



Town of West Tisbury

PLANNING BOARD

P. O. Box 278

West Tisbury, MA 02575-0278

508-696-0149

planningboard@town.west-tisbury.ma.us

APPLICATION FOR SPECIAL PERMIT

Date: February 6, 2023

Date Received by Planning Board: _____

Name of Applicant and Mailing Address: Peter and Rachel Sorrentino
c/o Vineyard Land Surveying & Engineering, Inc. PO Box 421, West Tisbury, MA 02575

Telephone Number(s): 508-693-3774

Name of Owner and Mailing Address (If not Applicant): Same as applicant

Map and Lot # and Street Address of Subject Property: 71 Carls Way, A.P. 35-7

Applicant is: Owner (Owner, Tenant, Purchaser, Other)

Applicable Section of Zoning Bylaw: 4.4-8(B.)(3.)

Date(s) and Title(s) of Plans Submitted: 1. Site Plan prepared by VLS&E, Inc. dated 1/30/2023 2. Building plans prepared by Hutker Architects (14 sheets) dated 2/14/2023

Brief Description of Proposal:

In accordance with the Town of West Tisbury Zoning By Law Section 4.4-8(B.)(3.) to request a special permit to exceed floor area limits.

Allowable RFA = 3655

Proposed RFA = 5133

Max. RFA by SP = 5155

I hereby request a hearing before the West Tisbury Planning Board with reference to the above noted application.

Signed: Reid G. Silva March 14, 2023

Title(s): Reid G. Silva (Agent)

Application fee of \$150.00 is required. Date Paid: _____

FOR PLANNING BOARD USE

Size of Subject Lot: _____ Zoning District: _____

Registry Book and Page #'s and Date _____

Other Boards Involved with the Permitting:

Within an Overlay District?

Martha's Vineyard Commission Referral Required? _____ If So, MV Checklist
Items: _____

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Sorrentino Residence

February 09, 2023

71 Carl's Way; Parcel #35-7

Planning Board (S.P.G.A.); Special Permit for New Construction Floor Area

Project Summary:

The proposed scope located at 71 Carl's Way consists of a new main house, a new guest house, a new cabana, and a new detached garage with utility structure. The existing main house and existing guest house are slated for demolition. The site acreage is 3.62 acres. The Residential Building Size Bylaw stipulates that for this site the RFA by right is 3,655 sqft. The SFA by right is 2,000 sqft. Outside of the RFA/SFA, the property allows for a guest house of 1000 sqft.

The proposed RFA exceeds the by right area and we are requesting the consideration by the Planning Board, as the S.P.G.A., to grant a Special Permit for the project. As it relates to the Bylaw 4.4-8 B-3; a special permit may be issued to exceed the applicable RFA limit and/or to exceed the SFA limit. In factoring the contiguous acreage the request for special permit can not exceed 5,155 sqft for RFA or the combined RFA and SFA of 7,155 sqft. The proposed project results in a total RFA of 5,133 sqft. This area includes 4,088 sqft on the ground floor, 778 sqft for the lower level and 267 sqft for screen porch overage (beyond the 300sqft which is excluded from the limit set forth.) The total SFA is 889 sqft. This SFA area includes 533 sqft for a garage and 210 sqft for a utility space; both of which exist under one continuous roof. The SFA area also includes 146 sqft for a cabana. The combined total 6,022 sqft of the 7,155 sqft limit.

The documents for the above proposed, included under this cover, seek to address the 12 guidelines set forth by the Planning Board. We have bulleted them below.

1. a/b/c

The site exists within the Coastal Overlay district and has several setbacks and buffers which greatly reduce the buildable lot; especially when considering the "open terrain" designation and height restrictions. The proposed structures were sited to address conformance to these setbacks including moving the new construction inland the 100' DEP buffer and the 200' Riverfront setback. About half of the existing main house structure falls within the riverfront setback. All of the new scope, as it relates to structures, exist on the inland side of the limit of flood zone, but mostly within the WT Con Com buffer. The existing house and guest house also fall entirely within this buffer.

The boundaries of the site (water to site, neighbor to site, and private way to site) all have dense vegetation; all of which will be maintained and or supplemented in the case of the private way to site perspective. The included landscape plan by HSLA, and the supplemental dwgs provided by HA illustrate the extent to which the edges and visibility of the proposed are mitigated. The use of natural and prefinished ("weathered") materials help ground the building into the site, as if the structure had been in existence for many years; further mitigating the perception of new construction. All exterior lighting will conform to the downlighting/night sky rated bylaw.

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2. The proposed construction is defined by a limit of work line that maintains and protects a substantial area of the existing natural landscape (see Landscape Plan)
3. The proposed landscape includes native meadow and native upland species as well as ornamental foundation plantings. Lawn areas will be a drought-tolerant fescue mix and limited to areas immediately around the proposed structures. (see Landscape Plan).
VLSE to provide updated comment on NHESP
4. Proposed native and ornamental plantings will be irrigated with low-volume drip systems. Native meadow and lawn areas will be drought tolerant species and irrigated to ensure plant health and establishment.
5. The proposed structures are sited to meet the existing grades at the limit of work line. A limited area of excavation is proposed for a walk-out basement area on the west side of the house.
6. The project is accessed from Carl's Way by a curving driveway defined by a native meadow and screen plantings. (see Landscape Plan)

7&8&9

The project falls within the Coastal Overlay district and we are slated to present the project to the Conservation Commission on Feb 14th 2023. The assumed height restrictions currently align with the "Open Terrain" designation. The maximum height for the pitched roofs is 18'-0" and the maximum height for the flat roofs is 13'-0" calculated from Mean Natural Grade. The proposed project is in compliance to the above requirements. The project is additionally compressed into the northwest corner of the buildable area. Existing site boundaries and vegetation remain intact. The ridge heights exist well below the existing tree line. The project seeks to maintain the specimen oak trees that dot the open landscape.

10. Site protection, limit of work fencing and runoff control will be implemented and maintained throughout the duration of the project.
11. The proposed project incorporates an enhanced building envelop assembly, proposes sustainable, fast growth siding materials and incorporates photovoltaics all of which enhance the energy efficiency of the project and offset future energy draws.
12. The proposed project exists on a developed lot.

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Project Team:

Architect	Hutker Architects
Principal	Phil Regan
Project Manager	Tom Shockey
Contact Information	508.693.3344 tshockey@hutkerarchitects.com

Civil Engineer	Vineyard Land Surveying Inc.
Project Manager	Reid Silva
Contact Information	(508) 693-3774 reid@vlse.net

Landscape Architect	Horiuchi Solien Inc.
Project Manager	Kris Horiuchi
Contact Information	(508) 540-5320 khorichi@horiuchisolien.com

Contractor	Stedman Construction Co.
Principal	Matt Stedman
Contact Information	(401) 252-1762

Drawing Index:

Civil Site Plan, 01.24.2023 by Vineyard Land Surveying and Engineering
Landscape Plan, 01.27.2023 by Horiuchi Solien Landscape Architects
Planning Board Permitting Presentation, 02.14.2023 by Hutker Architects