PLANNING BOARD
TOWN OF OAK BLUFFS

P.O. Box 1327
Oak Bluffs, MA 02557
Ph. 508-693-3554

RECEIVED
O. B. TOWN CLERK'S OFFICE
Dec. 16 2019
FORWARDED TO Planning Bd ON
Dec 16, 2019

SPECIAL PERMIT APPLICATION

Applicant's Name GJ AND BP HOLDINGS LLC
Mailing Address PO BOX 1933 VINEYARD HAVEN MA 02568
Telephone: 508 400 0470
Owner's Name: GARY JONES AND BRIAN PACKISH

Applicant is: (owner) agent tenant licensee prospective purchaser
(Circle one and if not owner, include letter from owner giving right to apply on owner's behalf.)

Application is submitted under section(s) 5.1.5 AND 7.2.6 of the Zoning-By-Laws

Location of Property: Street Name and Address: 14 KENNEBEC AVENUE
Map/Parcel No.: 9/29 Zoning District B1

Description of Project: PLEASE SEE ATTACHED DESCRIPTION/PLANS.
DEMOLISH AND REPLACE EXISTING MIXED USE BUILDING.
Nature of Relief Requested: NUMBER OF RESIDENTIAL UNITS AND LOT COVERAGE.

(Attachments): Map ✓ Site Plan ✓ Building Plan ✓ Filing Fee ✓ Other _____
(See applicable section of the Zoning Bylaws & Rules & Regulations for Special Permits for particular requirements.)

I hereby request a special permit as described above:

Signed: B. C. R.
Title: OWNER
Date: 12/16/19

APPLICANT MUST HAVE THE BUILDING/ZONING INSPECTOR REVIEW AND SIGN THIS APPLICATION PRIOR TO SUBMITTING IT TO THE PLANNING BOARD

Reviewed by the Building/Zoning Inspector _____
Applicable Section of the Zoning Bylaw(s) _____
Date: _____

Form Revised 01/12/07

APPLICATION FOR SITE PLAN REVIEW BEFORE THE OAK BLUFFS PLANNING BOARD

(Section 10.4 of the Oak Bluffs Zoning By-laws)

Date: 12/16/19

Applicant's Name GJ AND BP HOLDINGS LLC

Applicant's Mailing Address PO BOX 1933 VINEYARD HAVEN MA 02568

Applicant's Telephone 508 400 0470

Applicant's E-mail INFO @ PACKISHPROPERTIES.COM

Owner's Name GARY JONES AND BRIAN PACKISH

Owner's Mailing Address PO BOX 1933 VINEYARD HAVEN MA 02568

Owner's Telephone 508 400 0470

Owner's E-mail INFO @ PACKISHPROPERTIES.COM

Applicant is (circle one): owner agent tenant licensee prospective purchaser other

Location of Property:

Address 14 KENNEBEC AVENUE

Map/Parcel 9-29 Zoning District B1

Overlay Districts/DCPCs NONE

Description of Project: (you may attach additional sheets if needed)

PLEASE SEE THE ATTACHED DESCRIPTION / PLANS.
DEMOLISH AND REPLACE EXISTING MIXED USE BUILDING.

Additional Review Required: (i.e. Development of Regional Impact from the MVC, Special Permit, Variance, etc.)

MVC APPROVAL REQUIRED

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Minor Site Plan:

A minor site plan is defined in 10.4.7 as applications for permits to build, alter or expand any non-residential building, structure or use in any district where such construction will exceed a total gross floor area of 500 square feet but not exceed a total gross floor area of 2000 square feet, or will not generate the need for more than 10 parking spaces.

Does this project qualify as a minor site plan?(circle one) **Y / N**

Site Plan Review Trigger(s):

- [x] Construction, exterior alteration or exterior expansion of, or change of use within, a municipal, institutional, commercial, industrial or multi-family structure involving more than 500 square feet.
- [ ] Construction or expansion of a parking lot for a municipal, institutional, commercial, industrial, or multi-family structure or purpose.
- [ ] Grading or clearing more than ten percent of a lot, or 5,000 square feet, whichever is smaller, except for the following: landscaping on a lot with an existing structure or a proposed single or two family dwelling; clearing necessary for percolation and other site tests, work incidental to agricultural activity, work in conjunction with an approved subdivision plan, or work pursuant to an earth removal permit.
- [ ] Other (i.e. DCPC requirement, etc.)_____

Payment:

- [ ] Check to The Town of Oak Bluffs for $350

Distribution of Submission: (see Oak Bluffs Zoning By-Law section 10.4 for complete description of requirements)

- [x] ~~Five~~ One Copies of the Site Plan delivered to the Planning Board
- [x] Digital Copy of Site Plan e-mailed to planningboard@oakbluffsma.gov (Assistant will distribute)

OR

- [ ] Eight Copies of the Site Plan HAVE BEEN DISTRIBUTED BY APPLICANT to:

