating                  |             |            |             |           |    |                 |     |      |           |
|                                                                |             |             |              | Year Remodeled                  |             |            |             |           |    |                 |     |      |           |
| Dep %                                                          |             |             |              |                                 |             |            |             |           |    |                 |     |      |           |
| Functional Obshnc                                              |             |             |              |                                 |             |            |             |           |    |                 |     |      |           |
| External Obshnc                                                |             |             |              |                                 |             |            |             |           |    |                 |     |      |           |
| Cost Trend Factor                                              |             |             |              |                                 |             |            |             |           |    |                 |     |      |           |
| Condition                                                      |             |             |              |                                 |             |            |             |           |    |                 |     |      |           |
| % Complete                                                     |             |             |              |                                 |             |            |             |           |    |                 |     |      |           |
| Overall % Cond                                                 |             |             |              |                                 |             |            |             |           |    |                 |     |      |           |
| Apprais Val                                                    |             |             |              |                                 |             |            |             |           |    |                 |     |      |           |
| Dep % Ovr                                                      |             |             |              |                                 |             |            |             |           |    |                 |     |      |           |
| Dep Ovr Comment                                                |             |             |              |                                 |             |            |             |           |    |                 |     |      |           |
| Misc Imp Ovr                                                   |             |             |              |                                 |             |            |             |           |    |                 |     |      |           |
| Misc Imp Ovr Comment                                           |             |             |              |                                 |             |            |             |           |    |                 |     |      |           |
| Cost to Cure Ovr                                               |             |             |              |                                 |             |            |             |           |    |                 |     |      |           |
| 0                                                              |             |             |              |                                 |             |            |             |           |    |                 |     |      |           |
| Cost to Cure Ovr Comment                                       |             |             |              |                                 |             |            |             |           |    |                 |     |      |           |
| OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B) |             |             |              |                                 |             |            |             |           |    |                 |     |      |           |
| Code                                                           | Description | Sub         | Sub Descript | L/B                             | Units       | Unit Price | Yr          | Gde       | Dp | Rt              | Cnd | %Cnd | Apr Value |
| DOCK1                                                          | DOCKS-RES T |             |              | L                               | 55          | 30.00      | 1950        |           | 0  |                 |     | 50   | 800       |
| BUILDING SUB-AREA SUMMARY SECTION                              |             |             |              |                                 |             |            |             |           |    |                 |     |      |           |
| Code                                                           | Description | Living Area |              | Gross Area                      |             | Eff. Area  |             | Unit Cost |    | Undeprec. Value |     |      |           |
| Ttl. Gross Liv/Lease Area:                                     |             |             |              |                                 |             |            |             |           |    |                 |     |      |           |
|                                                                |             |             |              | 0                               |             | 0          |             | 0         |    |                 |     |      |           |



| CURRENT OWNER      | TOPO. | UTILITIES | STRT./ROAD | LOCATION | CURRENT ASSESSMENT |      |                 |                |              |  |
|--------------------|-------|-----------|------------|----------|--------------------|------|-----------------|----------------|--------------|--|
| WELCH VERNON       |       |           |            |          | Description        | Code | Appraised Value | Assessed Value | 1303         |  |
| 8 RAYMONDS HILL LN |       |           |            |          | COM LAND           | 3910 | 500             | 500            | AQUINNAH, MA |  |
|                    |       |           |            |          | COMMERC.           | 3910 | 800             | 800            |              |  |
|                    |       |           |            |          | SUPPLEMENTAL DATA  |      |                 |                |              |  |
| Other ID: 0        |       |           |            |          |                    |      |                 |                |              |  |
| SUB-DIV            |       |           |            |          |                    |      |                 |                |              |  |
| PHOTO              |       |           |            |          |                    |      |                 |                |              |  |
| WARD               |       |           |            |          |                    |      |                 |                |              |  |
| PREC.              |       |           |            |          |                    |      |                 |                |              |  |
| Additional Owners: |       |           |            |          |                    |      |                 |                |              |  |
| AQUINNAH, MA 02535 |       |           |            |          |                    |      |                 |                |              |  |

