



www.souratigroup.com

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

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

June 24, 2026

West Tisbury Conservation Commission
PO Box 278
West Tisbury, MA 02575

Re: **Middle Point Bend, LLC**
208 & 216 Middle Point Road - Assessor's Map 39, Parcels 7 & 8
226 Middle Point Road - Assessor's Map 39, Parcel 9
234 Middle Point Road - Assessor's Map 39, Parcel 11
West Tisbury, MA 02575
Notice of Intent
Installation and Maintenance of Crushed Stone

Dear Commissioners:

Please find enclosed an original Notice of Intent and its supporting documents for work at the above referenced properties. Also enclosed is the NOI filing fee check (#1349) for \$92.50, which includes the local Bylaw filing fee.

Enclosed Documents:

- WPA Form 3 – NOI Form, and copy of the NOI Wetland Fee Transmittal Form
- Letter dated June 22, 2026, addressing the Performance Standards set forth under the West Tisbury Wetlands Protection Bylaw Regulations
- Waiver Request Letter dated June 22, 2026, prepared by Sourati Engineering Group, LLC
- Abutter Notification, Abutters List, Map and Affidavit of Service
- USGS Locus Map
- Site Plan dated June 19, 2026, prepared by Sourati Engineering Group, LLC

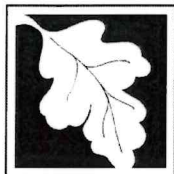
Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Bryan Collins", with a stylized, cursive script.

Bryan Collins

Cc: DEP, Southeast Regional Office
SEG S427



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

West Tisbury

City/Town

Important:

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



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

A. General Information

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

See attached additional information pages.

a. Street Address

b. City/Town

c. Zip Code

Latitude and Longitude:

d. Latitude

e. Longitude

f. Assessors Map/Plat Number

g. Parcel /Lot Number

2. Applicant:

a. First Name

b. Last Name

Middle Point Bend, LLC c/o Baobob Advisors LLC

c. Organization

22 W. 23rd Street

d. Street Address

New York

NY

10010

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

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

a. First Name

b. Last Name

See attached additional information pages.

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

George

Sourati, P.E.

a. First Name

b. Last Name

Sourati Engineering Group, LLC

c. Company

107 Beach Road, Suite 202

d. Street Address

Vineyard Haven

MA

02568

e. City/Town

f. State

g. Zip Code

508-693-9933

508-693-4933

gsourati@souratigroup.com

h. Phone Number

i. Fax Number

j. Email address

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

\$110.00

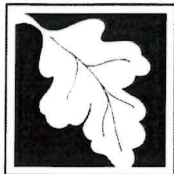
\$42.50

\$67.50

a. Total Fee Paid

b. State Fee Paid

c. City/Town Fee Paid



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

West Tisbury

City/Town

A. General Information (continued)

6. General Project Description:

The project consists of the installation and maintenance of 3/4" brown crushed stone within existing roadways and driveways. Metal edging is proposed at the perimeter of existing parking areas. The work is partially located below the 100-Year Flood and within 100' of the top of a Coastal Bank.

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

- | | |
|---|---|
| 1. ☒ 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 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

See attached additional information pages.

a. County

b. Certificate # (if registered land)

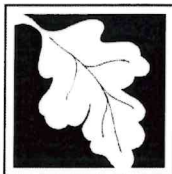
c. Book

d. Page Number

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

West Tisbury

City/Town

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. ☐ Bank	1. linear feet	2. linear feet
b. ☐ Bordering Vegetated Wetland	1. square feet	2. square feet
c. ☐ Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. ☐ Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. ☐ Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
f. ☐ Riverfront Area	1. Name of Waterway (if available) - specify coastal or inland	

2. Width of Riverfront Area (check one):

- ☐ 25 ft. - Designated Densely Developed Areas only
- ☐ 100 ft. - New agricultural projects only
- ☐ 200 ft. - All other projects

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

4. Proposed alteration of the Riverfront Area:

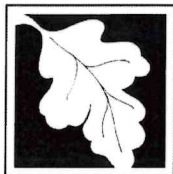
a. total square feet _____ b. square feet within 100 ft. _____ c. square feet between 100 ft. and 200 ft. _____

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

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

West Tisbury

City/Town

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

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

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. ☐ Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. ☐ Land Under the Ocean	1. square feet _____ 2. cubic yards dredged _____	
c. ☐ Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. ☐ Coastal Beaches	1. square feet _____	2. cubic yards beach nourishment _____
e. ☐ Coastal Dunes	1. square feet _____	2. cubic yards dune nourishment _____
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. ☐ Coastal Banks	1. linear feet _____	
g. ☐ Rocky Intertidal Shores	1. square feet _____	
h. ☐ Salt Marshes	1. square feet _____	2. sq ft restoration, rehab., creation _____
i. ☐ Land Under Salt Ponds	1. square feet _____	
	2. cubic yards dredged _____	
j. ☐ Land Containing Shellfish	1. square feet _____	
k. ☐ 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. ☒ Land Subject to Coastal Storm Flowage	12,000± _____	
	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.

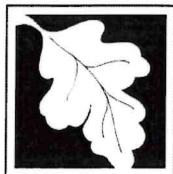
a. square feet of BVW _____

b. square feet of Salt Marsh _____

5. ☐ Project Involves Stream Crossings

a. number of new stream crossings _____

b. number of replacement stream crossings _____



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

West Tisbury

City/Town

C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

- a. ☒ Yes ☐ No **If yes, include proof of mailing or hand delivery of NOI to:**

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

August 2021

b. Date of map

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

- c. Submit Supplemental Information for Endangered Species Review*

1. ☐ Percentage/acreage of property to be altered:

(a) within wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

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

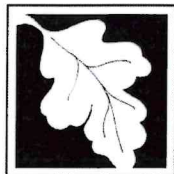
2. ☐ Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

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

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/mas-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.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

West Tisbury

City/Town

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 - Bourne to Rhode Island border, and the Cape & Islands:

North Shore - Plymouth to New Hampshire border:

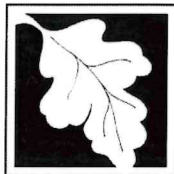
Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

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).



