

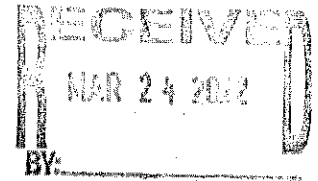


# Town of West Tisbury

BOARD OF APPEALS

## APPLICATION FOR HEARING

July 2  
3/24/22



Date: February 28, 2022 Date Received by ZBA: \_\_\_\_\_

Name of Applicant and Mailing Address: Lot 3A West Tisbury Realty Trust  
c/o Schofield, Barbin & Hoehn Inc.

Telephone Number(s): 508-693-2781

Name of Owner and Mailing Address (If not Applicant): Same as applicant

Map and Lot # and Street Address of Subject Property: Assr. Pl. 43-9  
111 Little Homer's Pond Road

Applicant is: owner (Owner) Tenant, Purchaser, Other)

Nature of Application (Special Permit) Appeal, Variance): Special Permit

Applicable Section of Zoning Bylaw: 8.5-4C, 6.1-5A & B

Date of Denial by Building Inspector, Zoning Inspector, or Planning Board  
(If Applicable): \_\_\_\_\_

Date(s) and Title(s) of Plans Submitted: Site Plan, West Tisbury, Mass.,  
Prepared for Lot 3A West Tisbury Realty Trust

Brief Description of Proposal: January 26, 2022, Schofield, Barbin & Hoehn Inc.

I hereby request a hearing before the West Tisbury Zoning Board of Appeals with reference to the above noted application.

Signed: Douglas R. Hoehn

Title(s): agent for owner

Application fee of \$200.00 is required. Date Paid: 3/24/22 ck # 5416

**WEST TISBURY ZONING  
BOARD OF APPEALS  
NOTICE OF PUBLIC HEARING**  
On Thursday, May 12, 2022 at 5:15  
pm the ZBA will hold a public  
hearing at the TOWN HALL-2<sup>nd</sup> floor  
meeting room (this is an IN-PERSON  
MEETING) on an application for a  
Special Permit from Douglas R.  
Hoehn of Schofield, Barbini and  
Hoehn, Inc. agent for S. Fain  
Hackney-Tr. of Lot 3A West Tisbury  
Realty Trust to construct a 1,580 sf.  
pool, a 1,841 sf. subordinate dwelling  
and a 791 sf. garage in the Inland  
Zone of the Coastal District at 111  
Little Homer's Pond Rd. Assessors  
Map 43, Lot 9, RU District under  
Sections 8.5-4C and 6.1-5 A&B of the  
Zoning Bylaws.

**Interested parties are invited to  
send comments via email to:  
[zba@westtisbury-ma.gov](mailto:zba@westtisbury-ma.gov) or mail  
comments to: Zoning Board of  
Appeals, PO Box 278, West  
Tisbury, MA 02575. Please go to the  
following Town Hall website for  
information on the application.  
[https://www.westtisbury-  
ma.gov/zoning-board-  
appeals/agenda/zoning-board-appeals-  
agenda-5-12-2022](https://www.westtisbury-ma.gov/zoning-board-appeals/agenda/zoning-board-appeals-agenda-5-12-2022)**

Please run ad for the following dates.  
**April 28<sup>th</sup> and May 5<sup>th</sup> 2022**  
Thank you. Please bill:

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

## Zoning Board of Appeals

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**From:** Doug Hoehn <dhoehn@sbhinc.net>  
**Sent:** Monday, March 21, 2022 11:33 AM  
**To:** Pam Thors (zba@westtisbury-ma.gov); Scott Stearns  
**Subject:** 111 Little Homer's Pond Road  
**Attachments:** 111 Little Homers Pond 03-21-22.pdf

Hi Pam:

As we discussed earlier this morning, on behalf of the owners I am authorizing you to amend the special permit application for a pool that I submitted on Feb. 28 to add a special permit request for a garage and a guest house in the Inland Zone of the Coastal District. The applicable sections of the West Tisbury Zoning By-laws for the garage and pool are 6.1-5A and 6.1-5B.