GIS ID: M\_261478\_789260 ASSOC PID#

| RECORD OF OWNERSHIP |             |            |     |     | PREVIOUS ASSESSMENTS (HISTORY) |      |      |      |                |      |      |                |      |      |                |
|---------------------|-------------|------------|-----|-----|--------------------------------|------|------|------|----------------|------|------|----------------|------|------|----------------|
| WELCH VERNON        | BK-VOL/PAGE | SALE DATE  | q/u | w/t | SALE PRICE                     | V.C. | Yr.  | Code | Assessed Value | Yr.  | Code | Assessed Value | Yr.  | Code | Assessed Value |
|                     | 000/0000    | 01/01/1901 | U   | 1   | 0                              |      | 2017 | 3910 | 500            | 2016 | 3910 | 500            | 2017 | 3910 | 800            |
|                     |             |            |     |     |                                |      |      |      |                |      |      |                |      |      |                |
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| EXEMPTIONS |      |             |        | OTHER ASSESSMENTS |             |        |        |
|------------|------|-------------|--------|-------------------|-------------|--------|--------|
| Year       | Type | Description | Amount | Code              | Description | Number | Amount |
|            |      |             |        | Total:            |             |        |        |

| ASSESSING NEIGHBORHOOD |           |                   |         | APPRAISED VALUE SUMMARY          |  |  |  |
|------------------------|-----------|-------------------|---------|----------------------------------|--|--|--|
| NBHD/ SUB              | NBHD Name | Street Index Name | Tracing |                                  |  |  |  |
| 0001A                  |           |                   |         |                                  |  |  |  |
|                        |           |                   |         | Appraised Bldg. Value (Card)     |  |  |  |
|                        |           |                   |         | Appraised XF (B) Value (Bldg)    |  |  |  |
|                        |           |                   |         | Appraised OB (L) Value (Bldg)    |  |  |  |
|                        |           |                   |         | Appraised Land Value (Bldg)      |  |  |  |
|                        |           |                   |         | Special Land Value               |  |  |  |
|                        |           |                   |         | Total Appraised Parcel Value     |  |  |  |
|                        |           |                   |         | Valuation Method:                |  |  |  |
|                        |           |                   |         | Adjustment:                      |  |  |  |
|                        |           |                   |         | Net Total Appraised Parcel Value |  |  |  |

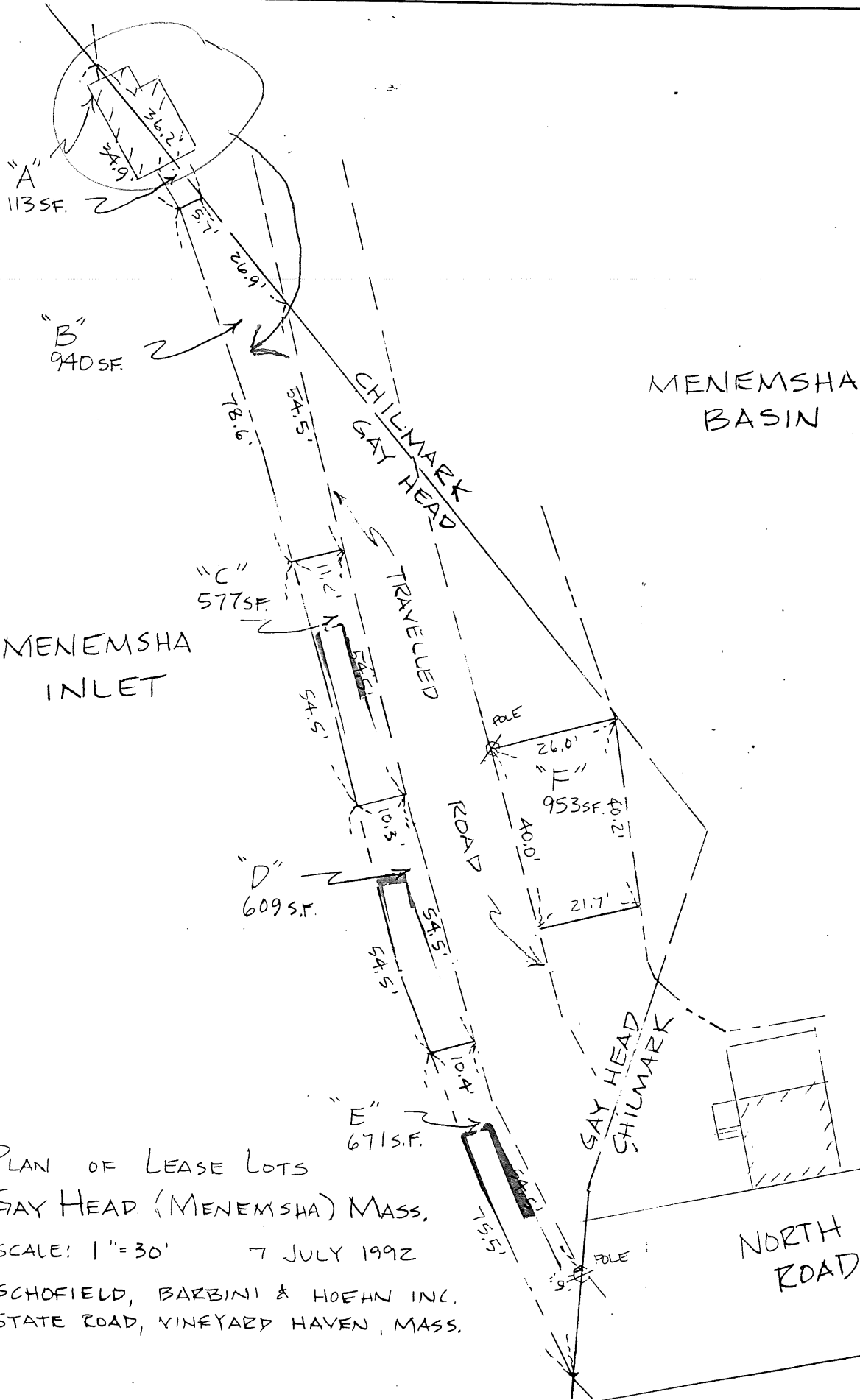
| BUILDING PERMIT RECORD |            |      |             | VISIT/ CHANGE HISTORY |            |         |            |
|------------------------|------------|------|-------------|-----------------------|------------|---------|------------|
| Permit ID              | Issue Date | Type | Description | Amount                | Insp. Date | % Comp. | Date Comp. |
|                        |            |      |             | Comments              |            |         |            |
|                        |            |      |             | Date                  |            |         |            |
|                        |            |      |             | Type                  |            |         |            |
|                        |            |      |             | IS                    |            |         |            |
|                        |            |      |             | ID                    |            |         |            |
|                        |            |      |             | Cd.                   |            |         |            |
|                        |            |      |             | Purpose/Result        |            |         |            |
|                        |            |      |             | DT                    |            |         |            |
|                        |            |      |             | 11                    |            |         |            |
|                        |            |      |             | Vision Field Review   |            |         |            |
|                        |            |      |             | 08/31/2007            |            |         |            |
|                        |            |      |             | AC                    |            |         |            |
|                        |            |      |             | 00                    |            |         |            |
|                        |            |      |             | Measur+Listed         |            |         |            |
|                        |            |      |             | 08/31/2007            |            |         |            |