DEPARTMENT	INITIALS
[ ] Wastewater	_____
[ ] Water District	_____
[ ] Board of Health	_____
[ ] Highway Department	_____
[ ] Police Chief	_____
[ ] Fire Chief	_____
[ ] Building Commissioner	_____
[ ] Conservation Commission	_____

Contents of Plan:

- [x] Five separate plans, 24"x36", minimum scale 1"=20' (1"=80' if minor site plan), prepared by a Registered Professional Engineer, Registered Land Surveyor, Architect, or Landscape Architect as appropriate.
- [x] Site Layout containing boundaries of the lot(s) in proposed development, proposed structures, drives, parking, fences, walls, walks, outdoor lighting, loading facilities, and areas for snow storage after plowing. First page includes:
  - [x] locus plan at 1"=100" showing 1000 feet from project
- [ ] Topography and drainage plan showing existing and proposed final topography at two-foot intervals and plans for handling storm water drainage (If Minor Site Plan then topological plan may depict topographical contours at intervals available on maps provided by the USGS)
- [ ] Utility and landscaping plan showing:
  - [ ] all facilities for refuse and sewerage disposal or storage of all wastes
  - [ ] the location of all hydrants, fire alarm and firefighting facilities on and adjacent to the site
  - [ ] all proposed recreational facilities and open space areas
  - [ ] all wetlands including flood plain areas
- [x] Architectural Plan including:
  - [x] Ground Floor Plan
  - [x] Architectural Elevations of all proposed buildings
  - [ ] Color Rendering
- [ ] Landscaping plan showing:
  - [ ] Limits of work
  - [ ] Existing tree lines
  - [ ] All proposed landscape features and improvements including:
    - [ ] Screening
    - [ ] Planting areas with size and type of stock for each shrub or tree
    - [ ] Proposed erosion control measures
- [x] Written Statement indicating:
  - [x] Estimated time required to complete proposed project and any phases
  - [x] Detailed estimate of costs of all planned site improvements
- [ ] Written Summary of contemplated projects indicating, where appropriate:
  - [ ] Number of dwelling units to be built
  - [ ] Acreage in residential use
  - [ ] Evidence of compliance with parking and off-street loading requirements
  - [ ] Forms of ownership contemplated for the property
  - [ ] Summary of the provisions of any ownership or maintenance
  - [ ] Identification of all land that will become common or public land

- [ ] Other evidence necessary to indicate compliance with Oak Bluffs Zoning By-law
- [ ] Drainage Calculations by a Registered Professional Engineer
- [ ] Drainage Design conforms with Town's Subdivision Regulations
- [ ] Additional narrative assessments (as may be required by Planning Board) of on site and off site impacts of the proposed project on:
  - [ ] Traffic
  - [ ] Drainage
  - [ ] Noise
  - [ ] Other environmental factors
- [ ] Certification that the proposal is fully compliant with the provisions, if applicable, of the Americans with Disabilities Act and the Massachusetts Architectural Barriers Board

Waiver of Technical Compliance Written Request

The Planning Board may, at their discretion, waive any of the technical requirements of Section 10.4.5 where the project involves relatively simple development plans or constitutes a minor site plan. Please Note, **if the Board refuses a waiver request, the application may be denied or approval delayed by a minimum of two weeks.**

Written Request for Waiver may be attached to this application or provided below:

_____

_____

_____

_____

_____

_____

Additional Comments for Planning Board:

_____

_____

_____

_____

Authorization:

- [x] Applicant is owner OR Letter from owner giving applicant authority to apply for site plan review and act on their behalf

I hereby request a site plan review as described above:

Signed R. C. Rose

Title Owner

Date 12/16/19

MARTHA'S VINEYARD LAND BANK FEE
TRANS $ 13,800.00
EXEMPT $
60865 11/20/2019
NO. DATE CERTIFICATION

2019 00006319
Bk: 1510 Pg: 873 Doc: DEED
Page: 1 of 2 11/01/2019 02:09 PM

QUITCLAIM DEED

14 KENNEBEC AVENUE, OAK BLUFFS MA 02557

We, **THOMAS G. WARD and CAROL L. HULAK**, husband and wife, of Vineyard Haven, MA

for consideration paid of **SIX HUNDRED NINETY THOUSAND AND XX/100, ($690,000.00) DOLLARS**

grant to **GJ & BP HOLDINGS, LLC**, a Massachusetts Limited Liability Company with an address care of Reynolds, Rappaport, Kaplan & Hackney LLC, P.O. Box 2540, Edgartown MA 02539

WITH QUITCLAIM COVENANTS

The land with the buildings thereon situated in the town of Oak Bluffs, County of Dukes County, Commonwealth of Massachusetts, more particularly bounded and described as follows:

A certain lot, parcel or piece of land, with the buildings thereon, numbered ten (10) Kennebec Avenue, on a plan of Oak Bluffs Lands drawn by R. Morris Copeland, and placed with the Dukes County Registry of Deeds, in Book 43, Page 569; said land having a frontage of thirty-four (34) feet on said Kennebec Avenue, and side-lines of sixty-five and six-tenths (65.06) feet.