I am attached a revised site plan the moves all of the work a little further away from the wetlands buffer zone and further away from the FEMA 100 year storm line.

Please discard the plan I submitted on Feb. 28 and use this plan instead. Let me know if you need full size site plans.

Thank you.

Doug

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Douglas R. Hoehn  
Professional Land Surveyor  
Schofield, Barbini & Hoehn Inc.  
Box 339, Vineyard Haven, Mass. 02568  
508-693-2781 [dhoehn@sbhinc.net](mailto:dhoehn@sbhinc.net)

Pool- 1,580

111 Little Homer's Pond Road  
West Tisbury, MA 02575

April 20, 2022

**A. SCOPE OVERVIEW**

New Construction of 4 structures:

- **Main House**
- **Guest House**
- **Garage**
- **Storage**

New Septic System

Propane Service

**B. GENERAL**

**Main House:**

Finished Living Space                      **6,192 sf TOTAL**

- 4,046 sf Ground Floor
- 2,146 sf Upper Floor
- + unfinished space

**Guest House:**

Finished Living Space                      **1,841 sf TOTAL**

- 766 sf Ground Floor
- 1,075 sf Upper Floor
- + unfinished space

**Garage:**

Unconditioned Space                      **791 sf TOTAL**

**Storage:**

Unconditioned Space                      **352 sf TOTAL**

**NOT IN CONTRACTOR SCOPE:**

**Landscape:**

Terraces, Pool, Access Pathways                      **approx. 1.5 acres TOTAL**

- Deck terraces, stone patios, lawns
- Approx. 1,500 SF pool & associated equipment
- Gravel vehicle access pathways & parking areas
- Pedestrian access pathways of stone, gravel, and lawn
- Boardwalks
- Utilities & equipment storage areas as needed
- Earthwork & grading
- Bioretention gardens
- Native vegetation restoration
- Irrigation as needed
- Freestanding & retaining stone walls
- Possible firepit
- Lighting & outdoor power as needed

## **C. STRUCTURAL SYSTEM**

### **Main House:**

- Foundation system: reinforced cast-in-place (CIP) concrete walls supported on reinforced CIP concrete strip and isolated footings.
- Gravity system: wood joists framing to wood or steel girders. The girders frame to steel tube columns that bear on the foundation walls or on isolated CIP footings. The gable roof wood framing at the main living and master bedroom spaces is supported by five steel tube trusses in the north-south direction and three steel tube trusses in the east-west direction.
- Lateral system: combination of wood shear walls, steel braced frames, and steel moment frames. Wood diaphragms distribute loads to the vertical lateral system.

### **Guest House:**

- Foundation system: reinforced CIP concrete walls supported on reinforced CIP concrete strip footings.
- Gravity system: wood joists framing to steel girders. The steel girders frame to steel tube columns that bear on the foundation walls.
- Lateral system: steel moment frames in the north-south direction and wood shear walls in the east-west direction. Wood diaphragms distribute loads to the vertical lateral system.

### **Garage:**

- Foundation system: reinforced CIP concrete walls supported on reinforced CIP concrete strip footings.
- Gravity system: wood engineered I-joists framing to wood stud walls. A steel frame (a steel wide flange beam and steel tube columns) is used above the garage door.
- Lateral system: wood shear walls. Wood diaphragms distribute loads to the shear walls.

### **Storage:**

- Foundation system: reinforced CIP concrete walls supported on reinforced CIP concrete strip footings.
- Gravity system: wood engineered I-joists framing to wood stud walls.
- Lateral system: wood shear walls. Wood diaphragms distribute loads to the shear walls.