| LEASED LAND FROM TOWN |  |  |  | NOTES                                  |  |  |  |
|-----------------------|--|--|--|----------------------------------------|--|--|--|
|                       |  |  |  | TOTAL DOCK 255 SF MOST IN CHILMARK     |  |  |  |
|                       |  |  |  | BLDG IN CHILMARK -- CHGED FY2015--     |  |  |  |
|                       |  |  |  | FISHING SHACK 27 SF BLT ON 255 SF DOCK |  |  |  |
|                       |  |  |  | ASK FOR FILE                           |  |  |  |

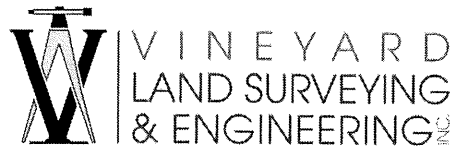
| BUILT OVER WATER ON 6 PILES |  |  |  | NEW CARD FY08 / ELEC ONLY |  |  |  |
|-----------------------------|--|--|--|---------------------------|--|--|--|
|                             |  |  |  | LOCATED ON CHILMARK SIDE  |  |  |  |

LAND LINE VALUATION SECTION

| #                      | B Use Code | Use Description | Zone | D | Front | Depth | Units | Unit Price | I. Factor | S.A.   | Acre Disc | C. Factor | St. lxx | Adj. | Notes-Adj             | Special Pricing |           | S Adj Fact                   | Adj. Unit Price | Land Value |                   |  |  |  |     |
|------------------------|------------|-----------------|------|---|-------|-------|-------|------------|-----------|--------|-----------|-----------|---------|------|-----------------------|-----------------|-----------|------------------------------|-----------------|------------|-------------------|--|--|--|-----|
|                        |            |                 |      |   |       |       |       |            |           |        |           |           |         |      |                       | Spec Use        | Spec Calc |                              |                 |            |                   |  |  |  |     |
| 1                      | 3910       | POT DEVEL       |      |   |       |       | 1.00  | BL         | 4,800.00  | 1.0000 | 0         | 1.0000    | 0.10    | 0.00 | SM SIZE/MENEMSHA LANI |                 |           | 1.00                         | 480.00          | 500        |                   |  |  |  |     |
| 1                      | 3910       | POT DEVEL       |      |   |       |       | 54    | SF         | 0.00      | 1.0000 | 0         | 1.0000    | 1.00    | 0.00 | LOT AREA              |                 |           | .00                          | 0.00            | 0          |                   |  |  |  |     |
|                        |            |                 |      |   |       |       |       |            |           |        |           |           |         |      |                       |                 |           |                              |                 |            |                   |  |  |  |     |
|                        |            |                 |      |   |       |       |       |            |           |        |           |           |         |      |                       |                 |           |                              |                 |            |                   |  |  |  |     |
| Total Card Land Units: |            |                 |      |   |       |       |       |            |           |        |           |           |         |      |                       | 0.00            | AC        | Parcel Total Land Area: 0 AC |                 |            | Total Land Value: |  |  |  | 500 |