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

West Tisbury

City/Town

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.

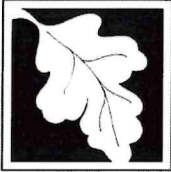
D. Additional Information

- ☒ 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.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

West Tisbury

City/Town

D. Additional Information (cont'd)

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

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

See attached additional information pages.

a. Plan Title

b. Prepared By

c. Signed and Stamped by

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

5. ☐ If there is more than one property owner, please attach a list of these property owners not listed on this form.
6. ☒ Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
7. ☐ Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
8. ☒ Attach NOI Wetland Fee Transmittal Form
9. ☐ Attach Stormwater Report, if needed.

E. Fees

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

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

1349

2. Municipal Check Number

1350

4. State Check Number

Sourati Engineering Inc.

6. Payor name on check: First Name

6/22/2026

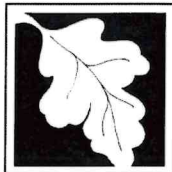
3. Check date

6/22/2026

5. Check date

Sourati

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

West Tisbury

City/Town

F. Signatures and Submittal Requirements

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

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

1. Signature of Applicant

2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

6. Date

For Conservation Commission:

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

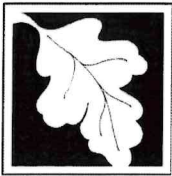
For MassDEP:

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

Other:

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

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



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

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



A. Applicant Information

1. Location of Project:

208 & 216, 226, 234 Middle Point Road

a. Street Address

1350

c. Check number

West Tisbury

b. City/Town

\$42.50

d. Fee amount

2. Applicant Mailing Address:

a. First Name

b. Last Name

Middle Point Bend LLC c/o Sourati Engineering Group, LLC

c. Organization

P.O. Box 4458

d. Mailing Address

Vineyard Haven

MA

02568

e. City/Town

f. State

g. Zip Code

508-693-9933

508-693-4933

gsourati@souratigroup.com

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
Category 1b - installation and maintenance of crushed stone	1	\$110.00	\$110.00

Step 5/Total Project Fee: \$110.00

Step 6/Fee Payments:

Total Project Fee:	<u>\$110.00</u>
	a. Total Fee from Step 5
State share of filing Fee:	<u>\$42.50</u>
	b. 1/2 Total Fee less \$12.50
City/Town share of filling Fee:	<u>\$67.50</u>
	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.)

DEP File Number:

Provided by DEP

WEST TISBURY

Town

ADDITIONAL INFORMATION PAGES

A. General Information

1. Project Locations

Location 1	
Street Address	208 Middle Point Road West Tisbury, MA 02575
Assessor's Map & Parcel Number	39-7
Latitude	41.355724
Longitude	-70.643408

Location 2	
Street Address	216 Middle Point Road West Tisbury, MA 02575
Assessor's Map & Parcel Number	39-8
Latitude	41.355656
Longitude	-70.642379

Location 3	
Street Address	226 Middle Point Road West Tisbury, MA 02575
Assessor's Map & Parcel Number	39-9
Latitude	41.355301
Longitude	-70.642186

Location 4	
Street Address	234 Middle Point Road West Tisbury, MA 02575
Assessor's Map & Parcel Number	39-11
Latitude	41.354712
Longitude	-70.642263

DEP File Number:

Provided by DEP

WEST TISBURY

Town

A. General Information (continued)

3. Property Owners

Location 1: owner and applicant: Middle Point Bend, LLC*. Property Deed recorded at Dukes County Registry of Deeds Book 1612, Page 84.

Location 2: owner and applicant: Middle Point Bend, LLC. Property Deed recorded at Dukes County Registry of Deeds Book 1293, Page 502.

Location 3: owner: Almostendofthedirtroad, LLC. Property Deed recorded at Dukes County Registry of Deeds Book 1097, Page 917.

Location 4: owner: Endofthedirtroad, LLC. Property Deed recorded at Dukes County Registry of Deeds Book 1097, Page 911.

*Middle Point Bend, LLC is the sole applicant for the project.

DEP File Number:

Provided by DEP

WEST TISBURY
Town

D. Additional Information

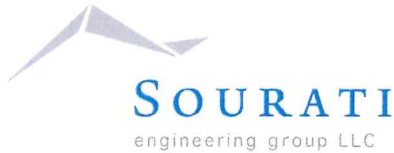
1. USGS Locus Map

3. Identify the method for BVW and other resource area boundary delineations and attach documentation of the methodology.

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

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

- Site Plan, prepared by Sourati Engineering Group, LLC, signed and stamped by Charles R. Gilstad, P.L.S., dated June 19, 2026, scale 1" = 30'
- Letter addressing the Performance Standards set forth under the West Tisbury Wetlands Protection Bylaw Regulations, prepared by Sourati Engineering Group, LLC, dated June 22, 2026
- Waiver Request Letter under the West Tisbury Wetlands Protection Bylaw Regulations, prepared by Sourati Engineering Group, LLC, dated June 22, 2026
- NHESP "No-Take" Determination Letter File No. 22-40813, dated December 30, 2022



www.souratigroup.com

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

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

June 22, 2026

West Tisbury Conservation Commission
PO Box 278
West Tisbury, MA 02575

Re: **Middle Point Bend, LLC**
208 & 216 Middle Point Road - Assessor's Map 39, Parcels 7 & 8
226 Middle Point Road - Assessor's Map 39, Parcel 9
234 Middle Point Road - Assessor's Map 39, Parcel 11
West Tisbury, MA 02575
Notice of Intent
Installation and Maintenance of Crushed Stone

The following addresses the Town of West Tisbury Wetlands Protection Bylaw Regulations Performance Standards:

