



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

February 27, 2020

Town of West Tisbury
Attn: Zoning Board of Appeals
P.O. Box 278
West Tisbury, Ma 02575

Re: 350 Big Homers Pond Rd.

Dear ZBA Members,

It has come to the attention of the Building Department that the application for a Special Permit for height relief for 350 Big Homers Pond Rd., located in the coastal district, was not referred to the Planning Board for Site Plan Review and comment as required by Section 6.1-7 of the West Tisbury Zoning Bylaws.

Subsequently, I issued a Building Permit for the project assuming Site Plan Review had been completed.

On February 26th I met with Pam, the ZBA Administrator and reviewed the details of the Coastal District Section of the Bylaw with her.

I plan to meet with the general contractor upon his return from vacation.

FYI- Our new software program, when installed, should solve this issue as I will be unable issue a Building Permit without sign-offs from all Boards.

Feel free to contact me directly if you have any questions.

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

Cc: Planning Board

- D. All utility installations must be underground unless excepted by Special Permit.
- E. No road or way for vehicular use may be constructed exceeding a width of ten feet except by Special Permit, which may allow for a greater width.
- F. Development proposed or occurring within five hundred feet of any area of major public investment such as a beach, wildlife preserve, etc., must be compatible with the area and the enjoyment of the area.
- G. Any development, other than for historical preservation, shall be prohibited within forty feet of a special place of historic value as listed on the Special Places Register of the Martha's Vineyard Commission.

6.1-7 Administration

Special Permits as called for within the Coastal District shall be issued by the Zoning Board of Appeals with Site Plan Review by the Planning Board, as described in Section 9.2.

SECTION 6.2 ROADS DISTRICT

Designated Area of Critical Planning Concern under Chapter 637 of the Acts of 1974, and administered by the Planning Board.

6.2-1 Purpose

To allow for safe access and travel along the roads and to protect the visual character, diversity of landscape and historic features of the journey along the roads. To protect historic places and retain special ways open primarily for uses such as walking and horseback riding. This Section 6.2 adds additional protections for some of the same roads designated as "Scenic Roads" by Special Town Meeting, February 5, 1974, as amended by vote of Special Town Meeting, October 27, 1976.

6.2-2 Establishment of Zones in the Roads District

Major Roads Zone: consisting of the area lying within two hundred feet of the right of way of the designated Major Roads unless the area is in the MB Zoning District.

Special Ways Zone: consisting of the area lying within twenty feet of the centerline of the designated Special Ways as shown on map entitled "West Tisbury Districts of Critical Planning Concern" dated October 1976 and on a map entitled "West Tisbury Special Ways" dated January 1991 and on a map entitled "West Tisbury Special Ways Added 2009" dated December 2008.

6.2-3 Major Roads Zone

A. Designated Major Roads

- State Road and South Road: State Road as it traverses West Tisbury from the Tisbury town line southerly to the intersection of State and Edgartown Roads; and the area in West Tisbury lying south of the bridge crossing the Tiasquam River and west of South Road. The portion of State Road which traverses the Mixed Use Business (MB) District is excluded from the Major Roads Zone.
- Middle Road
- Music Street
- Scotchman's Bridge Lane
- Panhandle Road
- Old County Road, excluding the State Forest
- Lamberts Cove Road from State Road to the Town line

received
3/6/20 PD

STEPHEN J. HART

6 PINE LANE

P.O. BOX 366 WEST TISBURY MASS.02575

1-508-221-2796

THIS IS A LETTER TO THE WEST TISBURY ZONING BOARD OF APPEALS AND PLANNING BOARD FOR THE EXTENSION OF A SPECIAL PERMIT GRANTED AND ASSOCIATED WITH A 36 X 36 POST AND BEAM BARN PROPOSED TO BE BUILT ON THE PROPERTY OWNED BY STEPHEN J HART LOCATED AT 6 PINE LANE MAP 10 LOT 53 WEST TISBURY MASSACHUSETTS 02575. I AM IN THE PROCESS OF BUILDING MY RESIDENCE AND THE BUILDING PROJECT IS CURRENTLY UNDER CONSTRUCTION. I AM REQUESTING ANOTHER YEAR OR TWO EXTENSION TO BE GRANTED TO MY PROPERTY BEFORE BEING ABLE FINANCIALLY START WITH CONSTRUCTION OF PROPOSED BARN PROJECT. THANK YOU FOR YOUR CONSIDERATION.