PLAN OF LEASE LOTS  
GAY HEAD (MENEMSHA) MASS.  
SCALE: 1"=30' 7 JULY 1992  
SCHOFIELD, BARBINI & HOEHN INC.  
STATE ROAD, VINEYARD HAVEN, MASS.



## **WORK PROPOSAL**

June 28, 2017

Town of Aquinnah  
Attn: Adam Wilson  
Via email  
[aqbos@comcast.net](mailto:aqbos@comcast.net)

Re: Menemsha Lease Lot, Aquinnah

### **Cost Estimate:**

#### Conservation Notice of Intent:

- Field surveying, computations, drafting of site plan, completion of NOI filing, site visits, project representation
- \$ 3,000

#### Aquinnah Planning Board Plan Review:

- Special permit representation at site visit and hearing
- \$ 1,500

#### Chapter 91 Waterways license:

- Drafting of waterways licensure plans, preparation and submittal of application, recording of all permits and licenses after approval.
- \$ 4,000

To schedule this work, or if you have any questions, please contact our office.

Thank you,

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

Property Location: COAST GUARD RD  
Vision ID: 101985

Account #0

MAP ID: 3/ / 34/1 /

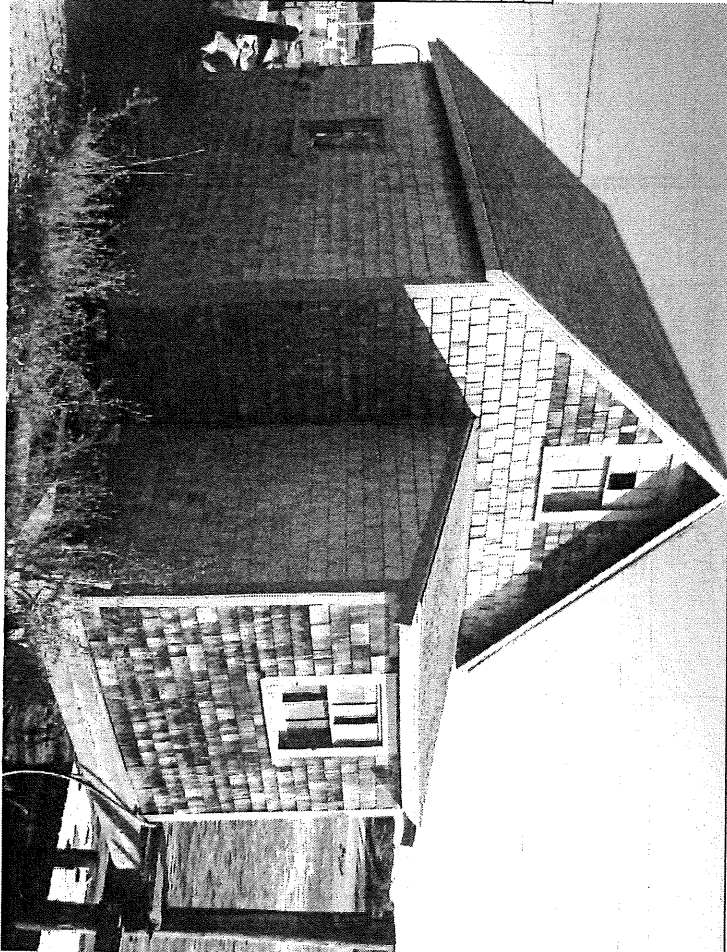
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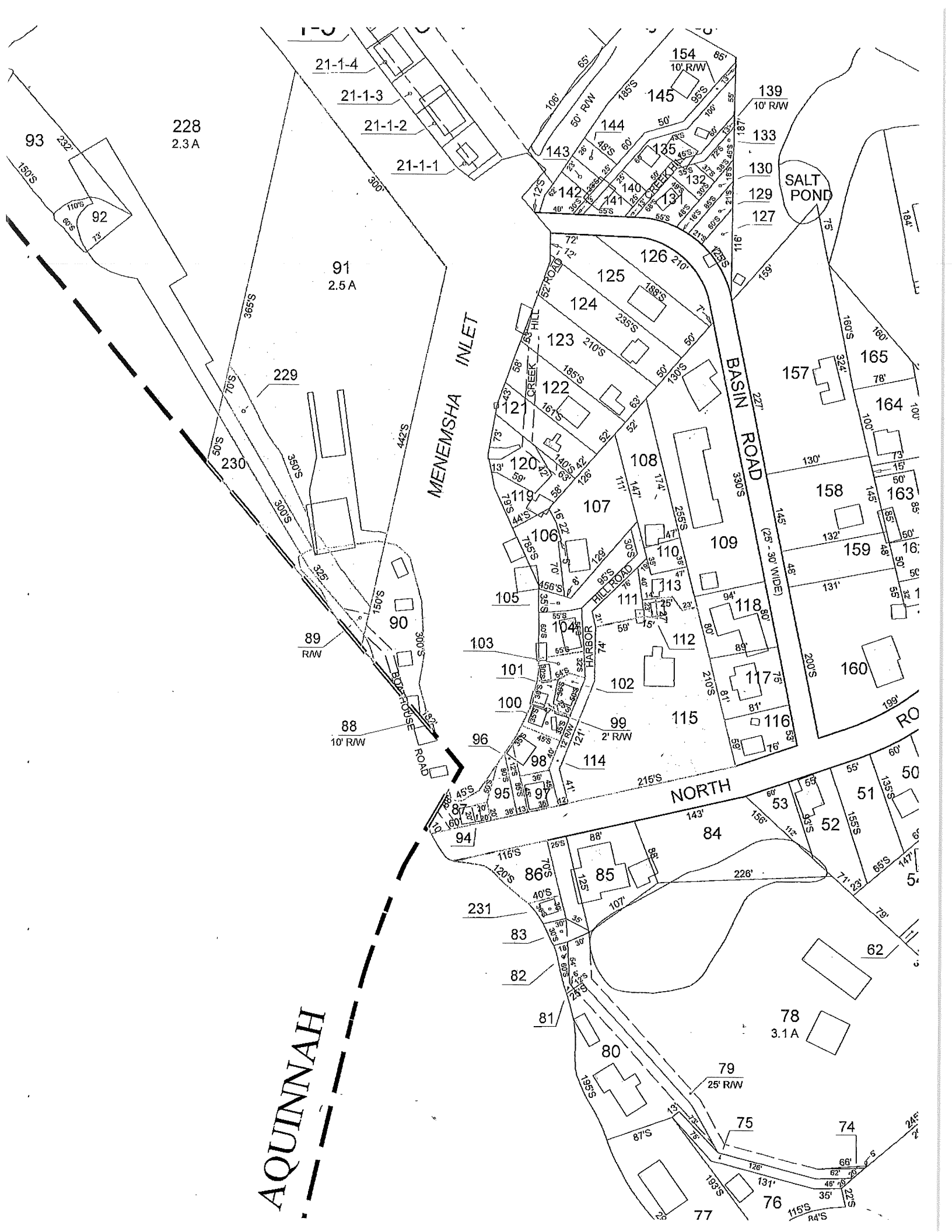
1 of 1