Subject to and together with the benefit of any easements and/or restrictions of record insofar as the same are in force and applicable.

Grantor hereby certifies that the Lease to Irie Bites, Inc. as evidenced by a Notice of Lease recorded in the Dukes County Registry of Deeds in Book 522, Page 291, has terminated and is no longer in effect.

Grantor hereby certifies under the pains and penalties of perjury that the premises herein conveyed is not homestead property.

For title see deed dated January 6, 1984 and recorded with the Dukes County Registry of Deeds in Book 410, Page 254.

MASSACHUSETTS EXCISE TAX
Dukes County ROD #8 001
Date: 11/01/2019 02:09 PM
Ctrl# 044060 24125 Doc# 00006319
Fee: $3,146.40 Cons: $690,000.00

RECEIVED

DEC 16 2019

Board of Assessors
Oak Bluffs, Massachusetts 02557

Town of Oak Bluffs Assessing Department
PO Box 1327
Oak Bluffs, MA 02557
(508) 693-3554
FAX (508) 696-7736

CERTIFIED ABUTTERS LIST REQUEST

Name of person requesting abutters list: Brian Packish

Address of person requesting abutters list: _____

Phone: 508 440 0470

Abutters to (subject property): Map 9 Parcel 29

Map _____ Parcel _____

Street address of subject property: 14 Kennebec

Sets of Labels 2

Check one:

✓ Properties within 300'

