

Received by the Town Clerk: \_\_\_\_\_

Date: \_\_\_\_\_

Application complete

Completed on 12/22/21

Application incomplete

Signed: \_\_\_\_\_

APPLICATION COVER PAGE

Date: 12/8/21

Date Received by ZBA: \_\_\_\_\_

Name of Applicant and Mailing Address: Cotuit Solar

P.O. Box 89 Mashpee MA 02649

Email Address: info@CotuitSolar.com Telephone Number: 508 428 8442

Name of Owner and Mailing Address (If not Applicant): Michael & Anne Senatore  
6825 Needlewood rd. Derwood, MD 20855

Map and Lot #: 31-114

Street Address of Subject Property: 670 Old County rd. W. Tisbury

Applicant is: Solar Installer (Owner, Tenant, Purchaser, Other)

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

Applicable Section of Zoning Bylaw: 4.3-3(D) 4.2-2(D) 4

Date of Denial by Building Inspector, Zoning Inspector, or Planning Board (If Applicable): 10-18-2021

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 to be provided.

Plans: 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.

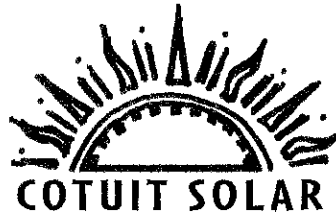
Description of proposed project: Please attach a detailed narrative.

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

Signed: \_\_\_\_\_

Title(s): operations Manager

Application fee of \$200.00 is required. Date Paid: CK # 7292 12/8/21



P.O. Box 89 • Cotuit, MA 02635 • 508-428-8442 • Fax 508-428-8441 • [www.cotuitsolar.com](http://www.cotuitsolar.com)

Narrative for ZBA variance: Ground mounted solar array

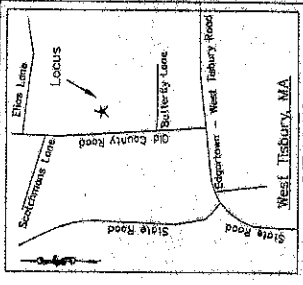
We are applying for a zoning variance of 23' from the set back for the proposed solar installation at 670 old county rd West Tisbury. The chosen location is the ideal location for the solar array as it is an optimal location in terms of system production and payback. The chosen location is blocked visually from the surrounding roadways and tucked in the back out of view of the neighborhood. Adhering to the 50 ft setback requirements would put the ground mounted solar array in the shade of several trees and stable building, or in the front yard, which would be very visible from both the roads. The current location gives our customers the solar gain and payback time frame that make the system worth the investment. The owner wants to keep all trees on site as removing trees has their own environmental and visual character impact on the property. We hope you will consider issuing a variance.