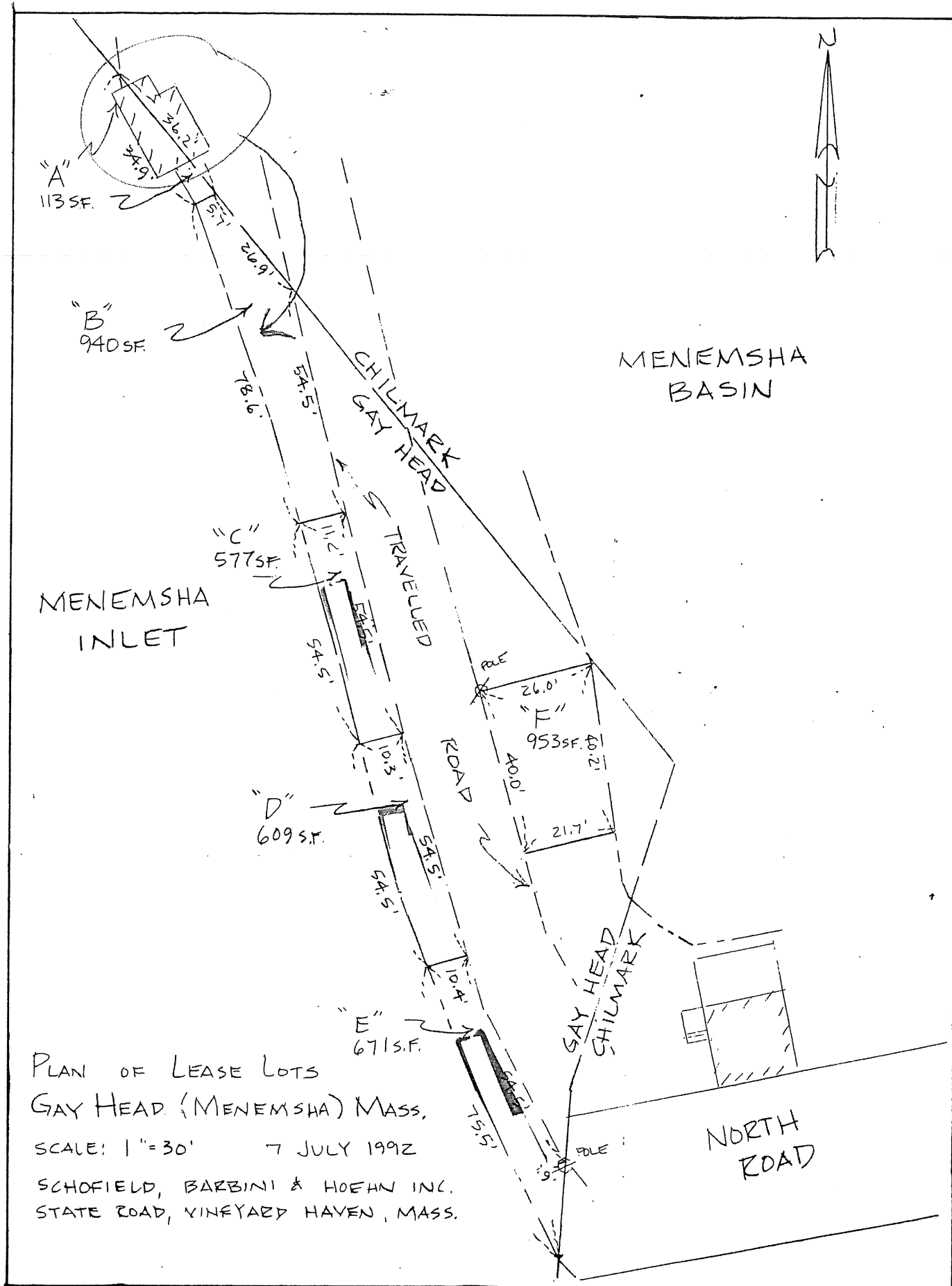
Blgd Name: FISHING SHACK LOT A  
Sec #: 1 of 1 Card 1 of 1

