



Town of West Tisbury

PLANNING BOARD

P. O. Box 278

West Tisbury, MA 02575-0278

508-696-0149

planningboard@town.west-tisbury.ma.us

APPLICATION FOR SPECIAL PERMIT

Date: April 25, 2024

Date Received by Planning Board: _____

Name of Applicant and Mailing Address: Philippe Jordi, Island Housing Trust
PO Box 779, West Tisbury, MA, 02575

Telephone Number(s): 508-693-1117, 508-560-6445

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

Map and Lot # and Street Address of Subject Property: 16-194, 88 Pin Oak Circle

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

Applicable Section of Zoning Bylaw: 4.4-3 B, Multi-Family Housing

Date(s) and Title(s) of Plans Submitted:

88 Pin Oak Circle - Proposed - 2-Family Residence, March 29, 2024

88 Pin Oak Circle - Proposed - Site Plan, February 8, 2024

88 Pin Oak Circle - Proposed - Landscape Plan, April 2024

88 Pin Oak Circle - Approved - 2-Family Residence, August 7, 2023

88 Pin Oak Circle - Approved - Landscape Plan, August 15, 2023

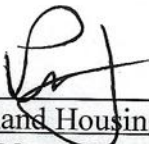
Brief Description of Proposal:

Island Housing Trust is applying for an amendment to the existing Special Permit for 88 Pin Oak Circle to change the configuration of the two-family home from one unit above the other, to side-by-side units, as more fully described in the attached Brief to the Planning Board.

The Special Permit for 88 Pin Oak Circle was filed with the Town Clerk on September 5, 2023 and recorded at the Dukes County Registry of Deeds on October 20, 2023. The language from the Decision follows, with the requested amended language:

The Planning Board finds the request to construct ~~an upper and lower level a side-by-side duplex house~~, with the upper level at 786 square feet and the lower level at 936 square feet, to be in keeping with the requirements of the Housing Bylaw, Section 4.4-3 B on a .46 acre parcel of land. ~~The upper level apartment will contain one bedroom and the lower level apartment will contain two bedrooms.~~ Both the one-bedroom unit and the two-bedroom unit will be side-by-side on two floors. The total square footage of the house will be 1,722 square feet. The property owners will install an enhanced septic system to allow for a third bedroom ~~pending approval from as approved by~~ the West Tisbury Board of Health. At the time of the approval of the application, IHT had not determined whether it will use the property for its employees, sell the duplex with ground lease restrictions, or lease the individual units. They stated they will not be able to determine the disposition of the units until financing is structured.

I hereby request a hearing before the West Tisbury Planning Board with reference to the above noted application.

Signed: 
Island Housing Trust
Title(s): CEO

Application fee of \$150.00 is required. Date Paid: _____

FOR PLANNING BOARD USE

Size of Subject Lot: _____ Zoning District: _____

Registry Book and Page #'s and Date _____

Other Boards Involved with the Permitting:

Within an Overlay District?

Martha's Vineyard Commission Referral Required? _____ If So, MV Checklist Items: _____

88 Pin Oak Circle
Brief to the Planning Board
April 25, 2024

Since IHT was granted the Special Permit for a two-family house at 88 Pin Oak Circle in September 2023, we purchased the property, drilled the well and received final approval for the water and septic system.

We also continued to refine the building plans as the design development progressed. After considering potential residents' use and enjoyment of their homes among other issues, we propose to change the interior layout of the two-family house from one unit per floor to both units being side-by-side on two floors. We are proposing only interior refinements--the building's original configuration, dimensions, height and location have not changed.

There are many advantages to this revision, including:

- Both residences are entered on the ground level.
- Potential noise transmission from the 2nd floor unit is reduced.
- The exterior stair is eliminated, thus reducing risk of injury.
- Maintenance of exterior stairs and landings is eliminated.

The attached building plans dated March 29, 2024 show the current proposed refinements. The original, approved building plans dated August 7, 2023 are also attached for reference.