PROPERTY OWNER, STEPHEN J. HART

Wampanoag Environmental Laboratory

Water Quality Analysis



Laboratory ID 14786

Sample Description

Package C

Sampled

Time 10:00 AM

Date 1/16/2020

Received

Time 2:14 PM

Date 1/16/2020

Bacteria Started

Time 2:30 PM

Date 1/16/2020

Bacteria Completed

Time 2:45 PM

Date 1/17/2020

Analyst MA

Report Date

1/17/2020

Owner: Joshua Saltmarsh

Company:

Sample Location: 143 Old Holmes Hole Rd

Town: West Tisbury

State: MA

Zip: 02575

Phone/Fax: 508-627-0209

Primary Parameters

<u>Parameters</u>	<u>Results</u>	<u>Units</u>	<u>MCL</u>	<u>MDL</u>	<u>Method</u>
Total Coliform	ND	colonies/100mL	1	0.0	SM 9223 B
E. Coli	ND	colonies/100mL	1	0.0	SM 9223 B
Arsenic	ND	mg/L	0.01	0.005	HACH KIT
Lead	0.002	mg/L	0.015	0.001	SM 3130 B
Nitrate	ND	mg/L	10	0.05	8192 HACH
Nitrite	ND	mg/L	1	0.005	EPA 353.2

Secondary Parameters

<u>Parameters</u>	<u>Results</u>	<u>Units</u>	<u>MCL</u>	<u>MDL</u>	<u>Method</u>
pH	6.02 O		8.5	6.5	EPA 150.1
Conductivity	49.3	µS/cm	1500	0.0	EPA 120.1
Total Dissolved Solids	24.7	mg/L	750	0.0	EPA 160.1
Copper	0.61	mg/L	1.3	0.05	8506 HACH
Iron	ND	mg/L	0.3	0.05	8008 HACH
Phosphate	0.08	mg/L		0.05	EPA 365.1
Sulfate	2.0	mg/L	250	0.05	8051 HACH
Ammonium	ND	mg/L	1.3	0.05	EPA 350.1
Hardness, Total	31.6	mg/L as CaCO3	61	0.0	SM 2340 C
Sodium	5.12	mg/L	20	0.10	ISE

Comments

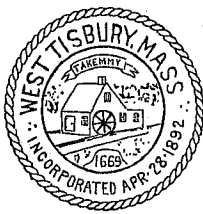
Water is considered potable for all parameters tested. pH is below the secondary parameter of 6.5

O Indicates a potential issue with the water sample

ND= Not Detected

MDL = Minimum Detection Limits

MCL = Maximum Contamination Level



Town of West Tisbury

BUILDING & ZONING INSPECTOR

West Tisbury, Massachusetts 02575

February 27, 2020

DeSorcy Company, Inc.
Attn: Leo DeSorcy
30 Gay Head Ave.
West Tisbury, Ma 02575

COPY

Re: Sarita Walker Rd./Watcha Pond

Dear Leo,

I have started my Zoning review of your proposal to construct a new dwelling and access. structures on Sarita Walker Rd. See below comments:

Application proposes "construction of new dwelling & access. structures", however only one building permit application was submitted. Per 780 CMR R105.1, each structure requires a separate building permit application. The proposed retaining wall may also require a building permit per (R404.4)

Shore Zone is not shown on site plan.

The last legally recorded plan for this property was case file # BK: 18 PG: 21. The plan submitted has not been recorded, to my knowledge, with the Registry of Deeds or approved by the Planning Board. If I am incorrect, please supply the recorded approved plan.