State Use: 3910  
Print Date: 06/13/2017 11:21

| CONSTRUCTION DETAIL                                            |             |             |              | CONSTRUCTION DETAIL (CONTINUED) |             |                 |                    |
|----------------------------------------------------------------|-------------|-------------|--------------|---------------------------------|-------------|-----------------|--------------------|
| Element                                                        | Cd          | Ch          | Description  | Element                         | Cd          | Ch              | Description        |
| Model                                                          | 00          |             | Vacant       |                                 |             |                 |                    |
|                                                                |             |             |              | MIXED USE                       |             |                 |                    |
|                                                                |             |             |              | Code                            | Description | Percentage      |                    |
|                                                                |             |             |              | 3910                            | POT DEVEL   | 100             |                    |
|                                                                |             |             |              |                                 |             |                 |                    |
|                                                                |             |             |              | COST/MARKET VALUATION           |             |                 |                    |
|                                                                |             |             |              | Adj. Base Rate:                 |             | 0.00            |                    |
|                                                                |             |             |              | Net Other Adj:                  |             | 0.00            |                    |
|                                                                |             |             |              | Replace Cost                    |             | 0               |                    |
|                                                                |             |             |              | AYB                             |             | 0               |                    |
|                                                                |             |             |              | Dep Code                        |             |                 |                    |
|                                                                |             |             |              | Remodel Rating                  |             |                 |                    |
|                                                                |             |             |              | Year Remodeled                  |             |                 |                    |
|                                                                |             |             |              | Dep %                           |             |                 |                    |
|                                                                |             |             |              | Functional Obslnc               |             |                 |                    |
|                                                                |             |             |              | External Obslnc                 |             |                 |                    |
|                                                                |             |             |              | Cost Trend Factor               |             |                 |                    |
|                                                                |             |             |              | Condition                       |             |                 |                    |
|                                                                |             |             |              | % Complete                      |             |                 |                    |
|                                                                |             |             |              | Overall % Cond                  |             |                 |                    |
|                                                                |             |             |              | Apprais Val                     |             |                 |                    |
|                                                                |             |             |              | Dep % Ovr                       |             |                 |                    |
|                                                                |             |             |              | Dep Ovr Comment                 |             |                 |                    |
|                                                                |             |             |              | Misc Imp Ovr                    |             |                 |                    |
|                                                                |             |             |              | Misc Imp Ovr Comment            |             |                 |                    |
|                                                                |             |             |              | Cost to Cure Ovr                |             |                 |                    |
|                                                                |             |             |              | Cost to Cure Ovr Comment        |             |                 |                    |
| OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B) |             |             |              |                                 |             |                 |                    |
| Code                                                           | Description | Sub         | Sub Descript | L/B Units                       | Unit Price  | Yr              | Gde Dp Rt Cnd %Cnd |
| DOCK1                                                          | DOCKS-RS    | 1           |              | 55                              | 30.00       | 1950            | 0 50 800           |
| BUILDING SUB-AREA SUMMARY SECTION                              |             |             |              |                                 |             |                 |                    |
| Code                                                           | Description | Living Area | Gross Area   | Eff. Area                       | Unit Cost   | Undeprec. Value |                    |
|                                                                |             |             |              |                                 |             |                 |                    |
| Tot. Gross Liv/Lease Area:                                     |             |             |              | 0                               | 0           | 0               |                    |







