

WEST TISBURY ZONING BOARD OF APPEALS

Thursday, August 27, 2026

Meeting Minutes

Approved September 10, 2026 (4-0)

Present: Larry Schubert, Julius Lowe, Deborah Wells, Andy Zaikis, Casey Decker, Pat Barrett, Sebastian Hiatt

Absent:

Also Present: Kim Leaird (*Administrator*), Thomas Bena, William Russell, Scott Fish, Karen Medeiros, Eric S. Medeiros, Reid Silva

**

5:00 pm – Minutes of July 23, 2026 meeting were approved 6-0-1. Casey Decker abstained.

Other business

Informal hearing, **Stillpoint Martha's Vineyard Inc., 20 Stillpoint Meadows Rd., Map 22 Lot 4.11** — Thomas Bena to review Stillpoint's traffic/safety management policy as outlined in Condition 6 of Special Permit 2023-34.

Thomas Bena reported that there had been no traffic incidents during approximately 18 months of operation and that improved sight lines and the traffic-management procedures established under the permit were working well. He also reported no complaints from neighboring properties. Bena raised several possible future changes to the permit, including extending Sunday hours year-round to accommodate community suppers and ballroom dancing and revisiting limitations on larger events. The Board agreed that broader or permanent changes should be considered through a formal application to amend the special permit rather than informally and Thomas said they would return at a later date.

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5:15 pm – A public hearing on an application for a Special Permit from Vineyard Land Surveying & Engineering, Inc. on behalf of **Craig and Lissa Millett** to allow the construction of a 900 sq. ft. Accessory Dwelling Unit (ADU) requiring 24 feet of rear and 33 feet of side yard setback relief on a pre-existing non-conforming lot under Section 4.3-3D of the West Tisbury Zoning Bylaw at **26 Middle Rd., Map 32 Lot 18.1**, in the RU district.

Larry read the hearing notice at 5:15pm. Present was Reid Silva who explained that the property has an unusual configuration and is part of a closely developed group of family properties. Although the ADU could be located elsewhere on the lot with less setback relief, Silva said the proposed location is what the property owners prefer and due to the topography, would have less visual impact on the neighboring residences. Two direct abutters, Lynn Marquedant and Susie and Eric Boass, submitted letters in support. The Board found that the unusual lot configuration, and the support of directly affected abutters favored the proposed location.

A motion was made and seconded to close the hearing and open the board meeting.
There was no further discussion.

A motion was made and was seconded to GRANT the Special Permit.
Larry went over the 20-day appeal period.

*A roll call vote was taken with the following resulting votes. Motion passed 5-0.
L. Schubert-yes, J. Lowe-yes, D. Wells-yes, A. Zaikis-yes, C. Decker-yes*

5:30 pm – A public hearing on an application for a Special Permit from **Wesley Nagy** to allow a one-year extension for the temporary use of a camping vehicle originally allowed through May 2026 during the construction of a single-family residence at **72 Rogers Path, Map 15 Lot 29.2** under Section 8.7-3 of the West Tisbury Zoning Bylaw in the RU district.

Applicant was unable to attend and requested a continuance.

*A motion was made and seconded to continue the hearing until **September 10, 2026, at 5:45pm***

A roll call vote was taken with the following resulting votes. Motion passed 5-0.

L. Schubert-yes, J. Lowe-yes, D. Wells-yes, A. Zaikis-yes, C. Decker-yes

The Meeting adjourned at 5:40 p.m.

Respectfully submitted,
Kim Leaird, Board Administrator