

Zoning Board of Appeals

From: Conroy Apothecary <conroyapothecary@gmail.com>
Sent: Thursday, November 30, 2023 4:16 PM
To: ZBA@westtisbury-ma.gov
Subject: ZBA Meeting 11/30/23

To members of the ZBA,

We are writing to voice our approval of Quezia and Ronaldo Andrade's application to operate/house their landscape business at their new location on State Road.

The Andrades operate a clean and quiet environment at their existing location with a beautiful screen of evergreens fronting the bicycle and walking path. We envision them being as respectful at their new location.

Sincerely,

Tamara and Stanley Hersh
Conroy Apothecary
459 State Road
West Tisbury

Zoning Board of Appeals

From: Amy Carignan <ahcarignan@comcast.net>
Sent: Thursday, November 30, 2023 4:05 PM
To: Zba@westtisbury-ma.gov
Subject: 11/30 Meeting - Andrades Landscaping

Good afternoon,

Unfortunately I am not on the island to attend the meeting this evening. I did however want to reach out to you to share feedback, as a current neighbor down the road a bit at 491 State Road. Andrades has been our landscaper for many years, giving us the opportunity to get to know them both professionally and personally. While our situation is clearly different from many of those topics being discussed, I wanted to briefly let you know what our experience over the years has been with them.

491 is located in a mixed business environment that is now extremely busy, which I realize is the biggest difference of all. Much of this is due to the metamorphosis North Tisbury has gone through over the past couple of decades. These changes have brought in many new businesses that fortunately have all become wonderful neighbors. This is quite important to us as we are pretty much the last of the residential properties in this area. Each time someone new comes in it is a concern on so many levels. We have been extremely lucky that one of those wonderful neighbors has been Andrades. Not only are they hard working, professional, quiet and polite; they have made the area a better place to live.

The only negative I have is that they are leaving our neighborhood. They will be missed. Noise, traffic and any type of disruption has never been an issue. In fact I truly believe that they would do anything possible to ensure that all of their new neighbors are proud to have them and view them as a worthy addition to their neighborhood. Andrades has a strong track record in our community and has been looking for this very type of opportunity for many years. I hope that you too will give them a chance to succeed. They earn their livelihood by listening and delivering.

Please don't hesitate to reach out to me should you have any questions.

Best Regards,
Amy Carignan

Zoning Board of Appeals

From: Sandi Atwood <seaharp@gmail.com>
Sent: Thursday, November 30, 2023 3:59 PM
To: zba@westtisbury-ma.gov
Subject: Public hearing for special permit

To the West Tisbury Zoning Board of Appeals:

We lived in West Tisbury for over 36 years, and though we no longer do, we can certainly say without hesitation that Quezia and Ronaldo Andrade are very conscientious people and have improved every property where they have been located. They are hard working, honest, and very respectful people who we believe would be willing to work out any difficult situation which might come their way. We have had a long time relationship with them, being one of their earliest clients, and we hope they will be allowed to continue serving the island community with a much needed service in their new location.

Sincerely,
Dr. Steve and Sandra Atwood
Sent from my iPhone

Zoning Board of Appeals

From: ANDRADE'S LANDSCAPE <mvandradeslandscape@hotmail.com>
Sent: Thursday, November 30, 2023 2:23 PM
To: zba@westtisbury-ma.gov
Subject: Fwd: ZBA meeting - Neighbor Report

Sent from my iPhone

Begin forwarded message:

From: "reid vlse.net" <reid@vlse.net>
Date: November 30, 2023 at 12:52:23 PM EST
To: ANDRADE'S LANDSCAPE <mvandradeslandscape@hotmail.com>
Subject: RE: ZBA meeting

Hi Quezia,

Good luck with your application. From my experience, your company has not been disruptive to our business. Granted we are in a relatively busy area for West Tisbury, we have not heard excessive noise or seen a significant amount of traffic in and out of your yard.