_____ Direct abutters (includes properties across street)

_____ Immediate abutters (includes only properties with a common property line)

_____ Other (specify) _____

PLEASE SUBMIT FEE WITH APPLICATION

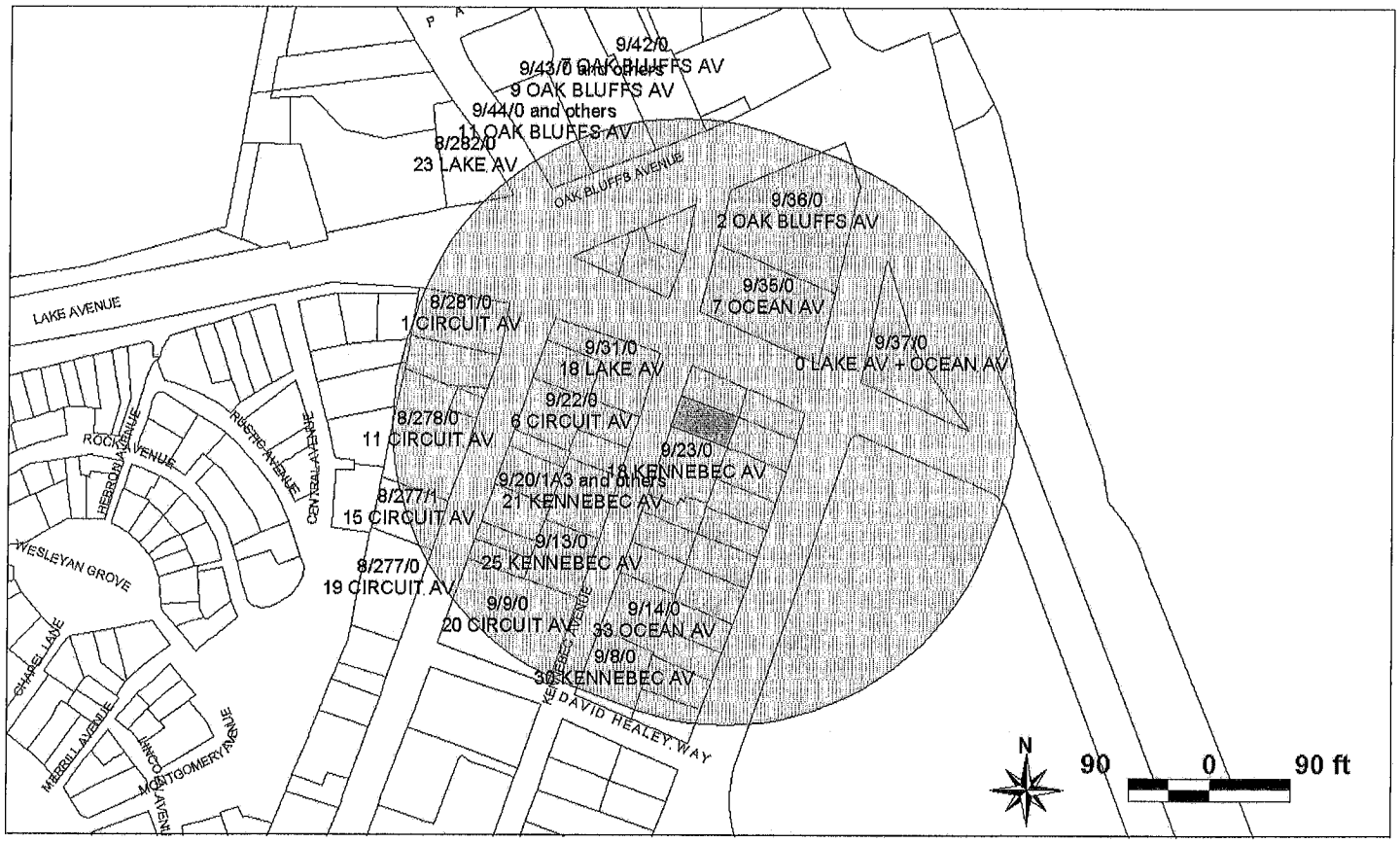
Fee: $28.00

pmt due ~~$26~~

pd 28 chk 1014
MA

TOWN OF OAK BLUFFS, MA
BOARD OF ASSESSORS
P.O. Box 1327, Oak Bluffs MA 02557

Abutters List Within 300 feet of Parcel 9/29/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
1288	8-277-0-R	RYAN FAMILY AMUSEMENTS INC	19 CIRCUIT AV	116 WATERHOUSE ROAD	BOURNE	MA	02532
1289	8-277-1-R	J+H LLC	15 CIRCUIT AV	PO BOX 1106	OAK BLUFFS	MA	02557
1290	8-278-0-R	DATTAS INC.	11 CIRCUIT AV	PO BOX 477	OAK BLUFFS	MA	02557
1291	8-279-0-R	FAT RONNIES BRANDS LLC	7 CIRCUIT AV	PO BOX 1116	OAK BLUFFS	MA	02557
1292	8-280-0-R	MURDICKS FUDGE COMPANY O OF MASSACHUSETTS INC	5 CIRCUIT AV	P O BOX 1275	EDGARTOWN	MA	02539
1293	8-281-0-R	LUCKY 7 REALTY TRUST - TRUSTEES BENJAMIN L., BENJAMIN L. JR, BRIAN HALI	1 CIRCUIT AV	PO BOX 5039	EDGARTOWN	MA	02539
1294	8-282-0-R	BARDELIS C WEEKS H BEN DAVID C/O MATT GRECO	23 LAKE AV	7536 FENWICK PLACE	BOCA RATON	FL	33496-1309
1316	9-1-0-E	TOWN OF OAK BLUFFS	21 SEA VIEW AV	P O BOX 1327	OAK BLUFFS	MA	02557
1322	9-6-0-R	OB LLC ATTN: RICHARD LITWINKA	37 OCEAN AV	1968 SOUTH COAST HWY #735	LAGUNA BEACH	CA	92651
1323	9-7-0-R	ALLEN LAURA D DONAHUE TIMOTHY W	35 OCEAN AV	134 MIDDLE ROAD	HAMDEN	CT	06517
1324	9-8-0-R	THREE CORNERS LLC C/O PHIL MCANDREWS	30 KENNEBEC AV	45 CLIFF DR	NARRAGANSETT	RI	02882-1921
1325	9-9-0-R	G B SALES CO C/O SOPHIE COHEN	20 CIRCUIT AV	7 RTE 6A	YARMOUTHPORT	MA	02675
1326	9-10-0-R	HAVENVINE REALTY LLC	16 CIRCUIT AV	PO BOX 807	VINEYARD HAVEN	MA	02568
1327	9-11-0-R	COGGINS REALTY LLC C/O WILLIAM M COGGINS	14 CIRCUIT AV	PO BOX 807	VINEYARD HAVEN	MA	02568
1328	9-12-0-R	BIG DIPPER PROPERTIES, LLC	12 CIRCUIT AV	87 OLD PURCHASE RD	EDGARTOWN	MA	02539

