

RECEIVED
DEC 1 - 2023
BY: *[Signature]*

Received by the Town Clerk:

Date:

Signed: _____

APPLICATION COVER PAGE

Date: NOV. 27, 2023

Date Received by ZBA: NOV. 29, 2023

Name of Applicant and Mailing Address: O'BRIEN'S Fine Home Builders, INC

Email Address: O'Brienshinc1@comcast Telephone Number: 508-400-3521

Name of Owner and Mailing Address (If not Applicant): SIMON ATHRAEN

Map and Lot #: 31, 68 Street Address 35 Road to Great Neck

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

Nature of Application (Special Permit, Appeal, Variance): Set Back Relief

Applicable Section of Zoning Bylaw: 4.4-30 & 4.3-2C

Date of Denial by Building Inspector, Zoning Inspector, or Planning Board (If Applicable): 11/9/23

Plot Plan: Must provide a plan by a registered surveyor showing the total property with the existing buildings, including the proposed project, all setback distances and driveway access to road.

Floor Plans and Elevations: 2 sets of scaled drawings of floor plans that show total sq. ft. per floor (measured from exterior of wall), at least 2 elevations with one showing proposed height to ridge. If the project is an addition to existing structure please clearly identify proposed work.

Narrative: Detailed description of proposed project.

Application fee of \$200.00 payable to: The Town of West Tisbury.

I have read the overview of the ZBA process attached to this application, completed all sections of the application cover page and provided all required documentation and therefore request a hearing before the West Tisbury Zoning Board of Appeals with reference to the above noted application.

Signed: *[Signature]*

Title(s): Owner

Application fee of \$200.00 is required. Date Paid: 11/27/2023

received
11/27/2023
CK #12933

To: Town of West Tisbury, planning board/ Appeals/ Building dept etc

Regarding: 'Uncle Leonard's Farm', Road to Great Neck, West Tisbury Map 31, lot 68.3

What: Building a vegetable and cut flower barn and employee housing build.

Narrative:

Morning Glory Farm and the property owners Simon and Robyn Athearn are looking to add a production barn and add employee housing, upon discussions with WT Building Department and Kevin Cusack of Autumn Construction, and Tom O'Brien (project manager). We are looking at building a barn with storage loft in the agricultural building area. The barns purpose is to house and manage the vegetable and cut flower production of the farm, with needs for refrigeration, tuber and seed storage, store crates & bins etc, washing sinks, general farm storage, production space for bagging salad greens, packing broccoli and processing cut flowers and making wreaths and bouquets and the like.

Building code and resulting cost concerns promote separating the barn space from the living space, the building department has encouraged building several detached bedrooms with small storage loft and small porch, the bedrooms as the dormitory housing that will use the bathroom facilities and kitchen space shared in the farm use building. This will separate the living space from the work space and will remove the 4 or more unrelated persons rule mandating a fire sprinkler system that we wish not to need. The workday and employee at home time should naturally off set from each other in timing making a good mutual use, although there is separation between the uses.

These detached bedrooms are desired to look small and camp like. Will not contain cooking equipment, bathroom or running water, have very limited downcast exterior lighting, and a bicycle rack. The one larger manager's cabin will have a bathroom but no cooking facilities. They are all naturally insulated as they are log homes and we will insulate the floor and roof; but our staff demand is mainly during the warm months, we have additional year round accommodations at the home farm in Edgartown. We like buildings to blend into the oak forest and will be of log home and cedar shingled, and grey asphalt roof style.

Other ideas of note are: solar panels expected on roof, new parking area adjacent and to north and east. Shed roof off the side for tractor parking. We want a small group of current oak trees (3/4 acre) to remain in front of the building to filter the sunlight and lessen the view impact from the field for neighbors impact. We will use our current road and not need a curb cut from Road to Great Neck.

The setback from my personal house lot is requested to be closer to the east as it will make the barn less visible to neighbors in that location, maximizes the forest that can remain, be closer to the existing road and currently parking can still be used. The greenhouse and field production will be closer this way thus making the many repeat trips a day easier on staff. Of note I believe is that the parcel the land is on is fully owned without a mortgage by myself and my wife and is of very low value; of pegged at \$3,000 per acre, permanently. Thus significantly lowering the value for any resale to an outside party. The farm is one economic farm unit and needs the house and it related barns, sheds, greenhouses, wells, animal pens etc to work. Point is there is very little chance of sale outside the Athearn family and has a

landbank mandate to stay in agriculture that prohibits horses as they are not agriculture. So a fancy horse farm would never be suiter either.

We are and plan to be active farmers for many years and generations to come , producing an abundance of high quality farm goods and training many new farmers. We appreciate all the support the town offers our family and the farm community as a whole. Thank you

Simon & Robyn Athearn



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

November 9, 2023

O'Brien's Fine Homebuilders
Attn: Thomas O'Brien
P. O. Box 3116
Edgartown, Ma 02539

Re: 35 Road to Great Neck - Barn Application

Dear Tom,

I have reviewed your application to construct a new Barn at 35 Road to Great Neck, Map 31 Lot 68, in the Town of West Tisbury. See below comment:

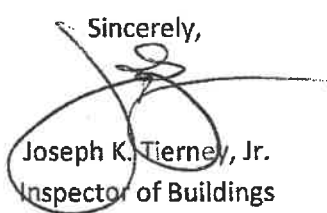
The proposed Barn, as located on the property, does not meet current 50' setback requirements for the RU District. The height of the barn also appears to exceed the allowable height limit in the RU District of 30'.

In order to allow the Barn in this location you will need a Special Permit from the ZBA for setback relief under Section 4.4-3D. In addition, Section 4.3-2 C requires additional setback relief of one foot for every foot the barn exceeds the height limit in the District. The proposed height of the Barn from natural grade is 32', per plans. It appears you will require a total of 32' of Setback relief. I have included a copy of the ZBA application with this letter.

If you feel aggrieved by this determination, you may file an appeal with the West Tisbury Zoning Board of Appeals within 30 days of this notice.

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

Sincerely,


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

Cc: ZBA
Planning Board
Fire Chief

COPY