The site/parking plan has also been refined as shown in the attached Site Plan dated February 8, 2024, including shifting the parking slightly east to be farther from the front entry of the house. The parking is still accessed from Pin Oak Circle but turns to the side, similar to a majority of the parking areas of neighborhood homes. In addition, the attached Landscape Plan dated April 2024 shows new plantings, screening for the parking area, and garden areas. We are proposing to augment the existing green buffer along the perimeter of the property with native species, flowering shrubs and 7' to 10' tall evergreens, and screen the parking area with heavy shrubbery and natural wood fencing. In keeping with the many flower gardens in the neighborhood, perennial gardens will be planted in front of the house with room for homeowners to plant their preferred annual flowers. The original, approved Landscape Plan dated August 15, 2023 is also attached for reference.

We believe these refinements will improve the interior configuration of the house and provide safe, screened parking away from directly in front of the house.

Proposed



Front Elevation

SCALE: 1/4" = 1'-0"

A-2	Front	88 Pin Oak Circle 2-Family Residence by Island Housing Trust	Chris Ellis 2681 Patterson Court, St. James City, FL 33956 phone: 774-212-6625 computerhomedesign@me.com
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Proposed



Back Elevation

SCALE: 1/4" = 1'-0"

A-3	Back	88 Pin Oak Circle 2-Family Residence by Island Housing Trust	Chris Ellis 2681 Patterson Court, St. James City, FL 33956 phone: 774-212-6625 computerhomedesign@me.com
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Proposed



Right Elevation

SCALE: 1/4" = 1'-0"

88 Pin Oak Circle - 03.29.2024.dwg

A-4	Right	88 Pin Oak Circle 2-Family Residence by Island Housing Trust	Chris Ellis 2681 Patterson Court, St. James City, FL 33956 phone: 774-212-6625 computerhomedesign@me.com
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Proposed