SECTION IV – BUFFER ZONE

C. Performance Standards

The Buffer Zone shall be presumed significant to the resource values protected by the Bylaw as referenced in Section I; therefore, the following regulations shall apply:

1. **No-Disturbance Zone**

That portion of the buffer zone extending twenty-five (25) feet from the wetland, bank, dune, or water body defining the buffer zone's inner edge, is designated as a NoDisturbance Zone. No activity/alteration will normally be permitted within this twentyfive (25) foot No Disturbance Zone. It is presumed that this first twenty-five (25) feet of the Buffer Zone is essential to the interests associated with the adjacent resource area. Alterations, including but not limited to grading, landscaping, removing (clearing or cutting) of vegetation, filling, excavating, operation of vehicles or machinery, paving, and construction of roads shall not be permitted in a No-disturbance Zone. The Commission may impose such additional requirements as are necessary to protect the resource values protected by the Bylaw including but not limited to requiring that a buffer strip be created where none currently exists, due to previous activities.

- **No work is proposed in the No-Disturbance Zone**

2. No-Build Zone.

No structure as defined in these regulations or roads and paths will normally be permitted within the first fifty (50) feet upland of a resource area.

- **No structures, roads or paths are proposed.**
- **A 251± S.F. area of existing roadway located within the No-Build Zone is proposed to be covered with ¾" diameter brown crushed stone.**

3. Outer Buffer Zone.

The Outer Buffer Zone consists of all areas in the Buffer zone not located in a No Disturbance Zone or No-Build Zone. No activity/alteration shall be permitted in the Outer Buffer Zone that is more likely than not to harm or eventually harm the Buffer Zone or the adjacent resource area.

- **A total of 3,651± S.F. of existing roadway located in the Outer Buffer Zone is proposed to be covered with ¾" diameter brown crushed stone.**

4. Waiver

Notwithstanding any of the foregoing prohibitions, the Commission may allow certain activities or structures in a No-Disturbance or No Build Zone by waiver, as provided in Section III. N of these regulations, when no other practicable alternative exists. Petitions for a waiver shall be included in writing in the Notice of Intent filed under the Bylaw.

- **Two (2) waiver requests are included with this Notice of Intent:**
 - **To allow the installation and maintenance of ¾" diameter brown crushed stone within existing roadways located in the 50' No-Build Zone, and**
 - **To allow the installation and maintenance of ¾" diameter brown crushed stone within existing roadways located in the Outer Buffer Zone.**

5. The Commission may impose such additional requirements as are necessary to protect the resource values protected by the Bylaw.

SECTION V- LAND UNDER THE OCEAN

C. Performance Standards

Land under the ocean and land within 100 feet of land under the ocean shall be presumed significant to the resource values protected by the Bylaw as referenced in Section I; therefore, the following regulations shall apply:

1. Improvement and maintenance dredging for navigational purposes shall be designed and carried out using the best available measures as determined by the Commission so as to have the least possible adverse effects or changes in marine productivity caused by changes in, or resulting from suspension or transport of pollutants, sediment transport, smothering of bottom organisms, accumulation of pollutants by organisms, destruction of habitat or nutrient source areas, or changes in water circulation and water quality. Dredging, particularly improvement dredging, shall also use such best available measures to minimize adverse effects caused by changes in bottom topography resulting in an increase in the height and velocity of waves hitting the shore, localized changes in circulation patterns or changes in sediment transport which affect natural replenishment of beaches or maintenance of channels.

- **Not applicable.**

2. There shall be no new residential piers as per the Wild and Scenic North Shore District DCPC dated March 22, 2001 as may be amended.

- **Not applicable.**

3. Aquaculture projects shall be undertaken pursuant to such means as may be established by the Commission so as to have the least possible adverse effect on wildlife, erosion control, storm damage prevention, or flood control. No destruction of habitat or areas where shellfish feed, or change in water quality or circulation in any manner that adversely affects productivity of marine fisheries or shellfish beds shall be permitted.

- **Not applicable.**

4. No new bulkheads or coastal engineering structures shall be permitted to protect residential structures and accessory buildings constructed or substantially improved after the effective date of the Bylaw. Bulkheads may be rebuilt only if the Commission determines that there is no environmentally better way to control an erosion problem, including in an appropriate case the moving of the threatened building. Other coastal engineering structures may be permitted only upon a clear showing that no other alternative exists to protect a structure built prior to the effective date of the Bylaw but not substantially improved, from imminent danger.

- **Not applicable.**

5. Water dependant projects shall be designed and performed so as to cause no adverse effects on wildlife, erosion control, marine fisheries, shellfish beds, storm damage prevention, or flood control.
 - **Not applicable.**
6. No activity on land under the ocean that is not water dependent shall be permitted by the Commission except activity allowed pursuant to a waiver from these regulations as set forth in Section III.N.
 - **Not applicable.**
7. The Commission may impose such additional requirements as are necessary to protect the resource values protected by the Bylaw.

SECTION VI- COASTAL BEACHES

C. Performance Standards

A coastal beach and land within 100 feet of a coastal beach shall be presumed significant to the resource values protected by the Bylaw as referenced in Section I; therefore, the following regulations shall apply:

1. The provisions of Section V (Land under the Ocean) shall apply to coastal beaches.
 - **Refer to Section V above.**
2. Clean fill of similar grain size and type may be used on a coastal beach only if the Commission authorizes its use and such fill is to be used for a beach or dune nourishment project. All possible mitigation measures shall be taken, as determined by the Commission, to limit the adverse affects of the fill.
 - **Not applicable.**
3. No part of any septic system shall be placed in shifting sands or on a coastal beach. The septic leach facility shall be at least 100 feet from a coastal beach.
 - **Not applicable.**