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
1329	9-13-0-E	TOWN OF OAK BLUFFS	25 KENNEBEC AV	P O BOX 1327	OAK BLUFFS	MA	02557
1330	9-14-0-R	KEEFE DAVID J KEEFE JULIA SULLIVAN	33 OCEAN AV	727 EATON ST	KEY WEST	FL	33040
1331	9-15-0-R	PERRY REBECCA	31 OCEAN AV	2825 MAIN ST	BECKET	MA	01223
1332	9-16-0-R	HARDING NIGEL TR HARDING REVOCABLE TRUST	27 OCEAN AV	89 HEATH PLACE	HASTING-ON-HUDSON	NY	10706
1333	9-17-0-R	MALECKI ROBERT E MALECKI STACY T	25 OCEAN AV	431 SOUTH EAGLEVILLE ROAD	STORRS	CT	06268
1334	9-18-0-R	MORRIS MARK	24 KENNEBEC AV	24 LEAH'S LANE	EDGARTOWN	MA	02539
1335	9-19-0-R	GIORDANO JR WR +GIORDANO R TRS GIORDANO REALTY TRT	22 KENNEBEC AV	PO BOX 527	OAK BLUFFS	MA	02557
5064	9-20-0-E	DR WORTH CONDOMINIUM COMMON LAND	10-1 CIRCUIT AV	PARCEL IS FOR GIS NOT MAILING 10 CIRCUIT AV	OAK BLUFFS	MA	000000
1336	9-20-1-E	TWENTY ONE KENNEBEC CONDOMINIUM 21 KENNEBEC AV	21 KENNEBEC AV	COMMON LAND PARCEL FOR GIS NOT FOR MAIL	OAK BLUFFS		000000
1337	9-20-A-R	DOWN UNDER LLC	10-1 CIRCUIT AV	PO BOX 2813	OAK BLUFFS	MA	02557
1338	9-20-B-R	DOWN UNDER LLC	10-2 CIRCUIT AV	PO BOX 2813	OAK BLUFFS	MA	02557
1339	9-20-C-R	DATTA CHANDER S DATTA HARINDER	10-3 CIRCUIT AV	PO BOX 477	OAK BLUFFS	MA	02557
1340	9-20-D-R	DATTA PREETI	10-4 CIRCUIT AV	P O BOX 477	OAK BLUFFS	MA	02557
1341	9-20-E-R	CAHILL MICHAEL CAHILL CYNTHIA	10-E CIRCUIT AV	24 WINNEMERE ST	MALDEN	MA	02148
1342	9-20-F-R	QUINN MARY T TR QUINN FAMILY TRUST	10-F CIRCUIT AV	1 HILLSIDE ST UNIT 2	WORCESTER	MA	01601
5058	000000090000000000						
5144	9-20-1A1-R	SMGOB REALTY LLC	21 KENNEBEC AV	298 COUNTY RD	EDGARTOWN	MA	02539
5145	9-20-1A2-R	MAGISTRINI LOUIS E MAGISTRINI KATHRYN H	0 KENNEBEC AV	PO BOX 1163	VINEYARD HAVEN	MA	02568
5147	9-20-1A3-R	JAMISON ALICE N	21 KENNEBEC AV	1602 WEBSTER ST NW	WASHINGTON	DC	20011
5148	9-20-1A4-R	MORRISSEY THOMAS P MORRISSEY JANIS	21 KENNEBEC AV	PO BOX 24	COHASSET	MA	02025
5149	9-20-1A5-R	CATT NICHOLAS	21 KENNEBEC AV	PO BOX 2218	VINEYARD HAVEN	MA	02568
5150	9-20-1A6-R	BRICE E DONALD	21 KENNEBEC AV	250 SCHROON HILL RD	KERHONKSON	NY	12446
1343	9-21-0-R	WRAY MARGARET TRUSTEE 8 CIRCUIT AVE NOMINEE REALTY TRUST	8 CIRCUIT AV	PO BOX 1839	OAK BLUFFS	MA	02557
1344	9-22-0-R	WINDSOR CIRCUIT LTD	6 CIRCUIT AV	PO BOX 2597	OAK BLUFFS	MA	02557
1345	9-22-1-E	TOWN OF OAK BLUFFS	17 KENNEBEC AV	P O BOX 1327	OAK BLUFFS	MA	02557
1346	9-23-0-R	CALDWELL IBSEN REAL ESTATE LLC	18 KENNEBEC AV	PO BOX 2221	OAK BLUFFS	MA	02557
5109	9-23-1-R	DEBETTENCOURT THEODORE R LORETT/ LTTF REALTY TRUST	16 KENNEBEC AV	PO BOX 1483	OAK BLUFFS	MA	02557
1347	9-24-0-R	STEPTO MICHELE L TR MICHELE L STEPTO REVOCABLE TRUST	23 OCEAN AV	80 RIMMON ROAD	WOODBRIDGE	CT	06525
1348	9-25-0-R	TUCKMAN ERIC ALAN TR KIRKLAND DEBORAH RENEE TR	21 OCEAN AV	TUCKMAN LIVING TRUST 90 DORNOCH WAY	COTO DE CAZA	CA	92679
1349	9-26-0-R	SMITH ARCHIE T & SHIRLEY T TRS ARCHIE T SMITH SHIRLEY TRUMAN	19 OCEAN AV	SMITH 2012 MV IRREV TRST 510 STANWICH RD	GREENWICH	CT	06831
1350	9-27-0-R	TAYLOR KERRY J	17 OCEAN AV	1300 BAY AREA BLVD # B-250	HOUSTON	TX	77058-2505
1351	9-28-0-R	BUCKLEY PAUL E CHRISTINE TRUSTEES OCEAN PARK REALTY TRUST	15 OCEAN AV	742 WASHINGTON ST	CANTON	MA	02021
1352	9-29-0-R	GJ & BP HOLDINGS LLC C/O REYNOLDS RAPPAPORT KAPLAN	14 KENNEBEC AV	PO BOX 2540	EDGARTOWN	MA	02539
1353	9-30-0-R	GIORDANO WILFRED R JR+ RICHAR TRS OF TIVOLI REALTY TRUST	12 KENNEBEC AV	P O BOX 527	OAK BLUFFS	MA	02557
1354	9-31-0-R	GIORDANO RICHARD WILFRED R JR TRS GIORDANO REALTY TRUST	18 LAKE AV	PO BOX 527	OAK BLUFFS	MA	02557
1355	9-32-0-R	PETERS JANE R TR PETERS OAK REALTY TRUST	14 OAK BLUFFS AV	28 ORCHARD STREET	MARLBOROUGH	MA	01752
1356	9-33-0-E	MARTHAS VINEYARD PRESERVATION TRU	15 LAKE AV	PO BOX 5277	EDGARTOWN	MA	02539
1357	9-34-0-R	MOUJABBER JOSEPH	10 OAK BLUFFS AV	PO BOX 2598	OAK BLUFFS	MA	02557
1358	9-35-0-E	TRINITY EPISCOPAL CHURCH	7 OCEAN AV	PO BOX 2147	OAK BLUFFS	MA	02557
1359	9-36-0-E	TOWN OF OAK BLUFFS	2 OAK BLUFFS AV	P O BOX 1327	OAK BLUFFS	MA	02557
1360	9-37-0-E	TOWN OF OAK BLUFFS - PARK	0 LAKE AV + OCEAN AV	P O BOX 1327	OAK BLUFFS	MA	02557