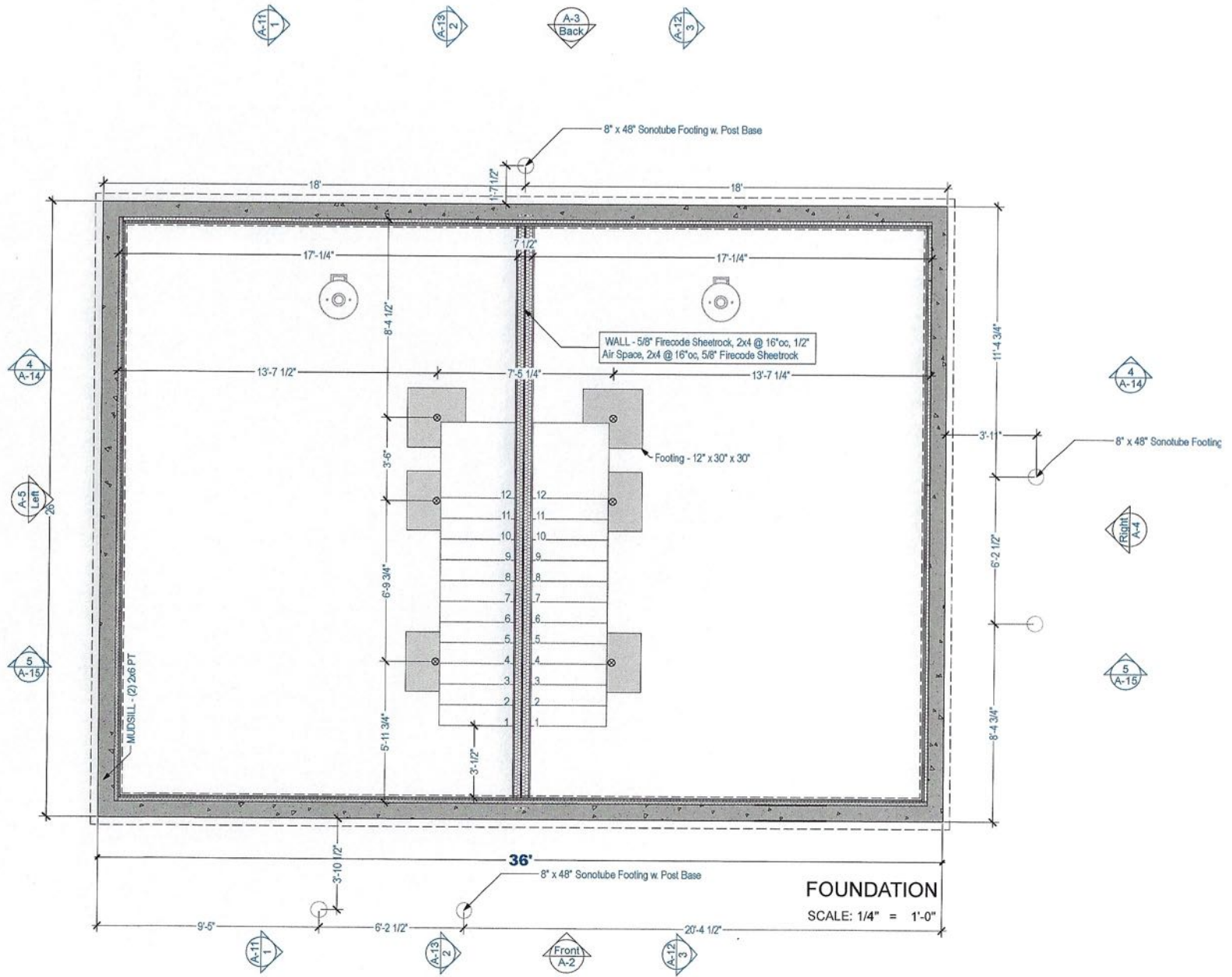


Left Elevation

SCALE: 1/4" = 1'-0"

A-5	Left	88 Pin Oak Circle 2-Family Residence by Island Housing Trust	Chris Ellis 2681 Patterson Court, St. James City, FL 33956 phone: 774-212-6625 computerhomedesign@me.com
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Proposed