Best,

Reid G. Silva, PE PLS

Vineyard Land Surveying & Engineering, Inc.
P.O. Box 421
West Tisbury, MA 02575
(508) 693-3774

-----Original Message-----

From: ANDRADE'S LANDSCAPE <mvandradeslandscape@hotmail.com>
Sent: Thursday, November 30, 2023 11:23 AM
To: reid vlse.net <reid@vlse.net>
Subject: ZBA meeting

Hello Reid,
How are you? I hope all is well and you had a great Thanksgiving.

We will have a ZBA meeting later today. Since you are the closest neighbor to our current location and we will be doing the same type of services in our new location, could you testify to what you have seen about us over the past 10 years?

Thanks you so much,
Quezia and Ronaldo Andrade
Sent from my iPhone

Zoning Board of Appeals

From: sbernier@cronigsmarket.com
Sent: Thursday, November 30, 2023 8:58 AM
To: zba@westtisbury-ma.gov
Cc: 'ANDRADE'S LANDSCAPE'
Subject: Special Permit

Mr. Shubert,
Good morning, and thank you for doing your job with all your associates.

My neighbor's across the street have been there for many years and they have acted with care and responsibility. Assuming the rest of their house is in order from your perspective, my words are to encourage helping them to do a better job with the property.

Thanks again
Happy Holidays
Steve Bernier
508-693-6157 DL

Zoning Board of Appeals

From: bronwen buckley <Bronwen500@yahoo.com>
Sent: Thursday, November 30, 2023 8:45 AM
To: zba@westtisbury-ma.gov
Subject: Attn: Larry Schubert, Chair. Re: Andrade/Da Silva special permit hearing.

Since we are unable to attend this hearing in person, I am writing to voice my concerns and objection to this proposal. 23 years ago, we bought our home in West Tisbury for the town's charm and peace and quiet. We bought in a residentially zoned area - NOT in a commercially zoned area!

While road traffic has increased considerably on State Rd over the years, there is little we can do to control that, but we can control added pollution in our homes, by not allowing the infiltration of industry in our residential neighborhood.

Granting the applicants permission for their landscaping endeavors will greatly increase the noise and air pollution from large vehicles dumping, starting up and coming and going in an area in which the applicants have no interest, other than business and profit - especially if they remove the trees and thereby the buffer between private property and a busy state road. Additionally, there would be air borne particulates from earth, mulch, compost etc.

Landscaping work is extremely loud; starts very early in the morning and goes all day long - especially in the summer months, when we are all outdoors enjoying our gardens and have windows and doors open.

And, as for seasonal - how many weeks is that? The landscaping companies I know, work practically year round.

Will they be bringing in heavy loads of shrubs and hard scape materials? - will they be dumping stone and rocks on the property? - not to mention the invasive insects which are imported regularly to our island in landscaping materials. Will they be using toxic chemicals- weed killers, fertilizers etc? What are their plans for disposing of such chemicals? We all have wells.

The environmental impact on our neighborhood is a real concern!

When you buy a home in a residentially zoned area, there is an implied assurance from the town, that the area will not be developed for commercial use. Otherwise, the words "zoned residential " are not worth the paper they're printed on.

We look to the zoning board of appeals to protect our interests and keep out neighborhood as it was intended, residential and free from further pollution.

Sincerely, Bronwen Buckley & Jesse Sonneborn (5 Nip n Tuck Lane).

Sent from my iPad

Zoning Board of Appeals

From: Heather Gardens <heathergardensmike@hotmail.com>
Sent: Wednesday, November 29, 2023 3:18 PM
To: zba@westtisbury-ma.gov

To whom it may concern. I am writing this letter on behalf of Ronaldo Andrade, support of his business, family and development across from Heather Gardens on State Road. I have known him and his wife for over 15 years and believe he is a valuable asset to the town of West Tisbury, as well as the greater Island in general. He is a well organized businessman, respectful and honest family man, supportive Coach and volunteer. I ran and lived at Heather Gardens, which is almost directly across from his proposed site for the past 20 years. Consistently we had delivery trucks and landscape customer trucks coming and going during business hours. There is also an electrical contracting business next-door to him with many vans, trucks and equipment, coming and going during business hours. My belief is that that area has several owner occupied home/businesses, and it seems unfair to stop Andrade's Landscaping from doing the same. Please call with any questions.