PLAN OF LEASE LOTS  
 GAY HEAD (MENEMSHA) MASS.  
 SCALE: 1"=30'      7 JULY 1992  
 SCHOFIELD, BARBINI & HOEHN INC.  
 STATE ROAD, VINEYARD HAVEN, MASS.

MV4685



CAI Technologies

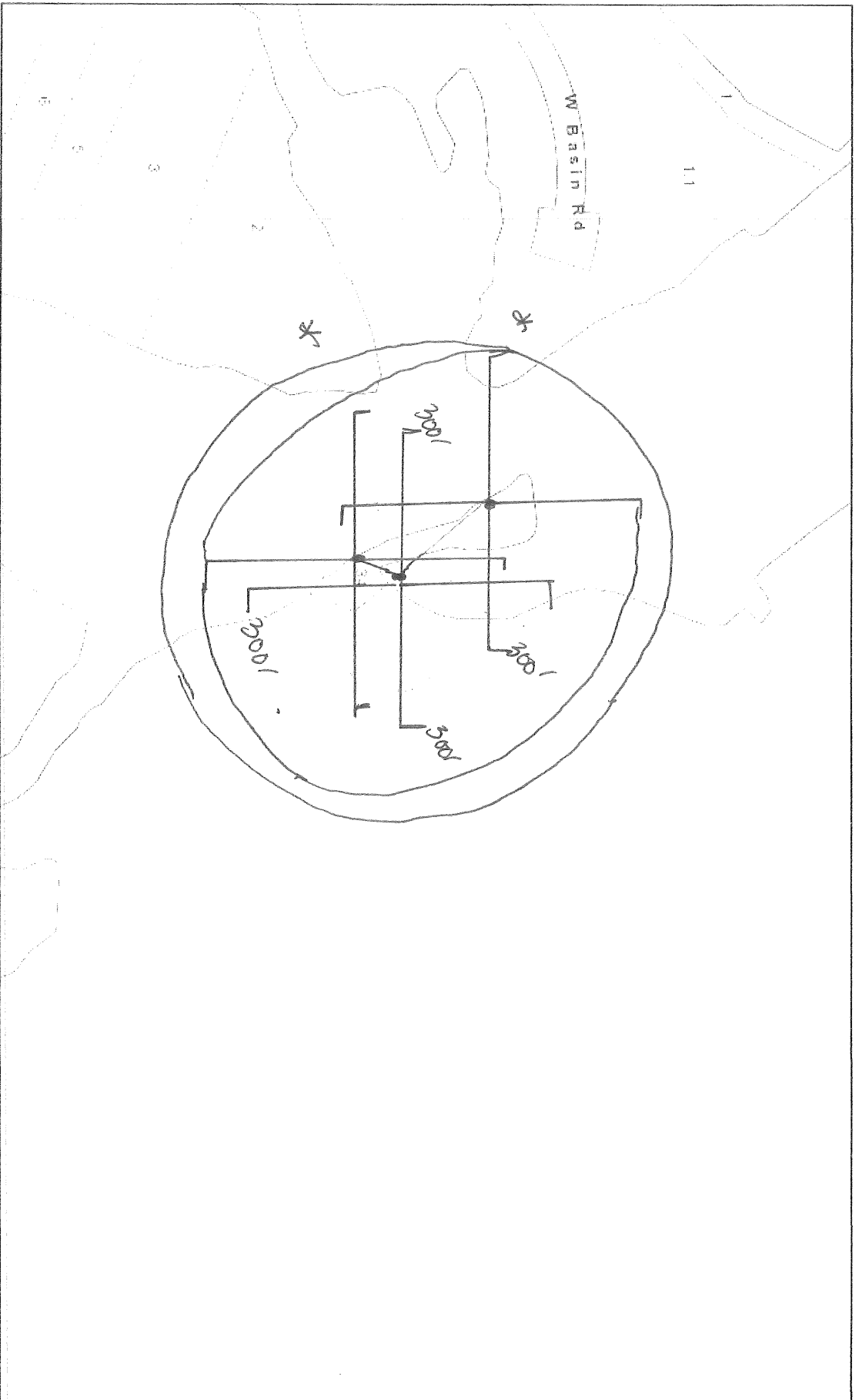
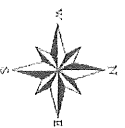
www.cai-tech.com