4. All work on projects that are not water dependent shall maintain at least a 25-foot natural undisturbed area adjacent to a coastal beach. All structures that are not water dependent shall be at least 50 feet from a coastal beach.
 - **No work is proposed within 25' of a Coastal Beach. No structures are proposed within 50' of a Coastal Beach.**
5. In areas of eroding shore line, the distance from all buildings to the coastal beach shall be at least 20 times the average rate of annual shoreline erosion or 100 feet, which ever is the greater. The average annual shoreline erosion rate shall be determined by averaging the annual erosion rate over a 150-year period ending on the date the Notice of Intent was filed, or if no Notice of Intent was filed, the date construction began. If erosion data is not available for the 150-year period, the Commission shall determine the average annual erosion rate from such lesser time period for which erosion data is available. In cases where documentation can be provided to show that the use of the 150-year period is inappropriate to existing shoreline characteristics and trends, alternate shoreline change rates may be used when based on a preponderance of credible evidence.
 - **No buildings are proposed.**
6. Vehicular access for existing houses or for recreational use shall be as unpaved ways and shall be done in accordance with such procedures as the Commission determines will minimize any adverse effect on the beach and the resource values protected by the Bylaw.
 - **Not applicable.**
7. The Commission may impose such additional requirements as are necessary to protect the resource values protected by the Bylaw.

SECTION IX – COASTAL BANKS

C. Performance Standards

Coastal Banks and land within 100 feet of a coastal bank shall be presumed significant to the resource values protected by the Bylaw as referenced in Section I; therefore, the following regulations shall apply:

1. No new bulkheads, coastal revetments, groins, or other coastal engineering structures shall be permitted to protect structures constructed or substantially improved after the effective date of the Bylaw except for public infrastructures. Bulkheads and groins may be rebuilt only if the Commission determines there is no environmentally better way to control an erosion problem, including in appropriate cases the moving of the threatened building and/or public infrastructure. Other coastal engineering projects may be permitted only upon a clear showing that no alternative exists to protect from imminent danger, a structure that had been substantially improved or built prior to the effective date of the Bylaw.
 - **Not applicable.**
2. Piers shall be constructed and maintained in compliance with Section XXII.
 - **Not applicable.**
3. All projects shall be restricted to activity determined by the Commission to have no adverse effect on bank height, bank stability, wildlife habitat, vegetation or the use of the bank as a sediment source.
 - **The installation and maintenance of crushed stone within existing roadways will not have an adverse effect on bank height, bank stability, vegetation or the use of the bank as a sediment source.**
 - **A portion of an existing driveway to be covered with crushed stone is partially located within MESA estimated and priority habitat. The existing driveway was approved under NHESP File No 22-40813. A copy of the “No take” Determination Letter is included in this NOI.**
4. Any pedestrian walkway must be designed as determined by the Commission so as to minimize disturbances of vegetative cover.
 - **Not applicable.**

5. All projects that are not water dependent shall maintain at least a 25-foot natural undisturbed area adjacent to a coastal bank. All structures that are not water dependent shall be at least fifty (50) feet from a coastal bank.
 - **No work is proposed within 25' of a Coastal Bank. No structures are proposed.**
6. Any septic leach facility of a septic system shall be at least 100 feet, measured horizontally from the spring high tide line and shall not be located within the face of a coastal bank.
 - **Not applicable.**
7. In areas of eroding shore line, the distance from all buildings to the coastal bank shall be at least 20 times the average rate of annual shoreline erosion or 100 feet, whichever is the greater. The average annual shoreline erosion rate shall be determined by averaging the annual erosion rate over a 150-year period ending the date the NOI was filed, or if no NOI was filed the date construction was begun. If erosion data is not available for the 150- year period, the Commission shall determine the average annual erosion rate from such lesser time period for which erosion data is available. In cases where documentation can be provided to show that the use of the 150- year period is inappropriate to existing shoreline characteristics and trends, alternate shoreline change rates may be used when based on a preponderance of credible evidence.
 - **Not applicable.**
8. All permits issued for the construction of buildings under the Bylaw within 100 feet landward of the top of a coastal bank shall contain the specific condition that no coastal engineering structure of any kind shall be permitted on an eroding bank in the future to protect the project allowed by this permit, except those coastal engineering structures allowed by a waiver pursuant to Section III.N of these regulations.
 - **Not applicable.**
9. The Commission may impose such additional requirements as are necessary to protect the resource values protected by the Bylaw.

SECTION XI - SALT PONDS

C. Performance Standards

Salt ponds and land within 100 feet of a salt pond shall be presumed significant to the resource values protected by the Bylaw as referenced in Section I; therefore, the following regulations shall apply:

1. The work shall be done in accordance with procedures determined by the Commission to have no adverse effect on wildlife, fisheries, shellfish, existing water quality, and so as not to pollute the pond or alter critical characteristics.
 - **A portion of an existing driveway to be covered with crushed stone is partially located within MESA estimated and priority habitat. The existing driveway was approved under NHESP File No 22-40813. A copy of the “No take” Determination Letter is included in this NOI.**
 - **The project is not expected to have an adverse effect on fisheries, shellfish, existing water quality or pollute the pond or alter critical characteristics.**
2. All work on projects that are not water dependent shall maintain at least a 25-foot natural undisturbed area adjacent to a salt pond. All structures that are not water dependent shall be at least 50 feet from a salt pond.
 - **No work is proposed within 25’ of a Salt Pond. No structures are proposed.**
3. The septic leach facility of a septic system shall be at least 100 feet from the adjacent salt pond. In the event that nutrient loading levels in a pond are found to exceed the currently acceptable level of dissolved nutrients, all new construction, or major reconstruction projects, will be required to install appropriate measures to reduce septic nutrient discharge amounts.
 - **Not applicable.**
4. Projects designed to enhance a particular fishery or shellfish shall be designed in accordance with such procedures as the Commission determines will minimize adverse ecological effects on the salt pond, including adverse effects on plants and animals which are not species targeted for management. If such management projects have adverse effects on any resource value protected by the Bylaw, such projects shall be permitted only pursuant to a waiver as set forth in Section III.N. of these regulations.
 - **Not applicable.**

5. Piers shall be constructed and maintained in compliance with Section XXII.
 - **Not applicable.**
6. Elevated walkways determined to be for a water dependent use and designed not to affect vegetation or existing water circulation patterns shall be required for pedestrian passage over the pond.
 - **Not applicable.**
7. The Commission may impose such additional requirements as are necessary to protect the Interests Protected by the Bylaw.