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November 28, 2023

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

RE: Zoning Board of Appeals Public Hearing
November 30, 2023

Dear Mr. Schubert,

In response to the Andrade-da Silva application dated 28 October 2023 for a special permit under ZB 3.1-1, 14.2, 8.5-2 to benefit #362 State Road (Assr. Pcl. 11-57), I would like to register my objection as an abutter (Assr. Pcl. 11-49-1) with the W. Tisbury Zoning Board of Appeals over how much of the property in the vicinity of these two parcels is increasingly being used today for commercial purposes after the Town changed the zoning from 1/2-acre residential lot sizes to the current 3-acre minimum lot size requirement.

While I recognize the need for public safety buildings, schools, post offices, grocery stores, and other local businesses, I am also acutely aware of the need for a lot more affordable housing in the state,

<https://www.masslive.com/news/2023/11/exclusionary-zoning-in-mass-led-to-housing-shortage-segregation-report-says.html>

especially in communities that have contributed to the current affordable housing crisis by enacting measures that constitute what many experts consider a form of 'exclusionary zoning.'

If your board votes to approve the proposal currently under review, I would request that it also commit affirmatively, as part of the approval process, to considering the *actual* use of other property in this part of W. Tisbury, including but not limited to the 1/2-acre zoning in neighboring subdivisions like Island Farms and the commercial use of property across the street, in any future requests for zoning variances involving #384 State Road (Map 11 Pcl. 49) and #430 State Road (Map 16 Pcl. 107).

I would also like to request that the petitioner's requirement, per the same bylaws cited in their petition, to install appropriate screening around the property in order to mask the commercial use of that property, including the roads for any heavy trucks that will be crossing over it and the proposed 40'x60' garage in the rear of that property that will be used to store the five vehicles, also be made more explicit in the plan for abutters' review.

Thank you.

R. Scott, Trustee
Angels Realty Trust

Zoning Board of Appeals

From: Davina Porter <davinaporter@optonline.net>
Sent: Sunday, November 19, 2023 4:22 PM
To: zba@westtisbury-ma.gov
Subject: Public hearing for special permit

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Schubert,

We are contacting you in regard to the application for the special permit to construct a Garage, and operate a Landscaping Business at 364 State Road.

We are the owners of 24, Nip'n Tuck Lane.

We are opposed to the granting of this permit. We are concerned about noise from the large trucks; in addition the handling of stone products on site, would result in more noise and dust pollution.

Currently, this locale is in a Rural Residential setting, with Farmland, individual homes, and a QUIET Landscaping business.

The proposed development would transform this location into a Rural Industrial one.

Unfortunately, we are unable to attend the meeting on November 30th in person, and would like to ask you to express our concerns.

We can be reached at davinaporter@optonline.net or 203 226 7136 or gus_porter@yahoo.com

Thank you,

Davina and Fergus Porter

Zoning Board of Appeals

From: mvmemoe@gmail.com
Sent: Tuesday, November 28, 2023 8:23 AM
To: zba@westtisbury-ma.gov
Subject: 364 State Road hearing on Nov. 30th

To the West Tisbury Zoning Board of Appeals,

I am writing to object to a possible Special Permit for Ronaldo Andrade and Quezia da Silva at 364 State Road. The property in question is in a residential zone and what the applicants are asking for belongs in a light industrial area. Since the site plan does show a proposed home, that should be built first before applying for the special permit. If this permit is granted it will set precedence for the rest of the residential areas in West Tisbury.

Roberta Hearn
365 State Road
West Tisbury

Sent from my iPad