

January 25, 2022

West Tisbury Zoning Board of Appeals
P.O. Box 278
West Tisbury, MA 02575

To Whom It May Concern:

This letter concerns an Application for a Special Permit by Robert Breth for storage of rental bicycles in a garage at 11 Oak Lane. I would like to request that the Zoning Board deny this permit. There are a number of existing activities at the Breth property that are inappropriate for a residential area, and that have already placed an undue burden on neighbors and abutters. The expansion of business use of this property will only increase noise, traffic and other detrimental effects on the neighborhood.

First, Mr. Breth has conducted business activities at his property for several years, without applying for or obtaining the proper permits, as far as I know. There have been several vehicles on the property associated with a touring and transportation business; delivery and storage of bicycles and other materials; and storage, sanding and painting of picnic tables for business use. These "under-the-radar" activities suggest that Mr. Breth will attempt to get away with what he can, making me skeptical that business activities will be limited to the purported bicycle storage.

Second, the level of landscaping on the Breth property is more appropriate to a commercial golf course than a residential neighborhood. It is typical to listen to an industrial, ride-on lawnmower for four hours every weekend from April to November, followed by several weeks of leaf-blowing. Imagine finishing a hard week of work and hoping to spend your weekend relaxing, sleeping in, or perhaps catching up on tasks that require quiet and concentration, only to have your day off ruined by the roar of a mower that sounds like a jet engine...and this happens every weekend for over half the year. In addition to the dust, fumes and air pollution caused by landscaping equipment, the fertilizer and pesticide inputs on this property are likely to have a detrimental impact on groundwater quality. Mr. Breth has also clearcut vegetation to the edges of his property, which has destroyed wildlife habitat, caused topsoil erosion, and left no buffer to shield abutters from noise and other disturbances. For years, we have also had to listen to noise, yelling and splashing associated with a swimming pool on the property that the Town permitted. Finally, Mr. Breth has instructed his landscapers to dispose of his yard waste on abutters' property (there is a police report documenting this incident), another example of unneighborly activity.

The unauthorized business activities and maniacal landscaping at the Breth property have already caused too much noise pollution, traffic, and negative impacts on air quality, water quality and the island's ecosystem. Any additional impacts from further business activities are unacceptable. In addition to denying Mr. Breth's current permit application, the Zoning Board should require Mr. Breth to submit retroactive applications for any business activities currently or formerly occurring at the property. These applications should not be approved unless the following conditions are met:

- 1) Require Mr. Breth to work with an ecological consultant to restore native vegetation to the perimeter of his property, in order to shield abutting properties from noise and other impacts and reduce some of the ecological harm his destructive landscaping practices have caused.
- 2) Because business activities inevitably lead to an increase in traffic and noise in residential areas, Mr. Breth should develop a plan to reduce noise pollution from other activities occurring on the property. This could be accomplished by limiting mowing to once a month, replacing a portion of lawn with native landscaping that requires less maintenance, or converting to electric landscaping equipment.

Section 3.2-1 of the West Tisbury Zoning bylaws prohibits "...any use of any building, structure or premises which is injurious, obnoxious, offensive, dangerous or a nuisance to the community or to the neighborhood through noise vibration, fumes, odors, smoke, gases, dust, harmful fluids or substances...or other objectionable feature detrimental to the community or neighborhood health, safety, convenience, or welfare." The noise pollution and other disturbances at this property already constitute a nuisance and have negatively impacted our quality of life. I hope that the Zoning Board will make the right decision and protect citizens' rights to the quiet enjoyment of their property, rather than promote an individual's private profit at others' expense.

Thank you for your time.

Sincerely,

Jennifer Sepanara
2 Oak Lane, West Tisbury, MA

January 24, 2022

West Tisbury Zoning Board of Appeals
P.O. Box 278
West Tisbury, Mass. 02575


To whom it may concern,

I have received your Notice of Public Hearing concerning the application for a special permit for my neighbor, Robert R. Breth to construct a garage on his property for bicycle storage.

I have absolutely NO problem with this request.

Bob is an asset to this neighborhood, always maintains his property in an excellent manner and I know without doubt that this building will be constructed and maintained properly.

Respectfully,



Richard S. Reinhardsen
23 Oak Lane
West Tisbury, Mass. 02575

January 27, 2022

To: West Tisbury Zoning Board of Appeals

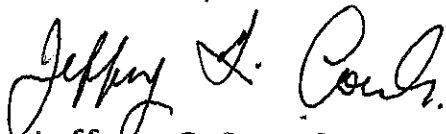
I am writing this letter as the owner of All Star Tours and Transportation

All Star Tour vans were 3m for a short time being parked overnight at 11 oak lane for a short time they were being brought home by the property owner as many workers do.

The Tour Company has always been run out of 24B Union St. Vineyard Haven since its creation. It has never been run out of 11 Oak lane West Tisbury.

Since October 1st 2020 the vans have not been brought to 11 oak lane they have been parked at either 79 Gamba rd. Oak Bluffs or 132 Cook St. Vineyard Haven where they are stored.

RJRC Corporation owns All Star Tours and Transportation as of October 1st 2020 I am the president of the Corporation Robert Breth has never run the Tour Business from his residence. Nor has he any ownership in this Tour Company or RJRC Corporation.


Jeffrey G Corr Sr.

P.O. Box 324

21 West Spring St Vineyard Haven Mass 02568

508-560-6557

Zoning Board of Appeals

From: csep <csepp@comcast.net>
Sent: Wednesday, January 26, 2022 12:15 PM
To: zba@westtisbury-ma.gov
Subject: Marr-Response for Special Permit for hearing 1/27/22 Breth.garage
Attachments: Special permit response.pdf; resident cars on buffer zone 3 of 5.jpg; iremoved buffer zone erosion.JPG; resident cars on buffer zone 2 of 5.jpg; breth tour vehicles on property.2 9.19.jpg; All Star Bike Rentals.jpg; All Star Tours.jpg; Breth tour vehicles Lot Aug 2019 disturbance.jpg

To Larry Schubert, Chair
WT Board of Appeals

1. Attached please find response to the application for a special permit from R. Breth residential zone for a business garage. (2 pages)
2. Copy of Display ad for All Star Bicycles
3. Copy of Display ad for All Star Tours
4. & 5. photo of business vehicles of applicant

6 & 7. photos resident vehicles

8. removed buffer zone/erosion Oak Lane bordering property
(8 attachments, 9-pages)

If you are unable to open attachments, please let me know.
Carol Marrama