WEST TISBURY ZONING BOARD OF APPEALS

Thursday, October 8, 2026
Meeting Minutes

Approved November 12, 2026 (5-0)

Present: Larry Schubert, Deborah Wells, Andy Zaikis, Casey Decker, Pat Barrett, Sebastian Hiatt
Absent: Julius Lowe
Also Present: Kim Leaird *(Administrator)*, Harry Beach, Maggie Mulqueen, George Sourati, Michael Halisky

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5:00 pm – Minutes of September 10, 2026 meeting were approved 5-0.

Other business:

- **35 Forest Rd., Map 14 Lot 6** – Everett Bramhall requests a de minimis determination regarding a 2-feet increase in size of approved pool width from what was granted in Special Permit #2026-18. The Board reviewed Everett Bramhall's revised plan and voted unanimously that a 2-feet increase in width was a de minimis change. Kim will write a letter to Joe Tierney.
- Andy Zaikis asked about correspondence he had submitted regarding the Halisky application at 152 Vineyard Meadow Farms Rd. on behalf of the road association. Kim advised again that the letter had not been entered into the hearing record because of a potential conflict under the state ethics law and had recommended that Andy seek guidance from the State Ethics Commission. Andy had recused himself from the application.
- The Board received a request from the Planning Board for input regarding possible regulation of pickleball and other sport courts. The Board agreed to place the matter on a future agenda for discussion.
- Sebastian Hiatt reported that the Affordable Housing Committee is considering ways to streamline the homesite lot process and asked whether committee members could meet informally with the ZBA to discuss potential improvements from the Board's perspective. The Board agreed that such a discussion would be useful and will place it on a future agenda for discussion as well.

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5:15 pm – A public hearing on an application for a Special Permit from **Harry Beach,** to allow the removal of an existing shed and the construction of a new 120sf shed requiring 3 feet of side yard and 3 feet of rear yard setback relief under Section 4.2-2D4 of the West Tisbury Zoning Bylaw for property owned by **Jim Feiner** at **35 Music St., Map 32 Lot 44,** in the VR district.

At 5:15pm Larry appointed Pat Barrett and Sebastian Hiatt as voting members for the hearing and read the hearing notice. Applicant Harry Beach was present and explained that the existing 10'x14' shed would be removed and replaced with a smaller 10'x12' shed approximately 10 feet in height. The proposed shed would be located seven feet from the side and rear property lines necessitating the request for three feet of setback relief from the rear and side property lines. The property is within the Historic District, and the design and appearance of the new shed will require separate Historic District Commission review.

Casey Decker arrived @ 5:20pm.

The Board discussed whether the shed could instead be placed in a conforming location. While Harry acknowledged that it could be located 10 feet from the property lines without requiring ZBA relief, the lot is narrow and the proposed rear-corner location would preserve views toward the adjoining conservation land and work better with the planned development of the property, including a single-family dwelling. The existing shed is currently about seven feet from the property line. The shed will be used primarily as an art/workspace and likely be powered but will not be heated.

Abutter Maggie Mulqueen of 44 Music Street expressed concern about the appearance of future development as viewed from Music Street and noted that she had not seen Historic District Commission review of the proposal. Larry clarified that the application before the Board concerns only the location and setbacks of the proposed shed, not the future dwelling, and that the shed's appearance remains subject to Historic District Commission review.

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 4-1.
L. Schubert-yes, D. Wells-yes, A. Zaikis-no, P. Barrett-yes, S. Hiatt-yes

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5:30 pm – *(Continued from September 24, 2026)* A public hearing on an application for a Special Permit from Sourati Engineering Group, LLC on behalf of **Alyssa M. Halisky** to allow the construction of a 12'x25' inground swimming pool requiring 26 ft. of side yard setback relief and to allow a 6'x8' pool shed to be located 5' from the south property line instead of 10' under Sections 8.5-4C and 4.2-2D4 of the West Tisbury Zoning Bylaw at **152 Vineyard Meadow Farms Rd., Map 37 Lot 33,** in the RU district.

Larry opened the hearing and read the hearing notice at 5:30pm. Casey Decker joined the Board for the continued hearing after reviewing the first hearing and filling out the Mullin form earlier in the week. As president of the neighborhood's road association, Andy Zaikis recused himself. George Sourati presented a revised plan relocating the proposed pool shed to meet the required 10-foot setback, thereby eliminating the previously requested setback relief for the shed, but the pool remains in the original requested location. A letter of support was received from direct abutter Lawrence Kalis who reviewed the proposed pool location and had no objection. No other abutter comments were received.

George addressed the alternatives discussed at the previous hearing. He explained that the applicants had considered relocating the pool to the conforming portion of the lot, reducing its size, and moving the pool and patio closer to the house. The proposed pool is already relatively small at 12'x25', and moving it closer to the house would further reduce the approximately seven-foot-deep patio and interfere with access, plantings, and a doorway and stone step along the house. Relocating the pool to a conforming area farther from the house was not preferred because the owners wanted the pool visible from the living area for safety. The applicants propose both a safety fence and pool cover.

The Board discussed the configuration of the lot and neighboring properties and the extent of the requested setback relief. Pat remained concerned that 26 feet was too substantial a request. Other members found the proposed location reasonable given the constraints of the lot, the limited alternatives,

and the safety benefit of locating the pool within sight of the residence. The Board also considered the direct abutter's written support and the applicant's revision of the utility shed location in response to concerns raised at the previous hearing. The applicant plans to tap into existing gas lines to heat the pool via propane. The board encouraged him to consider an electric heat pump.

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 4-1.
L. Schubert-yes, D. Wells-yes, C. Decker-yes, P. Barrett-no, S. Hiatt-yes

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The Meeting adjourned at 6:00 p.m.

Respectfully submitted,
Kim Leaird, Board Administrator