

## Zoning Board of Appeals

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**From:** ozbrooks <ozbrooks@aol.com>  
**Sent:** Thursday, November 2, 2023 12:40 PM  
**To:** Zoning Board of Appeals  
**Subject:** RE: Sheriff's Meadow - 78 Campbell Rd.

Dear board members, I am reassured by Sheriffs Meadow's description of the limits to use of 78 Campbell Road and their proffer of a conservation restriction covering the property. If the board conditions accordingly I withdraw my earlier reservations.

Best regards  
Geraldine Brooks  
16 Mill Rd  
WT

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Zoning Board of Appeals <zba@westtisbury-ma.gov>  
Date: 10/6/23 12:00 PM (GMT-05:00)  
To: zba@westtisbury-ma.gov  
Subject: Sheriff's Meadow - 78 Campbell Rd.

Good morning,

I am reaching out to those who wrote letters of concern to the Zoning Board regarding the special permit application from Sheriff's Meadow. Their Sept. 7 hearing was continued to Oct. 5 (last night) when they addressed several of these concerns. Their 5-page letter is attached here.

The hearing was again continued to **November 2, 2023, at 5:15pm** should you have further comment or wish to attend.

All best,

Kim Leaird

Board Administrator

## Zoning Board of Appeals

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**From:** Andy Storch <andymstorch@gmail.com>  
**Sent:** Monday, October 30, 2023 11:09 AM  
**To:** zba@westtisbury-ma.gov  
**Subject:** Sheriff's Meadow / Wakeman Ctr. - from a neighbor in VH

West Tisbury Zoning Board of Appeals -

Tom Hallahan contacted a neighbor of mine concerning the Sheriff's Meadow Foundation's potential move to West Tisbury. My neighbor then passed along a message requesting input about Sheriff's Meadow as a neighbor. I can't speak specifically to the Foundation's level of activity/noise/traffic, since I only have experience and visibility to all of the activity associated with Wakeman and the organizations that use it. My property (79 David Avenue) is contiguous to the Wakeman Center along one border (their parking lot).

Wakeman has been like having a quiet family live next door. In fact, the only difference between a quiet, respectful neighbor and the entities using the Wakeman Center is that occasionally there are four or five cars in the parking lot. Generally two or three cars - although it does vary. Traffic volume coming in and out of Wakeman is comparable to a family with multiple cars. Concerning noise, it is minimal outside.

I've visited the Wakeman Center for map trails and other information - and there is a wooden "Wakeman Center" sign at the entrance to Helen Ave. from Lambert's Cove Road. Otherwise, I wouldn't know that business was being conducted in the building.

I'm happy to answer any questions that you might have. I was pleased to hear (Gazette) that Wakeman will continue to be used by the Conservation Society (and other groups?). They have been good neighbors. I should add here that I am not a year-round resident.

Andy Storch  
79 David Ave., VH  
(703) 505-7203

## Zoning Board of Appeals

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**From:** MARILYN YAS <myasway@aol.com>  
**Sent:** Monday, October 30, 2023 10:46 AM  
**To:** zba@westtisbury-ma.gov  
**Subject:** Wakeman Center

Hi  
My name is Marilyn Yas and a neighbor of Wakeman Center. My address is 86 David Ave, and their address is 57 David Ave. diagonally across the road I bought my house 30 years ago and never have had an issue with noise or traffic or wear and tear on our road.  
My neighbor who lives next door to Wakeman Center, Andy Storch, has never had an issue either.  
We are both sad about the possibility  
of their move. They are a kind and quiet group. Just sayin...

Respectfully submitted

Marilyn Susan Yas  
86 David Ave  
VH, MA 02568

Sent from my iPhone

## Zoning Board of Appeals

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**From:** Laura Murphy <nurselauraclancy@gmail.com>  
**Sent:** Monday, October 30, 2023 11:36 AM  
**To:** zba@westtisbury-ma.gov  
**Subject:** 78 Campbell Road

Hello ZBA.

Adam Moore and Peter Rodegast have clearly stated in person and in writing the Sheriff's Meadow Foundation intentions for noise control, permanent conservation restriction, no development outside the building envelope, and near future septic denitrification system. These are the main issues that concern me as a neighbor, so I am relieved, and will support this endeavor.

Laura Murphy  
71 Murphy's Road

Sent from my iPad

## Zoning Board of Appeals

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**From:** Chris Murphy <cwmchilmark@icloud.com>  
**Sent:** Monday, October 30, 2023 10:02 AM  
**To:** zba@westtisbury-ma.gov  
**Subject:** Sheriff's Meadow

Dear ZBA, I am writing in support of the application of Sheriff's Meadow Foundation for a Special Permit that would allow them to move their office and the support services they need to 78 Campbell Road. I have been worried about what would happen to that property. I think having Sheriff's Meadow as a neighbor there will be a great benefit to the neighborhood. Their plan to care for and use the existing barns and protect in perpetuity the rest of the property is all any of us could ask for. I hope you will help them move forward.

Sincerely, Chris Murphy

October 12, 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:

We are pleased to offer our support for Sheriff's Meadow Foundation's application for a special permit to use the land and buildings at 78 Campbell Road as an office, maintenance facility, and staff housing. We are direct abutters to the property, as our land at 52 Middle Road borders the 78 Campbell Road property at the Tiasquam River. We believe that Sheriff's Meadow Foundation's proposed use of 78 Campbell Road is a good outcome for this property, and we know that Sheriff's Meadow Foundation will be a good neighbor.