Cert#031409-40  
Conrad Geyser

**Quality renewable energy systems**  
**since 1988**

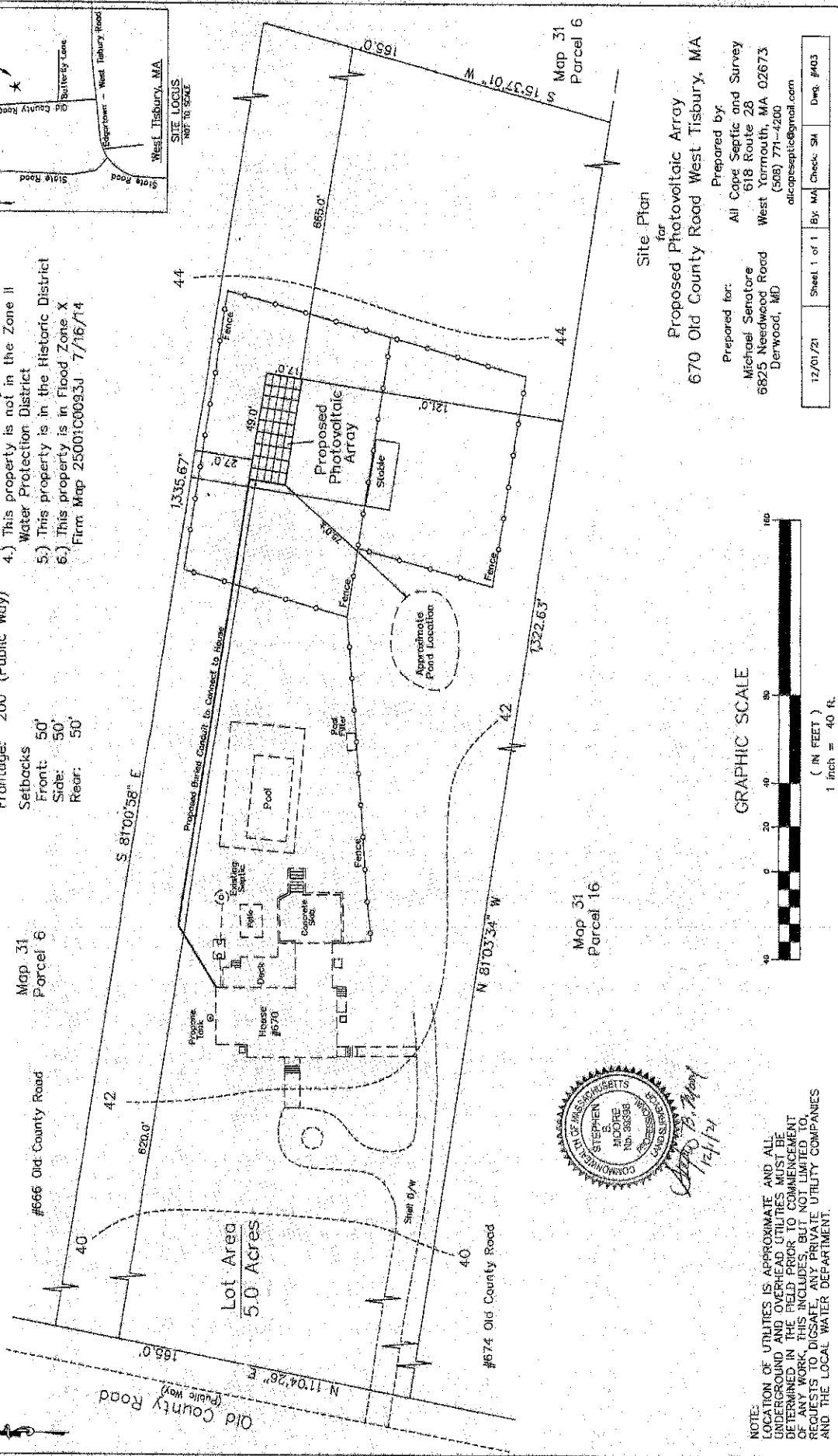
Cert#ST032407-B  
Conrad Geyser

**Design • Installation • Service**  
**Photovoltaic • Solar Thermal • Wind**



- 1.) Assessor's Map 31 Parcel 114
  - 2.) Bk 1514 Pg. 181
  - 3.) Plat: Book 230 Page 370
  - 4.) This property is not in the Zone II Water Protection District
  - 5.) This property is in the Historic District
  - 6.) This property is in Flood Zone X
- Firm Map 25001C0093J 7/16/14

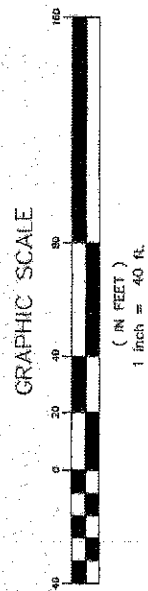
Zoning: RU  
 Area: 3 Acres  
 Frontage: 200' (Public Way)  
 Setbacks  
 Front: 50'  
 Side: 50'  
 Rear: 50'



Site Plan  
 for  
 Proposed Photovoltaic Array  
 670 Old County Road West Tisbury, MA

Prepared by:  
 All Cape Septic and Survey  
 Michael Senatore  
 618 Route 28  
 West Yarmouth, MA 02673  
 (508) 771-4200  
 allcapecapptic@gmail.com

12/01/21	Sheet 1 of 1	By: MA	Check: SM	Draw: #403
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NOTE:  
 LOCATION OF UTILITIES IS APPROXIMATE AND ALL UNDERGROUND AND COVERED UTILITIES MUST BE DETERMINED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY WORK. THIS INCLUDES, BUT NOT LIMITED TO, REQUESTS TO DISSEAL ANY PRIVATE UTILITY COMPANIES AND THE LOCAL WATER DEPARTMENT.