

RECEIVED
AUG - 3 2023

Received by the Town Clerk:

Date:

Application complete _____

Signed: _____

BY:

Application incomplete _____

APPLICATION COVER PAGE

Date: _____

Date Received by ZBA: Aug. 2, 2023

Name of Applicant and Mailing Address: Sheriff's Meadow Foundation

57 David Ave Tisbury 02568

moore@sheriffsmeadow.org

Email Address: _____

Telephone Number: 508-693-5207

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

Additional Contact: Peter Rodegast

508-627-2114

peter.rodegast@comcast.net

Map and Lot #: M 32 - Lot 5

Street Address of Subject Property: 78 Campbell Rd

Applicant is: Purchaser

(Owner, Tenant, Purchaser, Other)

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

8.5-2d

Applicable Section of Zoning Bylaw: Article 3

3.1 Allowable Uses

8.5-3j

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

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: _____

ARR

Title(s): _____

President

Application fee of \$200.00 is required. Date Paid: _____

received
8/2/2023

CK # 10019



A MARTHA'S VINEYARD LAND TRUST

August 2, 2023

West Tisbury ZBA
1059 State Road
P.O. Box 278
West Tisbury, MA 02575

Re: Special Permit Application for 78 Campbell Road

Dear West Tisbury ZBA:

Sheriff's Meadow Foundation has entered into a purchase and sale agreement for the property at 78 Campbell Road from Middle Road LLC (Carol Kenney). This property is 7.5 acres in size and is depicted on Assessor's Map 32 as Lot 5. The property contains one building that is 4,860 square feet and a garage that is 1,980 square feet. The 4,860 square foot building contains a two-bedroom apartment, a workshop, an office, and storage space. The 1,980 square foot garage has three large bays, has electricity, and is unheated. There is an area of existing pavement that we would maintain.

If Sheriff's Meadow Foundation purchases this land, its use would benefit a charitable organization. Its function would be consistent with the past use of this property as a maintenance hub. Using this property as a base, the Kenney family maintained 14 substantial homes employing several staff. Similarly, Sheriff's Meadow Foundation would use this property as a base for properties and trails that it maintains, open to the public, free of charge. This property will ideally replace our portion of the office space at the shared Wakeman Center, which we have outgrown. This move will, in turn, free up office space for another nonprofit.

We would use the existing apartment for staff housing. We would modify the workshop area within the 4,860 square foot building to accommodate additional office space for our staff members and would create space on the ground floor for our board and committee meetings. (The full board only meets 8 times per year, and many members now participate remotely via Zoom. On a daily basis, we have three workers regularly in the office, two who are either in the field or in the office, and two who are primarily in the field but will come into the garage at the start or end of a work day, and in the office when needed.)

Renovation of the larger building would likely include replacing overhead doors with insulated walls, doors, and windows, and by installing interior partitions where needed. The ground floor offices and meeting space would be universally accessible. We would continue to use the existing upstairs office, and convert portions of the workshop to office or storage space. The existing Title 5 septic system may require expansion and we are considering a denitrifying system. The only expansion of footprint currently considered is a large welcoming porch on the west side that would improve the appearance and protect new entrance doors.

In the garage, we would repair the insulation in the roof and potentially heat an area of the building; otherwise the building would remain a garage and a place for tool and equipment storage. We would store our trucks, tractors, and equipment on-site (although four of our six vehicles go home with employees each night, so they would not be regularly parked there).

The land has dormant land bank trail easements on it that would connect to a large network of existing and proposed trails. The trails would be open to the public, free of charge. Sheriff's Meadow Foundation would continue to protect habitat for rare species, notably the brook lamprey which lives in the bordering Tiasquam River. A conservation restriction is under consideration for the western portion of the acreage that would help protect the Tiasquam River.

Please let me know if there are any questions regarding this special permit application. We would be pleased to attend the hearing and answer any questions. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Adam R. Moore', written over a large, stylized, looping flourish.

Adam R. Moore
President