We are also willing to convey a trail easement on our property to Sheriff's Meadow Foundation, should Sheriff's Meadow be able to obtain the special permit and close on its purchase of land. Our land is connected to the 78 Campbell Road property via a footbridge. The trail easement would lead from our side of the footbridge, around the perimeter of our property, except for the portion of the property along Murphy's Road (as walkers would be able to walk along the road for this stretch). The trail would be established and maintained by Sheriff's Meadow Foundation. We believe that this is a significant benefit to the public, and would be enjoyed by people for generations to come. Our willingness to donate this easement depends on Sheriff's Meadow's successful acquisition of the land at 78 Campbell Road.

We encourage the ZBA to grant the requested special permit. Thank you for the review of this proposal and for the opportunity to comment.

Sincerely,

   
Edwin and Ellen Harley  
52 Middle Road  
West Tisbury MA 02575

## Zoning Board of Appeals

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**From:** Thomas Hodgson <tiasquam@gmail.com>  
**Sent:** Friday, October 6, 2023 3:23 PM  
**To:** Zoning Board of Appeals  
**Subject:** Re: Sheriff's Meadow - 78 Campbell Rd.

Dear West Tisbury ZBA,

Thank you for passing along the Sheriff's Meadow Foundation's October 5, 2023 letter.

I had seen the letter earlier that day, and it's one of the reasons I did not come to yesterday's meeting.

I had also had an extensive on-premises discussion with SMF's Adam Moore about the proposal.

That meeting, and SMF's subsequent letter to the ZBA, have brought me to the conclusion that SMF would be a responsive, considerate, and useful member of our neighborhood. I would prefer to have such a neighbor than to run the risk of some other, even more disruptive proposal, come along.

It is also persuasive to me that it is reasonable for individuals to accept some things they'd prefer not to, when the greater public good of society is concerned. This is such a case.

Thank you for your consideration.

Tom Hodgson  
65 Tiasquam Road  
West Tisbury

On Fri, Oct 6, 2023 at 12:00 PM Zoning Board of Appeals <[zba@westtisbury-ma.gov](mailto:zba@westtisbury-ma.gov)> wrote:

Good morning,

I am reaching out to those who wrote letters of concern to the Zoning Board regarding the special permit application from Sheriff's Meadow. Their Sept. 7 hearing was continued to Oct. 5 (last night) when they addressed several of these concerns. Their 5-page letter is attached here.

The hearing was again continued to **November 2, 2023, at 5:15pm** should you have further comment or wish to attend.

All best,

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

October 30, 2023

Re: Special Permit Application for 78 Campbell Road

Dear West Tisbury ZBA:

I write to express my opposition to the Special Permit Application for 78 Campbell Road made by the Sheriff's Meadow Foundation. As an initial matter I strongly support the purpose of the Sheriff's Meadow Foundation to conserve the natural, beautiful, rural landscape and character of Martha's Vineyard for present and future generations, but I do not believe that that that purpose would be furthered by granting the requested Special Permit. While the proposed use of 78 Campbell Road may support Sheriff's Meadow's conservation properties, the proposed use appears to share characteristics with a commercial property management or landscaping business that would be inconsistent with the quiet residential nature of Campbell Rd. Accordingly, I believe that the proposed use would be more appropriately located elsewhere on the island of Martha's Vineyard.

I reside at 1175 State Road in West Tisbury on a fulltime basis. My residential property abuts the property of Scarlett Johnson and Campbell Road runs close to the border of my property for approximately 750 feet. Because of my proximity to Campbell Road, the volume and character of vehicle traffic on Campbell Road affects the quiet enjoyment my house and yard. In this regard trucks and trailers are a particular concern as they generate significantly more noise than passenger cars.

I understand from attendance at the October 5, 2023 ZBA meeting that the Sheriff's Meadow Foundation's purpose in seeking a special permit is, in significant part, a plan to use 78 Campbell Rd to garage and stage land maintenance vehicles including trucks and trailers. The Sheriff's Meadow Foundation itself recognizes the issues that this use creates by stating in their letter to the ZBA of October 5, 2023 that the anticipated equipment traffic would be more limited than would be characteristic of a landscaping business. Nevertheless, this traffic would be significant. In addition, equipment use patterns are subject to change over time, particularly if the Sheriff's Meadow properties increase, and, in any event, any limitation on such traffic would be difficult to track and even more difficult to enforce.

Finally, there was some discussion of whether the decision on this Special Permit Application would constitute a "precedent" at the October 5, 2023 meeting. Although as a legal matter the term precedent has different meanings in different contexts, ZBA members own tendencies toward consistency and their individual senses of fairness and equity will lead them to look to their decision on this Special Permit Application in other applications that involve similar, or related, issues.

Sincerely,

Thank you.

  
Oliver Ireland



## Zoning Board of Appeals

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**From:** Fbprod1 <fbprod1@gmail.com>  
**Sent:** Friday, October 13, 2023 12:52 PM  
**To:** zba@westtisbury-ma.gov  
**Subject:** Sheriff's Meadow/Campbell Road

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

As longtime residents at 65 Campbell Road, my wife Jeanne and I are delighted that Sheriff Meadow will be taking over the old Kenny property. Considering their mission, we can't imagine better neighbors.

Fred Barron  
Jeanne Barron