At this time your application is considered incomplete. Please revise and resubmit the above requested documents so we may restart the review process.

Feel free to contact me if you have any additional questions.

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

Cc: ZBA
Planning Board



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

February 26, 2020

Christopher W. Cottrell
P.O. Box 2001
Oak Bluffs, Ma 02557

COPY

Re: 274 Indian Hill Rd.

Dear Chris,

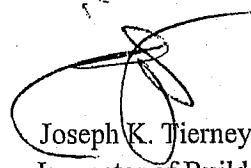
Went by to look at the sheathing at 274 Indian Hill Rd. as requested. Please see below comments:

The work on the roof of the historic section of the existing structure exceeds the scope of the work permitted by building permit #BP-2019-0377 and conditions issued by the MVC.

Per R115.2 I am issuing a stop work order for all work on the "Historic Structure" at 274 Indian Hill Rd. for the above reason. Construction shall not proceed until the following has been completed:

1. Letter from the MVC allowing construction to proceed.
2. Building permit is amended to include the unpermitted work. R107.4

Feel free to contact me if you have any questions.


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

Be advised appeals of orders, decisions, determinations and failures to act made by any state or local agency or any person or state or local agency charged with the administration or enforcement of the state building code or any of its rules and regulations, except the *specialized codes*, relative to the application and interpretation of this code shall be addressed by the building code appeals board in accordance with M.G.L. c. 143, § 100. Appeals shall be filed within 45 days of the violation.

Martha's Vineyard Commission – Referral Form for Developments of Regional Impact

RETURN THIS FORM WITH DRI REFERRAL

Name of Applicant: Christopher Cottrell

Name of Project: Luce House

Brief Project Description: Demolition/Ext. Alteration outside of scope of Building Permit.

Address: 274 Indian Hill Rd. Map 15 Lot 1
West Tisbury, Ma 02575

Phone: 508-627-2895 Fax: _____ Email: eastcoastmv@gmail.com

This project will require the following permits from the following local Boards: *(Please Specify)*

Building Permit: X

Board of Selectmen: _____

Board of Health: _____

Conservation Commission: _____

Planning Board: _____

Zoning Board of Appeals: _____

Other Boards: _____

COPY

For Town Use Only

Referring Board or Agent: Building Department

I have reviewed the development application and have determined that it meets one or more of the items contained in the Standards & Criteria, I am therefore sending, via certified mail, the development application to the Martha's Vineyard Commission as a Development of Regional Impact.

Signature:  _____

Print Name: Joseph K. Tierney, Jr.

Board: Inspector of Buildings

Town: West Tisbury

T: 508.693.3453 • F: 508.693.7894 • P.O. Box 1447 • 33 New York Avenue • Oak Bluffs, MA 02557

INFO@MVCOMMISSION.ORG • WWW.MVCOMMISSION.ORG

MARTHA'S VINEYARD COMMISSION • SERVING AQUINNAH, CHILMARK, EDGARTOWN, GOSNOLD, OAK BLUFFS, TISBURY & WEST TISBURY



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

March 2, 2020

James M. Ferry
67 BLACKWATER HOLLOW
VINEYARD HAVEN, MA 02568

COPY

Re: 21 Amos Ln.- Noise Complaint

Dear James,

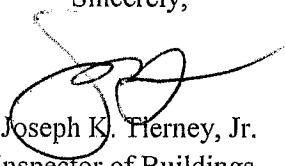
I am contacting you regarding a noise complaint that occurred on the morning of February 16, 2020 at 7:45am. at 21 Amos Ln. The complaint involved the noise of car doors opening and closing.

As you are aware your Special Permit prohibits activities on weekends from starting prior to 8am. Please notify your tenant of the above issue and request that their customers observe the Special Permit requirements.

Additional complaints will include further action from this office.

Feel free to contact me if you have any questions.

Sincerely,


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

COPY

Cc: Zoning Board of Appeals

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.