Aquinnah, MA

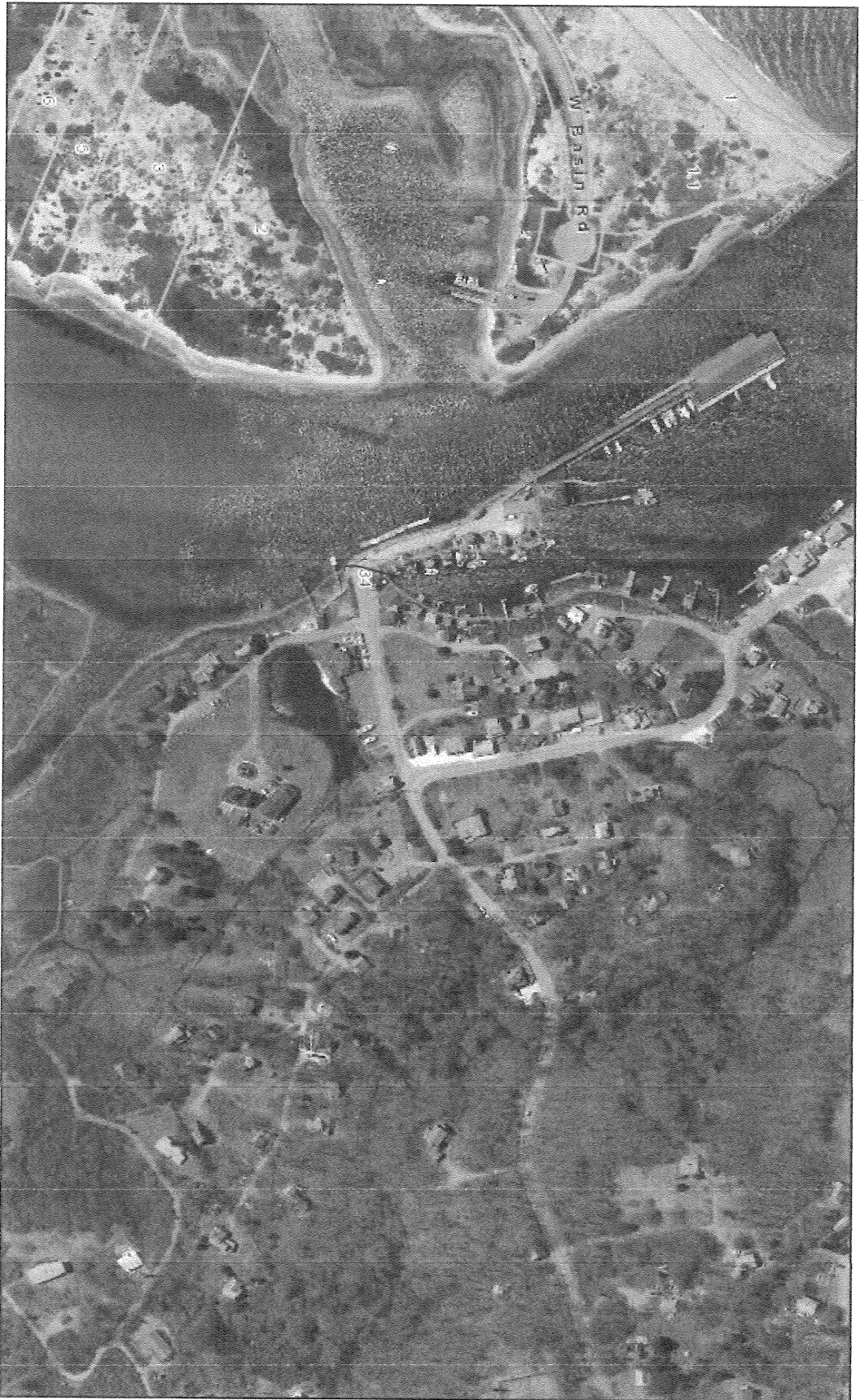
1 Inch = 300 Feet

June 24, 2013

Compass  
Overlay



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CAI Technologies

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

Aquinnah, MA

1 Inch = 300 Feet

June 24, 2013

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