



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

June 2, 2022

Stillpoint Martha's Vineyard Inc.
Attn: Ben Robinson
20 Stillpoint Meadows Rd.
West Tisbury, Ma 02575

Re: 20 Stillpoint Meadows Rd.- Referral

Dear Ben,

I have reviewed the narrative regarding the proposal to provide educational programs at the pre-existing non-conforming barn/greenhouse, located in the RU District, at 20 Stillpoint Meadows Rd. Map 22 Lot 4.11.

Educational use in the RU District would require Site Plan Review, under Section 3.1-1 of the Use Table- Community Uses, by the Planning Board after referral by the Zoning Inspector under the Dover Amendment. Based on your narrative it appears the intended use would be protected under the Dover Amendment. You may now proceed with Site Plan Review by the Planning Board.

Conversion of the barn/green house to a Public Place of Assembly, as well as the proposed addition of 30 parking spaces, requires a mandatory referral to the Martha's Vineyard Commission (MVC) under Sections 6.2(b) and 3.1(h). I have attached the MVC Referral Form to this letter.

Conversion of the barn/green house would also be considered an extension/alteration of a pre-existing non-conforming use under Section 11.1-3(A) by increasing the degree and intensity of the non-conforming use. I have attached a ZBA application to this letter.

Lastly, the proposed Change of Use from a barn/greenhouse to an A-3 Use Group, as well as the proposed changes to meet those Building Code requirements, would require the filing of a building permit application with the Inspector of Buildings. Included with that application should be the following:

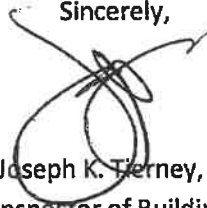
An Existing Building Evaluation conducted under Chapter 34 Section 104.2.2.1 of the 9th Edition of the Base Code from the Massachusetts State Building Code.

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

If you feel aggrieved by this determination, you may appeal the Zoning determinations to the Zoning Board of Appeals within 30 days of the date of this letter. You may appeal any Building Code determinations, to the Building Code Appeals Board within 45 days.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph K. Tierney, Jr.", written over a circular stamp or mark.

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

Cc: ZBA
Planning Board
MVC
Josh Gothard
BOH

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