SECTION XIII- LAND SUBJECT TO COASTAL STORM FLOWAGE

C. Performance Standards

Land subject to coastal storm flowage shall be presumed significant to the resource values protected by the Bylaw; therefore the following regulations shall apply:

(Specific resource areas that lie within the area of land subject to coastal storm flowage and the wetland values they protect are otherwise addressed elsewhere in these regulations. The regulations concerning those areas are additional to the regulations set forth in this section.)

1. The work shall not reduce the ability of the land to absorb and contain floodwater, or to buffer inland areas from flooding and wave damage.
 - **The 3/4" diameter crushed stone will be pervious and is not expected to reduce the ability of land to absorb and contain floodwater, or to buffer inland areas from flooding and wave damage.**
2. A project shall not cause ground, surface, or salt-water pollution triggered by coastal storm flowage. All septic systems and leach facilities shall be outside the 100-year floodplain. All private fuel tanks shall be located outside the 100-year flood plain.
 - **The crushed stone will not cause ground, surface, or salt-water pollution triggered by coastal storm flowage. Septic systems, leach facilities and fuel tanks do not apply.**
3. Commercial tanks shall be located outside the 100-year floodplain, or if the Commission determines that this is not practicable, the commercial tanks shall be secured so that they cannot float loose.
 - **Not applicable**

4. When a swimming pool is allowed to be built within the 100-year floodplain it shall be constructed and maintained according to the best available measures so as to ensure that it cannot affect groundwater, freshwater, or salt-water quality in the event that it is flooded.

- **Not applicable.**

5. Building upon areas subject to coastal storm flowage in locations where such structures would be subject to storm damage may not be permitted. If permitted, all construction must be in compliance with state and local building code regulations for flood hazard areas.

- **No structures are proposed.**

6. The Commission may impose such additional requirements as are necessary to protect the interests protected by the Bylaw.

Please contact me if you have any questions.

Sincerely,



Bryan Collins

SEG 8427



www.souratigroup.com

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

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

June 22, 2026

West Tisbury Conservation Commission
P.O. Box 278
West Tisbury, MA 02575

Re: **Middle Point Bend, LLC**
208 & 216 Middle Point Road - Assessor's Map 39, Parcels 7 & 8
226 Middle Point Road - Assessor's Map 39, Parcel 9
234 Middle Point Road - Assessor's Map 39, Parcel 11
West Tisbury, MA 02575
Notice of Intent
Installation and Maintenance of Crushed Stone

Dear Commissioners:

On behalf of our client, Middle Point Bend, LLC, we are requesting waivers pursuant to Section III.N of the West Tisbury Wetlands Protection Bylaw Regulations of the Performance Standards for Buffer Zones:

Section	Zone	Waiver Requests
IV.C.2	No-Build Zone (Within 50' of the top of a Coastal Bank)	To allow the installation and maintenance of 251± S.F. of crushed stone within an existing roadway
IV.C.3	Outer Buffer Zone (Between 50' and 100' from the top of a Coastal Bank)	To allow the installation and maintenance of 3,651± S.F. of crushed stone within existing roadways

Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Bryan Collins".

Bryan Collins



1 Rabbit Hill Road, Westborough, MA 01581
p: (508) 389-6300 | f: (508) 389-7890
MASS.GOV/MASSWILDLIFE

MASSWILDLIFE

Sincerely,

A handwritten signature in black ink, reading "Everose Schlüter". The script is fluid and cursive, with the first name "Everose" and last name "Schlüter" clearly legible.

Everose Schlüter, Ph.D.
Assistant Director

cc: Sourati Engineering
MA DEP Southeast Region

June 22, 2026

**Notification to Abutters Under the
Massachusetts Wetlands Protection Act and the
Town of West Tisbury Wetlands Protection Bylaw**

Name of Applicant: **Middle Point Bend, LLC**

Dear Abutter,

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

The applicant has filed a Notice of Intent with the West Tisbury Conservation Commission seeking to perform the following work: **The project consists of the installation and maintenance of ¾" brown crushed stone within existing roadways and driveways. Metal edging is proposed at the perimeter of existing parking areas. The work is partially located below the 100-Year Flood, and within 100' of the top of a Coastal Bank.**

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

The addresses of the lots where the activity is proposed are:

- **208 & 216 Middle Point Road, Assessor's Map 39, Parcel 7 & 8, West Tisbury, MA 02575**
- **226 Middle Point Road, Assessor's Map 39, Parcel 9, West Tisbury, MA 02575**
- **234 Middle Point Road, Assessor's Map 39, Parcel 11, West Tisbury, MA 02575**

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

Copies of the application can be examined and information about the date, time and place of the meeting/hearing can be obtained from the West Tisbury Conservation Commission office, West Tisbury Town Hall, Monday 9 AM to 3 PM, Tuesday 2 PM to 6 PM, Wednesday 9 AM to 1 PM, Thursday 9 AM to 3 PM, (508) 696-6404 and copies of the submittal may be viewed at Sourati Engineering Group LLC, 107 Beach Road, Suite 202, Vineyard Haven, MA 02568, (508) 693-9933.