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
1362	9-39-0-R	MVS CORP C/O B.SWALES	5 OAK BLUFFS AV	3 AUBURN SQ	CHARLESTOWN	MA	02129-1708
1367	9-42-0-R	MVS CORP C/O B SWALES	7 OAK BLUFFS AV	3 AUBURN SQ	CHARLESTOWN	MA	02129-1708
5065	9-43-0-E	DREAMLAND GARAGE CONDOMINIUM 9-9 OAK BLUFFS AVE	9 OAK BLUFFS AV	COMMON LAND PARCEL FOR GIS NOT MAILING	OAK BLUFFS		00000
1368	9-43-1-R	WALLACE MICHAEL TRUSTEE DREAMLAND REALTY TRUST	9 OAK BLUFFS AV #1	P O BOX 1267	OAK BLUFFS	MA	02557
1369	9-43-2-R	WALLACE MICHAEL TRUSTEE DREAMLAND REALTY TRUST	9 OAK BLUFFS AV #2	PO BOX 1267	OAK BLUFFS	MA	02557
1370	9-44-0-R	OLD SIGN SHOP REALTY TRUST- TRUSTE BENJAMIN L, BENJAMIN L JR, BRIAN HALL	11 OAK BLUFFS AV	PO BOX 5039	EDGARTOWN	MA	02539
10049	9-44-1-R	HALL BENJAMIN L BRIAN M BENJAMIN JR STRAND THEATER REALTY TRUST	15 OAK BLUFFS AV	PO BOX 5039	EDGARTOWN	MA	02539
1385	9-59-0-R	BB&L LLC C/O JACQUELINE STALLINGS	4 CIRCUIT AV	PO BOX 1546	OAK BLUFFS	MA	02557
1386	10-1-0-E	TOWN OF OAK BLUFFS	0-OCEAN SEAVIEW AV	P O BOX 1327	OAK BLUFFS	MA	02557
4680	81-93-0-R	GREGORY DONALD WILLIAM JR TR PAULINE A GREGORY IRREVOCABLE TRU	26 LAKE AV	PO BOX 1803	OAK BLUFFS	MA	02557
4774	81-236-0-R	GAMBLE GEORGE GAMBLE SUSAN	9 CENTRAL AV	PO BOX 675	OAK BLUFFS	MA	02557
4880	81-397-0-R	WILSON JAMES B WILSON JOSEPH E	14 CENTRAL AV	PO BOX 856	OAK BLUFFS	MA	02557
4927	81-617-0-R	NICHOLSON BARBARA F	12 CENTRAL AV	11 LANSDOWNE ST	SQUANTUM	MA	02171