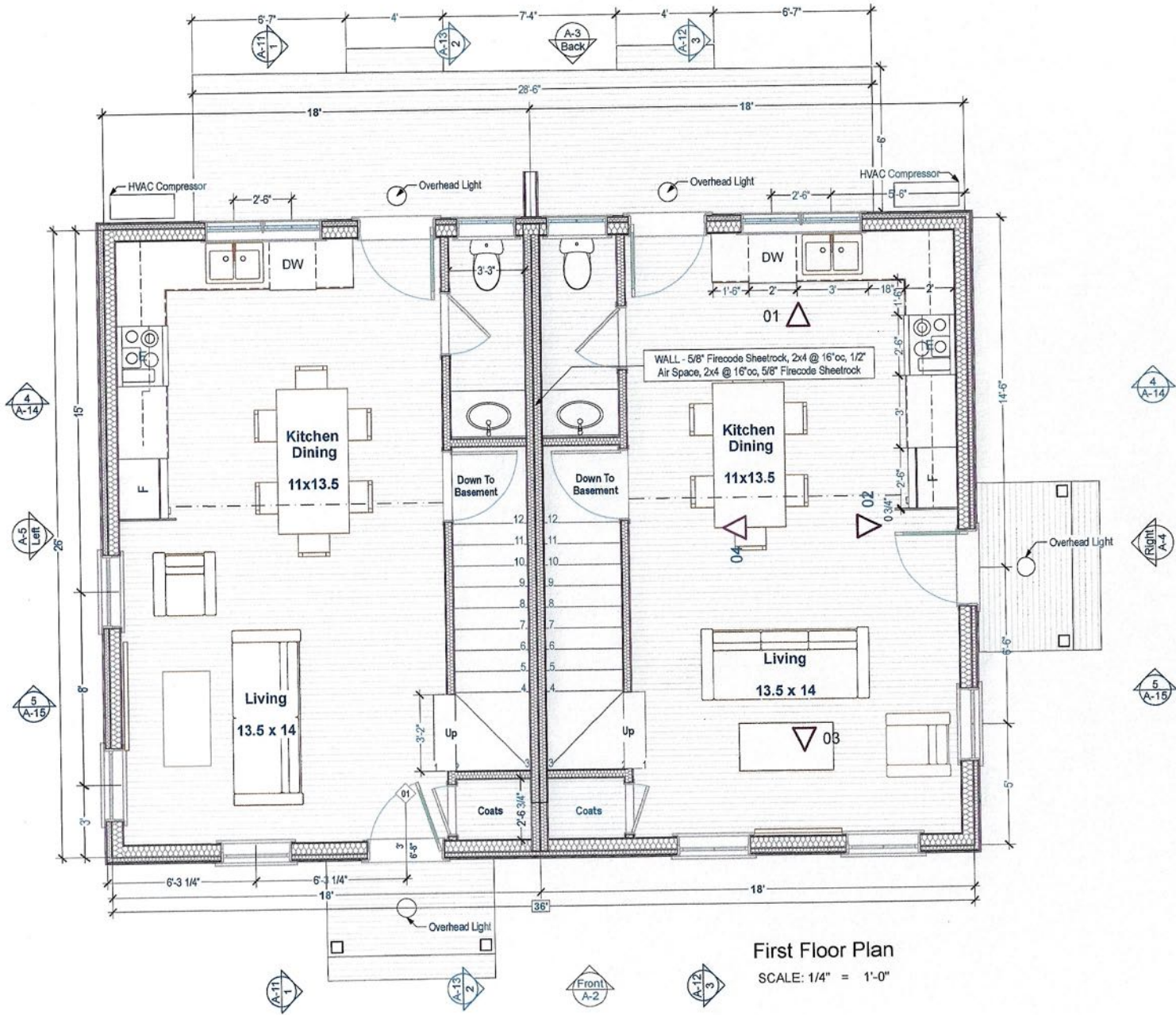
FOUNDATION
SCALE: 1/4" = 1'-0"

Chris Ellis
2681 Patterson Court, St. James City, FL 33956
phone: 774-212-6625 computerhomedesign@me.com