## **D. MEP**

### **Main House:**

- Heating and Cooling: high efficiency Mitsubishi or equal air-source heat pumps. The system will consist of several systems with multiple air handlers connected to common outdoor heat pump condensers.
- Humidification: Condaire steam humidifiers with humidity distributed by the air handlers. Basement dehumidification.
- Ventilation: energy recovery ventilators (ERVs) for fresh air + ventilation system for kitchen exhaust & makeup air system, clothes dryer, bathroom fans
- Ductwork: galvanized steel in Basement to floor & wall grilles
- High efficiency MERV 8 filters on AHUs for clean, filtered air
- Vibration isolators on all pumps & AHUs w/ acoustic duct liner & flex connectors on ductwork
- Programmable communicating thermostats compatible w/ AV system or web
- Electric Radiant Mat Heat @ Master Bath
- Generator

**Guest House:** (same as Main House)

**Garage:** Uninsulated, unheated; electrified only

**Storage:** Uninsulated, unheated, electrified only

## E. Envelope

### Main House:

- Sloped Roof: Standing seam metal roofing
- Ridge Height: Less than 24' AFF (average mean grade)

**ADD alt:**  
Zinc tin coated copper

- Gutters: Concealed metal

**ADD alt:**  
Built in Kemper gutter system

- Windows: Dynamic, 9' tall doors, windows, sliders
- Siding: Wood board, batten siding, wood rib (Accoya / Kebony / Mahogany)

**ADD alt:**  
Zinc tin coated copper cladding

- Shading / Privacy: Surface mounted motorized roll shades @ Living Room & Master BR, Manual Curtains @ other BRs

**ADD alt:**  
Metal screens, manual operation

**Guest House:** (same as Main House)

**Garage:** (similar to Main House)

**Storage:** (similar to Main House)

## F. HOME AUTOMATION / SYSTEMS CONTROL

### Main House:

- Home Security System
- Media & AV Controls: Sonos

**ADD alt:**  
Lighting & Shades Controls: Lutron Homeworks  
Mechanical Controls: Tekmar  
Control Package Overlay: Maestro or Control 4

**Guest House:** (none: localized controls only)

**Garage:** (none)

**Storage:** (none)

## G. SUSTAINABILITY

- PV Panels:
  - 42 panels on Garage roof (+/-12,900 kWh/yr)

**ADD alt:**  
Additional 18 panels on Storage roof

- EV charging station at garage
- Windows & Doors & Windows:
  - high-performance, air-tight opening systems
  - impact-rated, double-glazed pane with Low-E (U-value less than 0.25)
  - exterior frame finish with weatherability
- Environmentally sustainable insulation
- Durable siding with weatherability

## **H. PROGRAM & FINISHES**

### **General:**

- walls & ceiling: some wood, some veneer plaster for paint
- engineered wood flooring, finish TBD
- conventional interior trim construction sequencing: applied base, cased openings
- decorative / track & task lighting, some recessed open vaulted ceilings in main

### **Main House:**

- living area and upper den
- FSB hardware or equiv.
- 6 Bedrooms, 6 Baths (including Guest Suite, Bunk Room, and Primary Bedroom)
  - tile / stone floors & walls @ all bathrooms – TBD
  - Duravit (or equiv.) fixtures
  - walk-in closet @ Primary Bedroom: custom millwork for paint
- Living / Dining
  - open, furnished space, easy flow between interior & porch / deck spaces
  - half bath
- Kitchen
  - custom millwork, pantry storage: veneer wood / laminate or painted cabinetry
  - sealed burner rangetop
  - steam oven
  - wine fridge
  - mini-bar area
  - large island/worksurface: 'modernized French kitchen furniture piece'
- Pool Room
  - open, furnished space, easy flow between interior & porch / deck spaces
  - bar area with a pool table
  - shower room
- Main Entry
  - 9'-0" wide pivot door @ boardwalk approach
- Mudroom Room
  - frame walls and ceiling for plaster & paint
  - laundry closet
- Den
  - custom millwork, media / bookshelves / display storage
  - mini-bar area / kitchenette

### **Guest House:**

- 4 Bedrooms, 4 Bathrooms
  - tile / stone floors & walls @ all bathrooms – TBD
  - Duravit (or equiv.) fixtures, no tubs (showers only)
- Shared Living, Kitchen
  - medium level finish
- Gym
  - frame walls and ceiling for plaster & paint
  - rubber flooring
  - shower room
  - small deck

### **Garage:**

- 2 car garage, simple construction, (rough) finish, w/ overhead doors
- EV charging station
- Trash room for bin pickup

### **Storage:**

- simple construction, (rough) finish, w/ overhead doors, shelving