8-277-0-R

RYAN FAMILY AMUSEMENTS INC
116 WATERHOUSE ROAD
BOURNE, MA 02532

8-277-1-R

J+H LLC
PO BOX 1106
OAK BLUFFS, MA 02557

8-278-0-R

DATTAS INC.
PO BOX 477
OAK BLUFFS, MA 02557

8-279-0-R

FAT RONNIES BRANDS LLC
PO BOX 1116
OAK BLUFFS, MA 02557

8-280-0-R

MURDICKS FUDGE COMPANY O
OF MASSACHUSETTS INC
P O BOX 1275
EDGARTOWN, MA 02539

8-281-0-R

LUCKY 7 REALTY TRUST - TRUSTEES
BENJAMIN L., BENJAMIN L. JR, BRIAN HALL
PO BOX 5039
EDGARTOWN, MA 02539

8-282-0-R

BARDELIS C WEEKS H BEN DAVID
C/O MATT GRECO
7536 FENWICK PLACE
BOCA RATON, FL 33496-1309

9-1-0-E

TOWN OF OAK BLUFFS
P O BOX 1327
OAK BLUFFS, MA 02557

9-6-0-R

OB LLC
ATTN: RICHARD LITWINKA
1968 SOUTH COAST HWY
#735
LAGUNA BEACH, CA 92651

9-7-0-R

ALLEN LAURA D
DONAHUE TIMOTHY W
134 MIDDLE ROAD
HAMDEN, CT 06517

9-8-0-R

THREE CORNERS LLC
C/O PHIL MCANDREWS
45 CLIFF DR
NARRAGANSETT, RI 02882-1921

9-9-0-R

G B SALES CO
C/O SOPHIE COHEN
7 RTE 6A
YARMOUTHPORT, MA 02675

9-10-0-R

HAVENVINE REALTY LLC
PO BOX 807
VINEYARD HAVEN, MA 02568

9-11-0-R

COGGINS REALTY LLC
C/O WILLIAM M COGGINS
PO BOX 807
VINEYARD HAVEN, MA 02568

9-12-0-R

BIG DIPPER PROPERTIES, LLC
87 OLD PURCHASE RD
EDGARTOWN, MA 02539

9-13-0-E

TOWN OF OAK BLUFFS
P O BOX 1327
OAK BLUFFS, MA 02557

9-14-0-R

KEEFE DAVID J
KEEFE JULIA SULLIVAN
727 EATON ST
KEY WEST, FL 33040

9-15-0-R

PERRY REBECCA
2825 MAIN ST
BECKET, MA 01223

9-16-0-R

HARDING NIGEL TR
HARDING REVOCABLE TRUST
89 HEATH PLACE
HASTING-ON-HUDSON, NY 10706

9-17-0-R

MALECKI ROBERT E
MALECKI STACY T
431 SOUTH EAGLEVILLE ROAD
STORRS, CT 06268

9-18-0-R

MORRIS MARK
24 LEAH'S LANE
EDGARTOWN, MA 02539

9-19-0-R

GIORDANO JR WR +GIORDANO R TRS
GIORDANO REALTY TRT
PO BOX 527
OAK BLUFFS, MA 02557

9-20-0-E

DR WORTH CONDOMINIUM
COMMON LAND
PARCEL IS FOR GIS NOT MAILING
10 CIRCUIT AV
OAK BLUFFS, MA 000000

9-20-1-E

TWENTY ONE KENNEBEC CONDOMINIUM
21 KENNEBEC AV
COMMON LAND
PARCEL FOR GIS NOT FOR MAIL
OAK BLUFFS, 000000

9-20-A-R

DOWN UNDER LLC
PO BOX 2813
OAK BLUFFS, MA 02557

9-20-B-R

DOWN UNDER LLC
PO BOX 2813
OAK BLUFFS, MA 02557

9-20-C-R

DATTA CHANDER S
DATTA HARINDER
PO BOX 477
OAK BLUFFS, MA 02557

9-20-D-R

DATTA PREETI
P O BOX 477
OAK BLUFFS, MA 02557

9-20-E-R

CAHILL MICHAEL
CAHILL CYNTHIA
24 WINNEMERE ST
MALDEN, MA 02148

9-20-F-R

QUINN MARY T TR
QUINN FAMILY TRUST
1 HILLSIDE ST
UNIT 2
WORCESTER, MA 01601

0000000900000000000020000E1E

9-20-1A1-R

SMGOB REALTY LLC
298 COUNTY RD
EDGARTOWN, MA 02539

9-20-1A2-R

MAGISTRINI LOUIS E
MAGISTRINI KATHRYN H
PO BOX 1163
VINEYARD HAVEN, MA 02568

9-20-1A3-R

JAMISON ALICE N
1602 WEBSTER ST NW
WASHINGTON, DC 20011

9-20-1A4-R

MORRISSEY THOMAS P
MORRISSEY JANIS
PO BOX 24
COHASSET, MA 02025

9-20-1A5-R

CATT NICHOLAS
PO BOX 2218
VINEYARD HAVEN, MA 02568

9-20-1A6-R

BRICE E DONALD
250 SCHROON HILL RD
KERHONKSON, NY 12446

9-21-0-R

WRAY MARGARET TRUSTEE
8 CIRCUIT AVE NOMINEE REALTY TRUST
PO BOX 1839
OAK BLUFFS, MA 02557

9-22-0-R

