



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

March 14, 2024

West Tisbury Zoning Board of Appeals
1059 State Rd. P.O. Box 278
West Tisbury, Ma 02575

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Re: 1070 State Rd- West Tisbury Inn

Dear ZBA Board Members,

See below response to the following questions proposed by the Board regarding 1070 State Rd:

1. Should the West Tisbury Inn be referred to the MVC for an 4.1(b) and/or (c)?
2. Can the West Tisbury Inn (the Inn) expand to offer 6-Bedrooms?

The West Tisbury Inn was originally permitted as a 3-Bedroom, Bed & Breakfast and was then referred to the ZBA in July of 2021 in order to change to 5-Bedrooms for rent or lease. The Special Permit that was granted in 2021, was never recorded and expired. The applicant is now in front of you to resurrect the 2021 Special Permit. It has come to my attention that the Inn is also now being advertised as a short-term property rental as a Single-Family Dwelling.

MVC

In my opinion, the expansion from three guestrooms to five guestrooms in 2021 should have been referred to the MVC as a DRI under 4.1(b). This is a mandatory referral with MVC concurrence. MVC 4.1(c) does not apply.

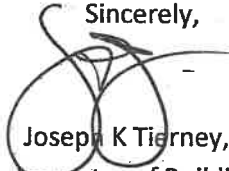
Expansion to 6-Guestrooms

The Inn is currently permitted under the Building Code, Section R102.2(5) Owner Occupied lodging houses with five or fewer guestrooms. Should you approve the expansion from (5) guestrooms to (6) guestrooms, it would be considered a Change of Use to R-1 under the Commercial Building Code. A new Certificate of Occupancy would be required, after the applicable Building Code and other requirements have been met and approved.

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

If anyone feel aggrieved by this determination they may file an appeal with ZBA within 30 days of this notice regarding Zoning Bylaw interpretations and the BCAB within 45 days of this notice.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph K Tierney, Jr.", written over a circular stamp or seal.

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

Cc: BOH
Planning Board
Keith E. Bassett, TRS

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