

WEST TISBURY ZONING BOARD OF APPEALS

Thursday, September 10, 2026

Meeting Minutes

Approved September 24, 2026 (4-0)

Present: Larry Schubert, Julius Lowe, Deborah Wells, Andy Zaikis, Pat Barrett

Absent: Casey Decker, Sebastian Hiatt

Also Present: Kim Leaird (*Administrator*), Nick Peters, Joseph Schott, Eric S. Medeiros, Karen Medeiros

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5:00 pm – Minutes of August 27, 2026 meeting were approved 4-0. Julius Lowe arrived at 5:10pm.

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5:15 pm – A public hearing on an application for a Special Permit from Nickolas Peters to allow 23 feet of front yard and 9.5 feet of side yard setback relief on a non-conforming lot in the MB District at **8 Indian Hill Rd., Map 16 Lot 233** under Sections 11.2-3 and 4.3-3D of the West Tisbury Zoning Bylaw.

Larry read the hearing notice at 5:15pm. Present was applicant Nick Peters who proposes a mixed-use building containing two first-floor commercial spaces and an apartment above. The submitted site plan identifies the lot as containing 20,026 square feet. The proposed building is approximately 30 feet in height with a total square footage of 3,394 sq. ft. The upper apartment is approximately 600 sq. ft. with a separate storage area above the two office spaces.

The Board reviewed the site and building plans and discussed the unusual configuration and limited size of the lot, the proposed setbacks, parking, and the character of the proposed development. Mr. Peters said that he plans to use dry-stacked stone walls near the road and that landscaping near the Indian Hill Road intersection would be maintained so as not to interfere with sight lines. No correspondence was received from the Planning Board or abutters.

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, P. Barrett-yes

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5:45 pm – (*Continued from August 27, 2026*) 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.

Larry read the hearing notice at 5:45pm. Wesley Nagy was unable to join and sent Joseph Schott on his behalf. The request for a special permit extending the time for a temporary use of a trailer on the

property followed expiration of the original authorization in May 2026 and cited construction delays, including an elevation miscalculation, basement flooding, and delays associated with the off-grid system. Mr. Schott reported that the single-family dwelling was weather-tight, with the roof and windows installed, and that construction was continuing. He showed the board pictures of progress made as of April 2026.

Abutter Eric Medeiros raised questions regarding the current use of the camping vehicle and compliance with wastewater, utility, and safety requirements. The Board discussed those concerns and Section 8.7-3, which permits an extension of the one-year limitation by special permit. The Board determined that an extension through May 2027 was reasonable given the progress of construction, but that continued residential use of the camping vehicle should be subject to confirmation by the Building and Zoning Inspector that the use complies with applicable regulations.

A motion was made and seconded to close the hearing and open the board meeting.

The board discussed imposing a condition that the Building and Zoning Inspector confirm compliance with all applicable regulations concerning use of the camping vehicle as a temporary residence.

A motion was made and was seconded to GRANT the Special Permit to include the condition stated above.

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, P. Barrett-yes

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The Meeting adjourned at 6:10 p.m.

Respectfully submitted,
Kim Leaird, Board Administrator