

EXHIBIT A



Town of West Tisbury
BUILDING & ZONING INSPECTOR
West Tisbury, Massachusetts 02575

December 5, 2022

Stedman Construction
Attn: Matt Stedman
P.O. Box 1737
West Tisbury, Ma 02575

COPY

Re: 140 Sarita Walker Rd.- Applications

Dear Matt,

I have completed my Zoning and Building Code Review of your applications, for (4) foundation only Building Permits, for 140 Sarita Walker Rd. Map 38 Lot 7.1. See below comments:

1. Guest House: Foundation only- The proposed Guest House (Subordinate Dwelling) foundation meets the required setbacks and the lot size exceeds that required by Section 4.4-1B(2) of the West Tisbury Zoning Bylaws (WTZBL). Once item (5.) is addressed, I will be able to issue the "Foundation Only" Building Permit for the proposed Guest House.
2. Barn: Foundation only- The existing Barn is a pre-existing, non-conforming structure that does not meet current setbacks. In accordance with Section 11.1-3(A) of the WTZBL, a Special Permit would be required, for the alteration of the existing barn, prior to the issuance of a Building Permit.
3. Barn: Demolition- Due to the condition of the existing barn, in accordance with Section 10.1-2B(1) of the WTZBL, I am allowed to issue a Building Permit to demolish the barn. Once item (5.) is addressed, I will be able to issue the Building Permit for the demolition of the existing barn.
4. Shed: Foundation only- The proposed shed foundation meets required setbacks and is less than 200sqft in floor area. In accordance with 780 CMR Section 105.2(1) one-story detached accessory structures, with a floor area does not exceed 200sqft, do not require a building permit.
5. Boundary Monuments: There do not appear to be boundary monuments in place at all changes of direction as required by Section 10.1-1 of the WTZBL. I will accept a letter from a surveyor indicating he has been retained to install the remaining boundary monuments and will complete the installation prior to the issuance of a Certificate of Occupancy.

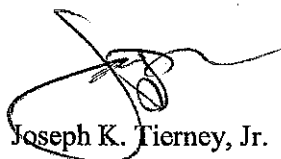
As you know, there has been an objection to the issuance of permits for this property. You are advised, and through you your clients are advised, that any permits, determinations or work are done at your clients and your risk. The issuance of any permit or the providing of any suggested guidance or information shall not be construed to be explicit and specific assurances of safety or assistance.

The Town reserves the right to amend or modify this determination.

If you feel aggrieved by any of the above determinations you may file an appeal with the West Tisbury Zoning Board of Appeals within 30 days of this notice.

Feel free to contact me directly if you have any additional questions.

Sincerely,



Joseph K. Tierney, Jr.
Inspector of Buildings
Town of West Tisbury

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Cc: ZBA
BOH
Planning Board
James B. Lampke, Esq., Special Counsel
Sarah Turano-Flores, Esq.
Jay Theise, Esq.