

From: Diana Gilmore

To: Members of the ZBA

Re: Special Permit Application (26 Machipscat Trail, WT)

I am applying for a Special Permit to build a 1 bedroom 800 square foot accessory building that will be occupied by my mother. The proposed structure complies with all West Tisbury zoning setback and height restrictions.

My mother, Sandra Gilmore, born and raised in the Berkshires, currently lives in a townhouse, by herself, in New Hampshire. She is healthy and vibrant, but at this stage of her life, she would like to be closer to family. This accessory building would allow her to age in place safely while maintaining the privacy she is accustomed to.

My lot is a 1.9 acre rectangle with unique topographic features. It lies on a ridge that parallels Stoney Hill Road. 185.5 feet of the back side of the lot abuts Stony Hill Path. Stony Hill Path runs along a gully and down a hill between my lot and the Jampel lot. The path is approximately 6-10 feet lower than the grade of the proposed structure. The visual impact of the structure will be minimal and consistent with other structures that abut the trail. No vegetation will be removed within 20 feet from the center line of the path.

The building plan is for a one floor, shed roof, structure with minimal steps to accommodate an elderly occupant. The height of the roof, in the front, south side, is 14' 1" and 20' 9" from the grade outside the walk out basement. The sloping nature of the land provides the opportunity for a walkout basement. This feature will afford easy access to additional storage for my mother and myself, as the main house does not have a basement. There will be retaining walls on both sides of the door to the basement. The land slopes down to the east. The building design mimics a horse shed, with the idea that it would blend into the wooded lot and have minimal visual impact. All exterior materials will be dark earth tones. My mother's only request is for natural light. The placement of the windows will allow for sunrise and sunset light into her home. I am aware that the windows might be of concern. In order to mitigate nighttime light pollution there will not be any recessed or track lighting indoors and any exterior lights will be down facing.

I will plant 6 evergreen trees on my lot to mitigate any visual impact to the Lobdell family. I would like to discuss tree placement with my neighbors to find locations that best address this concern. I have included a landscape placement plan that I am willing to adjust and improve upon.

My neighbors on Machipscat Trail, which means "stoney path", lived here many years prior to my arrival in 2014. I am eager to address any concerns that might arise. I will email each of my neighbors with my proposed plans for the proposed structure. COVID-19 prohibits any in

person conversation. I will take responsibility and repair any damage done to Machipsat Trail during the construction of the building.

I have read through the Accessory By-Laws and understand what my responsibilities are. I anticipate my mother living many happy years here.

Respectfully,  
Diana Gilmore