88 Pin Oak Circle
2-Family Residence
by Island Housing Trust

A-6 Foundation

Proposed



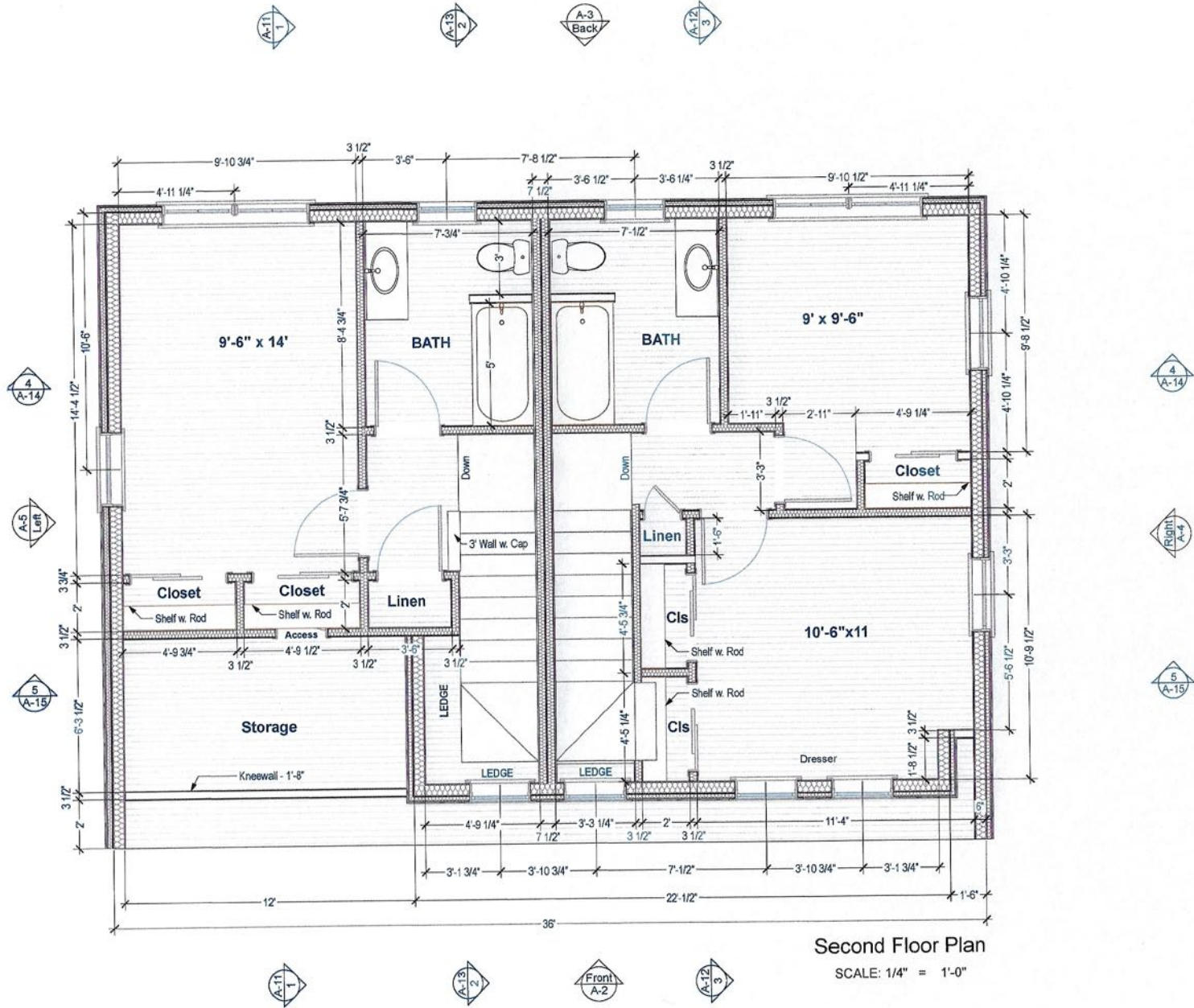
First Floor Plan
SCALE: 1/4" = 1'-0"

Chris Ellis
2681 Patterson Court, St. James City, FL 33956
phone: 774-212-6625 computerhomedesign@mc.com