WINDSOR CIRCUIT LTD
PO BOX 2597
OAK BLUFFS, MA 02557

9-22-1-E

TOWN OF OAK BLUFFS
P O BOX 1327
OAK BLUFFS, MA 02557

9-23-0-R

CALDWELL IBSEN REAL ESTATE LLC
PO BOX 2221
OAK BLUFFS, MA 02557

9-23-1-R

DEBETTENCOURT THEODORE R LORETTA
LTTF REALTY TRUST
PO BOX 1483
OAK BLUFFS, MA 02557

9-24-0-R

STEPTO MICHELE L TR
MICHELE L STEPTO REVOCABLE TRUST
80 RIMMON ROAD
WOODBRIDGE, CT 06525

9-25-0-R

TUCKMAN ERIC ALAN TR
KIRKLAND DEBORAH RENEE TR
TUCKMAN LIVING TRUST
90 DORNOCH WAY
COTO DE CAZA, CA 92679

9-26-0-R

SMITH ARCHIE T & SHIRLEY T TRS
ARCHIE T SMITH SHIRLEY TRUMAN
SMITH 2012 MV IRREV TRST
510 STANWICH RD
GREENWICH, CT 06831

9-27-0-R

TAYLOR KERRY J
1300 BAY AREA BLVD # B-250
HOUSTON, TX 77058-2505

9-28-0-R

BUCKLEY PAUL E CHRISTINE TRUSTEES
OCEAN PARK REALTY TRUST
742 WASHINGTON ST
CANTON, MA 02021

9-29-0-R

GJ & BP HOLDINGS LLC
C/O REYNOLDS RAPPAPORT KAPLAN
PO BOX 2540
EDGARTOWN, MA 02539

9-30-0-R

GIORDANO WILFRED R JR+ RICHAR
TRS OF TIVOLI REALTY TRUST
P O BOX 527
OAK BLUFFS, MA 02557

9-31-0-R

GIORDANO RICHARD WILFRED R JR TRS
GIORDANO REALTY TRUST
PO BOX 527
OAK BLUFFS, MA 02557

9-32-0-R

PETERS JANE R TR
PETERS OAK REALTY TRUST
28 ORCHARD STREET
MARLBOROUGH, MA 01752

9-33-0-E

MARTHAS VINEYARD PRESERVATION TRU
PO BOX 5277
EDGARTOWN, MA 02539

9-34-0-R

MOUJABBER JOSEPH
PO BOX 2598
OAK BLUFFS, MA 02557

9-35-0-E

TRINITY EPISCOPAL CHURCH
PO BOX 2147
OAK BLUFFS, MA 02557

9-36-0-E

TOWN OF OAK BLUFFS
P O BOX 1327
OAK BLUFFS, MA 02557

9-37-0-E

TOWN OF OAK BLUFFS - PARK
P O BOX 1327
OAK BLUFFS, MA 02557

9-39-0-R

MVS CORP
C/O B.SWALES
3 AUBURN SQ
CHARLESTOWN, MA 02129-1708

9-42-0-R

MVS CORP
C/O B SWALES
3 AUBURN SQ
CHARLESTOWN, MA 02129-1708

9-43-0-E

DREAMLAND GARAGE CONDOMINIUM
9-9 OAK BLUFFS AVE
COMMON LAND
PARCEL FOR GIS NOT MAILING
OAK BLUFFS, 00000

9-43-1-R

WALLACE MICHAEL TRUSTEE
DREAMLAND REALTY TRUST
P O BOX 1267
OAK BLUFFS, MA 02557

9-43-2-R

WALLACE MICHAEL TRUSTEE
DREAMLAND REALTY TRUST
PO BOX 1267
OAK BLUFFS, MA 02557

9-44-0-R

OLD SIGN SHOP REALTY TRUST- TRUSTEE
BENJAMIN L, BENJAMIN L JR, BRIAN HALL
PO BOX 5039
EDGARTOWN, MA 02539

9-44-1-R

HALL BENJAMIN L BRIAN M BENJAMIN JR T
STRAND THEATER REALTY TRUST
PO BOX 5039
EDGARTOWN, MA 02539

9-59-0-R

BB&L LLC
C/O JACQUELINE STALLINGS
PO BOX 1546
OAK BLUFFS, MA 02557

10-1-0-E

TOWN OF OAK BLUFFS
P O BOX 1327
OAK BLUFFS, MA 02557

81-93-0-R

GREGORY DONALD WILLIAM JR TR
PAULINE A GREGORY IRREVOCABLE TRUS
PO BOX 1803
OAK BLUFFS, MA 02557

81-236-0-R

GAMBLE GEORGE
GAMBLE SUSAN
PO BOX 675
OAK BLUFFS, MA 02557

81-397-0-R

WILSON JAMES B
WILSON JOSEPH E
PO BOX 856
OAK BLUFFS, MA 02557

81-617-0-R

NICHOLSON BARBARA F
11 LANSDOWNE ST
SQUANTUM, MA 02171

I CERTIFY THAT THE ABOVE NAMES WERE
TAKEN FROM THE MOST RECENT TAX LIST
BOARD OF ASSESSORS

0 160 320 ft

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Oak Bluffs MapsOnline

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