

Received by the Town Clerk: _____ Date: _____

Signed: _____

APPLICATION COVER PAGE

Date: 2/6/2024 Date Received by ZBA: 2/6/2024 (waiting for engineered site plan)

Name of Applicant and Mailing Address: Sean Buckley - Harvest Sun Solar
455 State Rd., Suite 275, Vineyard Haven, MA 02568

Email Address: seanbuckley@harvestsunsolar.com Telephone Number: 508-360-5035

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

PO Box 446, West Tisbury, MA 02575 dberlow@fontbureau.com

Map and Lot #: 30-11.2 Street Address 71 Red Pony Rd.

Applicant is: Agent (Owner, Agent, Tenant, Purchaser, Other)

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

Applicable Section of Zoning Bylaw: 8.10-4C (solar array in front yard); 4.2-2D4 (setback relief)

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 and driveway access to road.

Floor Plans and Elevations: 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.

Narrative: Detailed description of proposed project.

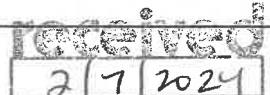
Application fee of \$200.00 payable to: The Town of West Tisbury.

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

Signed: _____

Title(s): _____

Application fee of \$200.00 is required. Date Paid: 2/7/2024



pd. online

David Berlow Solar Ground Mount Special Permit Request

(Filed on behalf of David Berlow by Harvest Sun Solar)

Property Owner and Address:

David Berlow
71 Red Pony Rd
West Tisbury, MA 02575

Dear esteemed members of the West Tisbury ZBA,

At the request of the property owner, and pursuant to Sections 8.10-4C and 4.2-2D4 of the West Tisbury bylaws, we would like to be granted a special permit to construct a ground mounted photovoltaic system (PV) in the front of the dwelling located at 71 Red Pony Rd in West Tisbury and require 25FT of setback relief from the Northern property line.

The property owner request the arrays be located in the front of the dwelling, as the buildings on the parcel are constructed in the back of the parcel. The property itself is located in a rural setting and the proposed arrays would be constructed next to an area of the parcel the has been developed into an agricultural site from which crops are harvested. The proposed location of the new PV arrays will be in a location on the parcel that was once the location of a now decommissioned Solar Thermal array for heating hot water. While the Solar Thermal Array has been removed, provisions for it still remain in the ground as conduits leading from the former site to the basement of one of the nearby buildings. We believe the front of this dwelling is an appropriate setting for small ground mounted PV arrays.

We would also request 25 Feet of setback relief from the Northernmost property line. This request comes with a concern for aesthetics (the centering of the arrays in the yard, and a consideration of the width of the driveway with which Mr. Berlow accesses his property. Note: Most of the driveway itself is not located on Mr. Berlow's property and neither is his electrical service meter pedestal. This creates an additional buffer that could be considered additive to the proposed real setback of 25FT.

We would hope that the ZBA grant our client's request for Special Permits, as the PV system will provide much relief from the rising cost of energy and the help the Town of West Tisbury in reaching its climate action related goals.

Sincerely,

Daniel Phelan
Project Manager
Harvest Sun Solar