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

Sincerely,



Bryan Collins

300' Abutter Report prepared by Sourati Engineering Group, LLC

Data Source: https://www.axisgis.com/west_tisbury/ma/#

Date: 6/19/2026

Subject Properties:

Parcel Number: 39-7
CAMA Number: 39-7-0
Property Address: 208 MIDDLE POINT RD

Mailing Address: MIDDLE POINT BEND LLC C/O
~~FORTRESS-BAOBOB~~ BAOBOB ADVISORS LLC
~~111 W. 19TH ST 8TH FL~~ 22 W. 23RD STREET
~~NEW YORK, NY 10011~~ NEW YORK, NY 10010

Parcel Number: 39-8
CAMA Number: 39-8-0
Property Address: 216 MIDDLE POINT RD

Mailing Address: MIDDLE POINT BEND LLC C/O
~~FORTRESS- PE BAOBOB~~ BAOBOB ADVISORS LLC
~~111 W. 19TH ST 8TH FL~~ 22 W. 23RD STREET
~~NEW YORK, NY 10011~~ NEW YORK, NY 10010

Parcel Number: 39-9
CAMA Number: 39-9-0
Property Address: 226 MIDDLE POINT RD

Mailing Address: ALMOSTENDOFTHEDIRTRD LLC C/O
~~FORTRESS- BAOBOB~~ BAOBOB ADVISORS LLC
~~111 W. 19TH ST 8TH FL~~ 22 W. 23RD STREET
~~NEW YORK, NY 10011~~ NEW YORK, NY 10010

Parcel Number: 39-11
CAMA Number: 39-11-0
Property Address: 234 MIDDLE POINT RD

Mailing Address: ENDOFTHEDIRTRD LLC C/O
~~FORTRESS-BAOBOB~~ BAOBOB ADVISORS LLC
~~111 W. 19TH ST 8TH FLR~~ 22 W. 23RD STREET
~~NEW YORK, NY 10011~~ NEW YORK, NY 10010

Abutters:

Parcel Number: 39-4
CAMA Number: 39-4-0
Property Address: 176 MIDDLE POINT RD

Mailing Address: MOORE MARTHA TR MARTHA MOORE
TRUST
PO BOX 3000 PMB 3033
WEST TISBURY, MA 02575

Parcel Number: 39-5
CAMA Number: 39-5-0
Property Address: 191 MIDDLE POINT RD

Mailing Address: MOORLOCK HOLDING COMPANY LLC
PO BOX 3000 PMB 3156
WEST TISBURY, MA 02575

Parcel Number: 39-6
CAMA Number: 39-6-0
Property Address: 192 MIDDLE POINT RD

Mailing Address: MOORE MARY C & ALEXANDER-TRS
MOORE FAMILY LIVING TRUST
35 CREIGHTON ST
PROVIDENCE, RI 02906

Parcel Number: 42-1
CAMA Number: 42-1-0
Property Address: 330 LONG POINT RD

Mailing Address: TRUSTEES OF RESERVATIONS
200 HIGH ST, 4TH FLR
BOSTON, MA 02110-3036



