



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

June 21, 2021

Scott Caskey
P.O. Box 5183
Edgartown, Ma 02539



Re: 65 Jennie Athearn Rd.- Guest House (Subordinate Dwelling Unit)

Dear Scott,

I have completed a Zoning Review of your application for a proposed guest house on your property located at 65 Jennie Athearn Rd. See below comments:

The site plan indicates that the guest house will be located in the Coastal District, as defined in Section 6.1-2 of the West Tisbury Zoning Bylaws. (WTZBL).

According to Section 6.1-5 A of the WTZBL, the following uses are permitted in the Coastal District:

Detached single family dwelling, non-habitable minor accessory structures normally used for personal, family and household purposes.

After a review of the submitted site plan, I observed that the proposed Guest House also contains an attached garage and a screened porch.

Screened Porch- Section 4.4-1 (B) allows for a screened porch of 15% or less of the floor area of the subordinate dwelling unit shall not count toward the 1000 sq. ft. maximum.

The subordinate dwelling as designed is 998sqft +/-.

15% of 998 is 149.5sqft +/-.

The screened porch as designed is 267.5sqft +/-.

It would appear that the screened porch exceeds the size allowed by Section 4.4-1 (B) by approximately 116sqft +/-.

Guest House- Due to the fact the guest house will be the second dwelling to be located in the Coastal District and that the attached garage is not considered a minor non-habitable accessory structure, I am referring you to the ZBA for a Special Permit, under Section 6.1-5(B) of the WTZBL.

Please revise the guest house floor plan so it meets the requirements of Section 4.4-1 (B). Submit the revised plan for review and approval. Once the revised plan is approved you may proceed with an application to the Zoning Board of Appeals under Section 6.1-5(B).

COPY

Martha's Vineyard Commission – Referral Form for Developments of Regional Impact

RETURN THIS FORM WITH DRI REFERRAL

Name of Applicant: Jeffrey & Lois Meyer- Berry Indian Hill LLC

Name of Project: Capt. Edwin Luce House

Brief Project Description: Demolish Structure

Address: 371 Indian Hill Rd.

Phone: 203-273-6771 Fax: _____ Email: meyerjeffreys@gmail.com

This project will require the following permits from the following local Agencies: (Please Specify)

Building Inspector: X

Board of Selectmen: _____

Board of Health: _____

Conservation Commission: _____

Planning Board: _____

Zoning Board of Appeals: _____

Other Boards: _____

Please include any narratives, plans, or other materials associated with this proposal before sending

For Town Use Only

Referring Board or Agent: Inspector of Buildings

I have reviewed the development application and have determined that it meets one or more of the items contained in the Standards & Criteria, I am therefore sending, via certified mail, the development application to the Martha's Vineyard Commission as a Development of Regional Impact.

Signature: 

Print Name: Joseph K. Tierney, Jr.

Board: Building Department

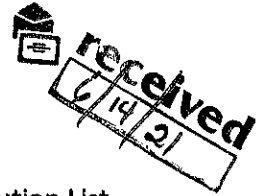
Town: West Tisbury



McFarland Johnson

Innovative Solutions / Sustainable Results

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June 1, 2021

To: Final Environmental Impact Report / Environmental Assessment Distribution List
Re: Notice of Availability – Martha's Vineyard Airport Capital Improvement Plan
Final Environmental Impact Report / Environmental Assessment - EEA #15964

The Martha's Vineyard Airport Commission is submitting a Final Environmental Impact Report / Environmental Assessment (FEIR/EA) for the airport's Capital Improvement Plan to the Secretary of Energy & Environmental Affairs and the Federal Aviation Administration on or before June 9, 2021. This will continue review of the above-referenced project pursuant to the Massachusetts Environmental Policy Act ("MEPA", M.G.L. c. 30, s.s. 61-62I and 301 CMR 11.00) and the National Environmental Policy Act ("NEPA").

The Capital Improvement Plan is the airport's list of projects that are programmed to be implemented over the next several years. The Capital Improvement Plan is updated annually and may be revised as conditions and funding change, but at this time it is expected the listed projects will move forward. These projects are critical to ensuring the continued safe and efficient movement of people and goods through the airport and the island of Martha's Vineyard.

This document has been prepared to simultaneously meet the requirements of MEPA and NEPA. It is intended to address the scope as specified in the MEPA Certificate on the NPC/DEIR/EA (included in the FEIR/EA) as well as Federal Aviation Administration NEPA guidelines.

On or before June 9, 2021, the FEIR/EA will be available on the airport's website at <https://mvairport.com/>. Copies of the FEIR/EA may also be obtained from the Martha's Vineyard Airport – Administrative Offices at 71 Airport Road (508-693-7022); and the FEIR/EA may be viewed at the Edgartown Public Library (26 West Tisbury Road) and the West Tisbury Library (1042 State Road).

The Secretary of Energy & Environmental Affairs will publish notice of the FEIR/EA in the Environmental Monitor on June 9 and the comment period ends on July 9, 2021. All persons wishing to comment on the project should write to the Secretary of Energy & Environmental Affairs, 100 Cambridge St., Suite 900, Boston, Massachusetts 02114, Attention: MEPA Office, or comment via email at alexander.strysky@state.ma.us, referencing the above project.