

Town of West Tisbury
PLANNING BOARD
P. O. Box 278
West Tisbury, MA 02575-0278
508-696-0149
planningboard@westtisbury-ma.gov

February 24, 2021

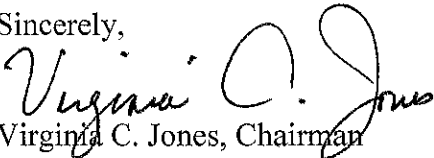
Zoning Board of Appeals
P.O. Box 278
West Tisbury, MA 02575

Dear Board Members:

At our meeting of February 22, 2021, the board reviewed an application referred by your board from Larry Greenberg and Deborah Shipkin to install a swimming pool on the property located on Assessor's Map 30, Lot 2.28, 170 Pond Road. The board refers the application back to the ZBA with no opinion.

Thank you.

Sincerely,


Virginia C. Jones, Chairman





Town of West Tisbury

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February 24, 2021

Zoning Board of Appeals

P.O. Box 278

West Tisbury, MA 02575

Dear Board Members:

At our meeting of February 22, 2021, the board reviewed an application referred by your board from Leila Gardner for a Service Business consisting of a mobile bartending service for weddings and similar functions. The primary portion of the business will operate on the property located on Assessor's Map 17, Lot 71, 139 Oak Lane. The board refers the application back to the ZBA with no opinion.

Thank you.

Sincerely,

Virginia C. Jones

Virginia C. Jones, Chairman



Town of West Tisbury
BUILDING & ZONING INSPECTOR
West Tisbury, Massachusetts 02575

February 20, 2021

Joseph Santangelo
39 Hancock St.
Boston, Ma 02114

Re: 55 Naushon Rd.- Guest House Foundation Only

Dear Joe,

I have reviewed your application for a proposed foundation only on your property located at 55 Naushon Rd. See below comments:

The site plan indicates that the foundation for the guest house will be located in the Coastal District, as defined in Section 6.1-2 of the West Tisbury Zoning Bylaws. (WTZBL).

According to Section 6.1-5 A of the WTZBL, the following uses are permitted in the Coastal District:

Detached single family dwelling, non-habitable minor accessory structures normally used for personal, family and household purposes.

You have also simultaneously submitted an application to construct a 3000sqft +/- single family dwelling, which would also be located in the Coastal District.

After a review of the submitted site plan, I observed that the proposed Guest House also has an attached garage.


Due to the fact the guest house will be the second dwelling to be located in the Coastal District and that the attached garage is not considered a minor non-habitable accessory structure, I am referring you to the ZBA for a Special Permit, under Section 6.1-5 B of the WTZBL.

In addition, I observed a swimming pool on the submitted building plans. The swimming pool was not clearly labeled on the site plan. A swimming pool will also require a Special Permit from the ZBA under 8.5-4 C (1). I would suggest that you apply to the ZBA for Special Permits for both the guest house and the swimming pool simultaneously.

Contact me directly if you have any questions.

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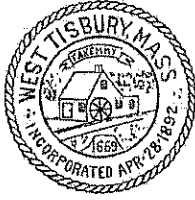
Sincerely,


Joseph K. Tierney, Jr.
Inspector of Buildings
Town of West Tisbury

COPY

Cc: ZBA
Planning Board
Conservation

Be advised appeals of orders, decisions, determinations and failures to act made by any local agency or any person or local agency charged with the administration or enforcement of the West Tisbury Zoning Bylaws or any of its rules and regulations shall be addressed by the West Tisbury Zoning Board of Appeals. WTZBA appeals shall be filed within 30 days of the violation.



Town of West Tisbury
BUILDING & ZONING INSPECTOR
West Tisbury, Massachusetts 02575

February 20, 2021

Scott & Charlotte Caskey
P.O. Box 5183
West Tisbury, Ma 02575

Re: 65 Jennie Athearn Rd.- Clearing

Charlotte,

Following up on your email from February 8, NHESP does not supersede Local Zoning Bylaws or the Zoning Act. Thank you for confirming that clearing has occurred, both prior to and after your purchase of the land in September of 2020.

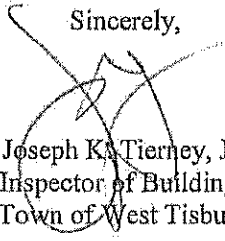
I would like to make you aware of Section 8.1-5 of the West Tisbury Zoning Bylaws:

8.1-5 No excavation, filling, grading, or clearing in preparation for site development shall be undertaken prior to the grant of any Special Permit, Site Plan, or subdivision approval required for such development.

The Town of West Tisbury values its Coastal Districts and has added additional protections in these areas. At this time I would suggest that you cease with any clearing or site development until such time that it is clear that a Special Permit or Site Plan Review will not be required for development of your property.

I look forward to working with you on your new project.

Sincerely,


Joseph K. Tierney, Jr.
Inspector of Buildings
Town of West Tisbury

COPY

Cc: ZBA
Planning Board
Conservation

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