S427, 300' Abutter Map

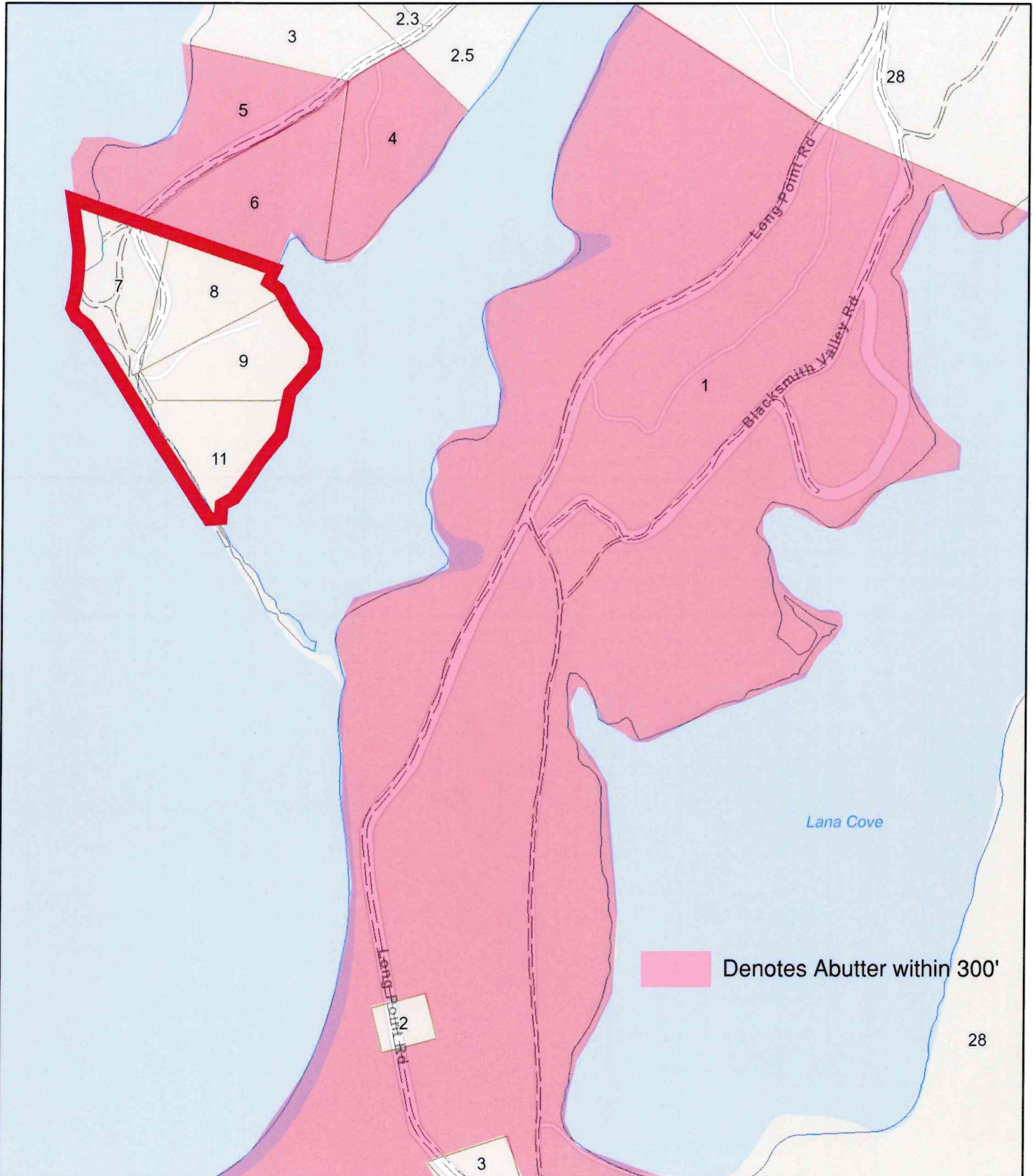
West Tisbury, MA

1 inch = 400 Feet



www.cai-tech.com

December 17, 2024



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

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act
And the West Tisbury Wetlands Protection Bylaw

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

A Notice of Intent filed under the Wetlands Protection Act and the West Tisbury Wetlands Protection Bylaw by Middle Point Bend, LLC with the West Tisbury Conservation Commission for work at the properties located at 208 & 216, 226 and 234 Middle Point Road, West Tisbury, Massachusetts.

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



Bryan Collins

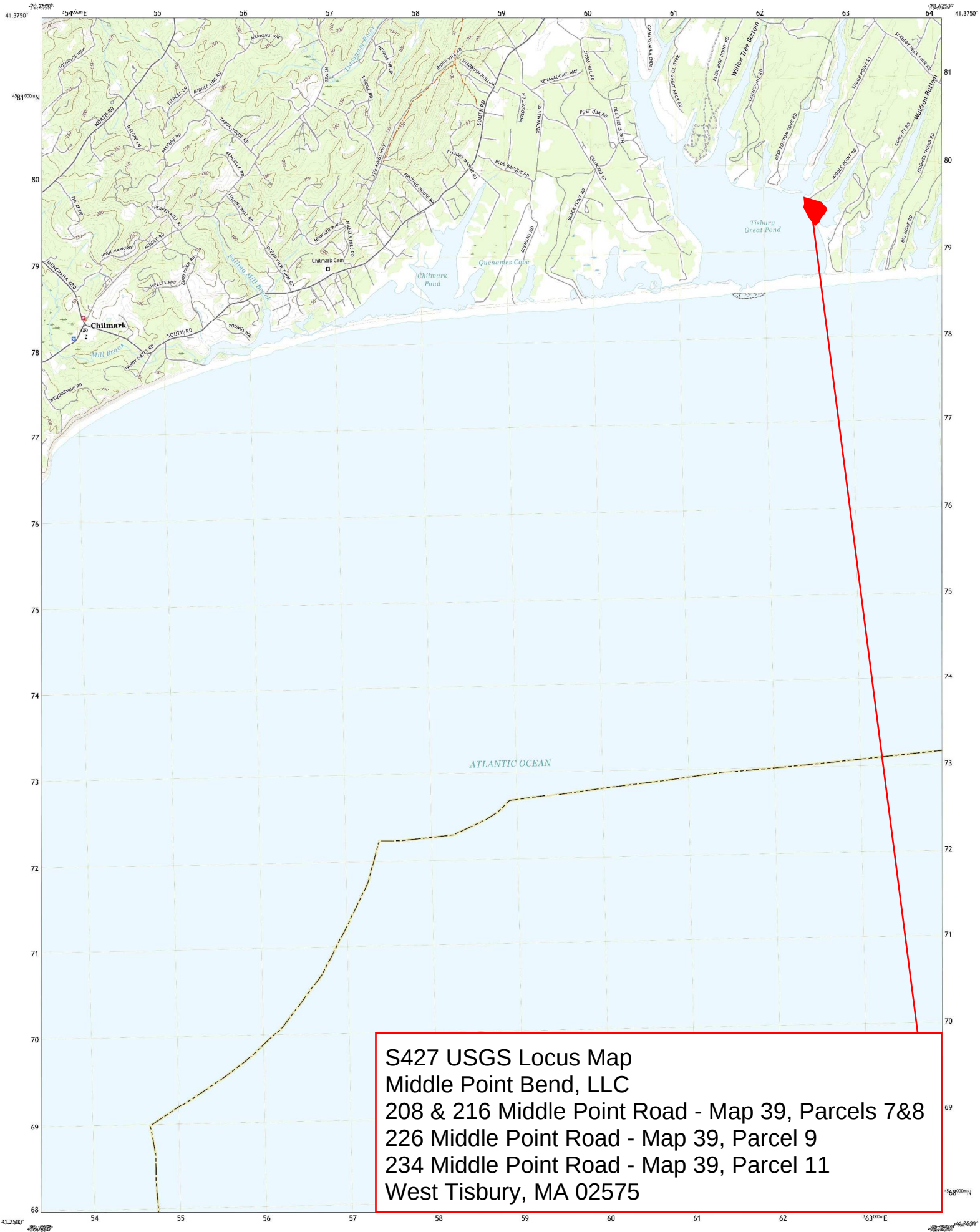
6/25/26
Date



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



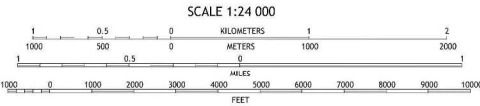
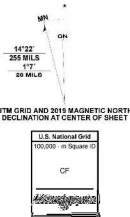
TISBURY GREAT POND QUADRANGLE
MASSACHUSETTS - DUKES COUNTY
7.5-MINUTE SERIES



S427 USGS Locus Map
Middle Point Bend, LLC
208 & 216 Middle Point Road - Map 39, Parcels 7&8
226 Middle Point Road - Map 39, Parcel 9
234 Middle Point Road - Map 39, Parcel 11
West Tisbury, MA 02575

Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid/Universal Transverse Mercator, Zone 19T
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

Imagery.....NMAP, August 2018
Roads.....U.S. Census Bureau, 2018
Hydrography.....National Hydrography Dataset, 1999 - 2019
Contours.....National Elevation Dataset, 2019
Boundaries.....Multiple sources; see metadata file 2018 - 2019
Wetlands.....FWS National Wetlands Inventory 2008 - 2011



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



1	2	3
4	5	6

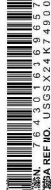
1 Houshon Island
2 Vineyard Haven
3 Edgartown
4 Squibnocket
5 Edgartown DE S
6 Squibnocket DE S

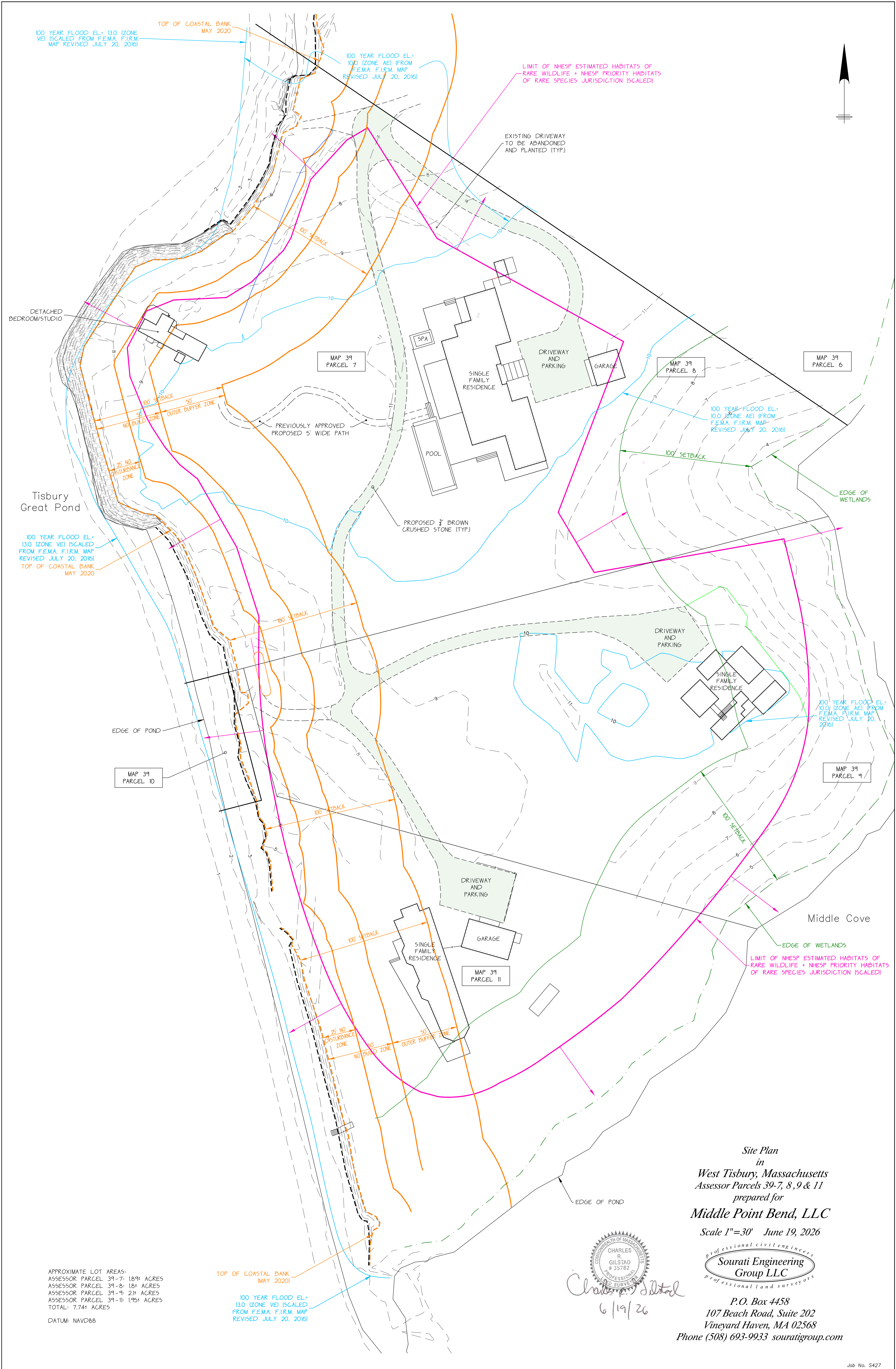
ROAD CLASSIFICATION

Expressway
Secondary Hwy
Ramp

Local Connector
Local Road
4WD
Interstate Route
UIC Route
State Route

TISBURY GREAT POND, MA

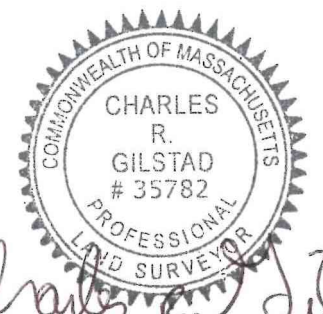




APPROXIMATE LOT AREAS:
ASSESSOR PARCEL 39-7: 18.9± ACRES
ASSESSOR PARCEL 39-8: 18± ACRES
ASSESSOR PARCEL 39-9: 21± ACRES
ASSESSOR PARCEL 39-11: 1.95± ACRES
TOTAL: 7.74± ACRES
DATUM: NAVD88

TOP OF COASTAL BANK
(MAY 2020)

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


Charles R. Gilstad
6/19/26

Site Plan
in
West Tisbury, Massachusetts
Assessor Parcels 39-7, 8, 9 & 11
prepared for
Middle Point Bend, LLC
Scale 1"=30' June 19, 2026

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