88 Pin Oak Circle
2-Family Residence
by Island Housing Trust

First Floor
Plan
A-9

Proposed

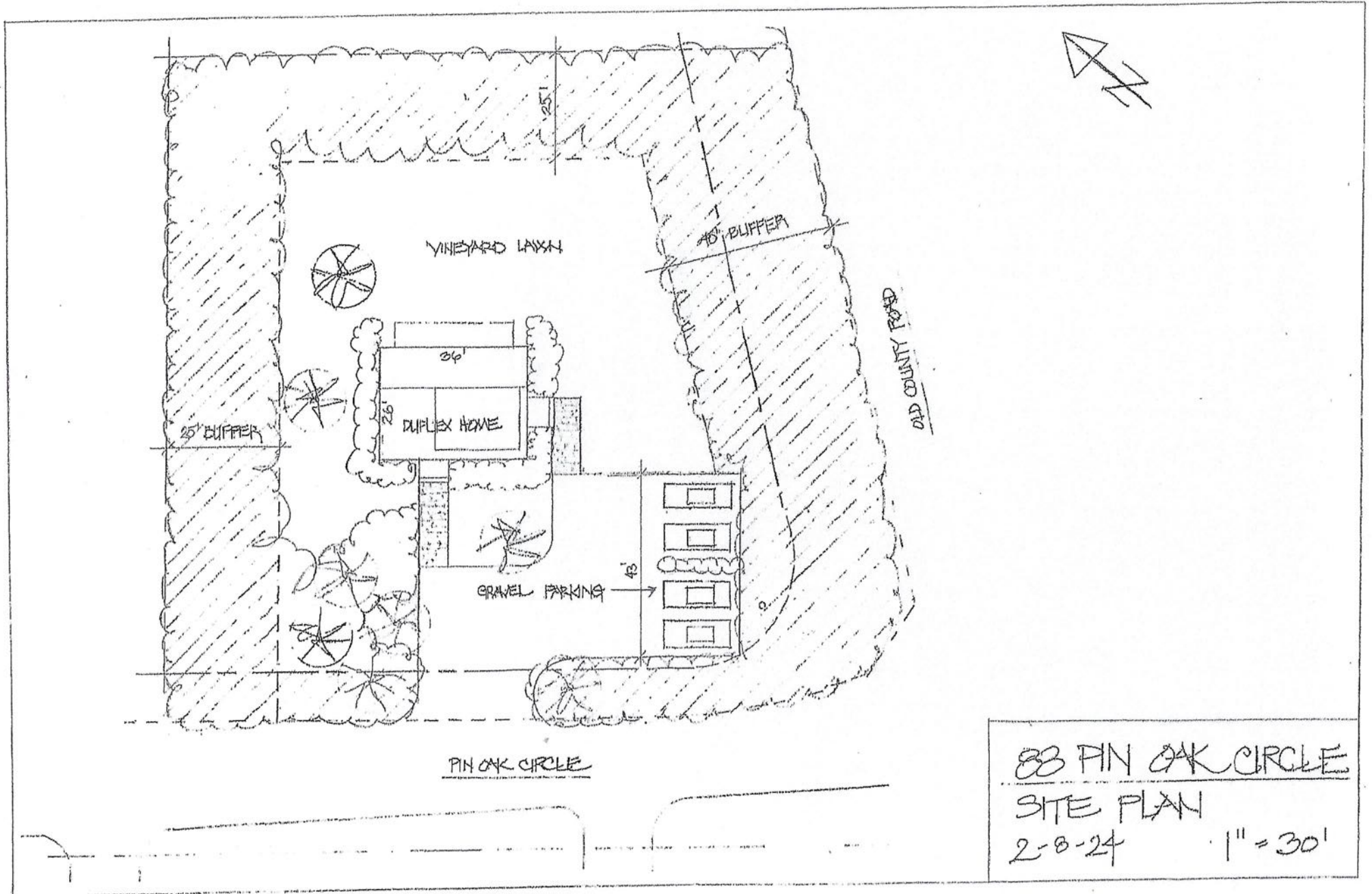


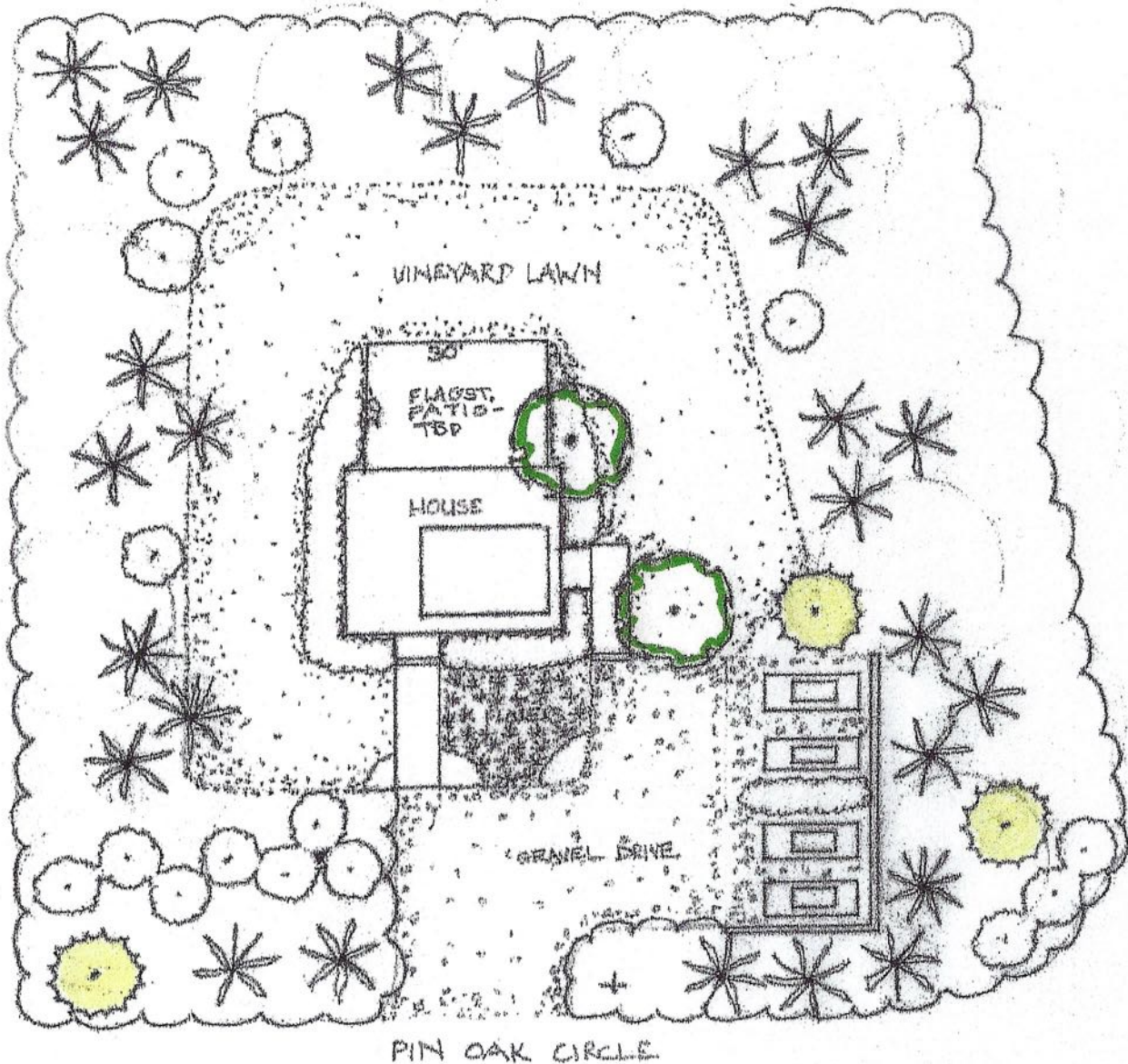
Chris Ellis
2681 Patterson Court, St. James City, FL 33956
phone: 774-212-6625 computertomedesign@me.com

88 Pin Oak Circle
2-Family Residence
by Island Housing Trust

A-10
Second Floor Plan

Proposed





KEY TO NEW PLANTINGS



APPLE TREE, SEMI-DWARF, LIBERTY



GREEN GIANT ARBOVITAE 7-8'



AMERICAN HOLLY 8-10'



ROSEBAY RHODODENDRON

ROSEUM ELEGANS RHODODENDRON

WITCH HAZEL

OAKLEAF HYDRANGEA

INKBERRY

QUICKFIRE HYDRANGEA

FORSYTHIA

NOTE: All existing viable trees will be retained except those in the lawn, house and driveway/parking areas.

88 PIN OAK CIRCLE
 LANDSCAPE PLAN
 4-24

Approved



Front Elevation

SCALE: 1/4" = 1'-0"

A-2	Front	88 Pin Oak Circle Proposed 2-Family Residence by Island Housing Trust	Chris Ellis 2681 Patterson Court, St. James City, FL 33956 phone: 774-212-6625 computerhomedesign@me.com
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Approved



Back Elevation

SCALE: 1/4" = 1'-0"

A-3	Back	88 Pin Oak Circle Proposed 2-Family Residence by Island Housing Trust	Chris Ellis 2681 Patterson Court, St. James City, FL 33956 phone: 774-212-6625 computerhomedesign@me.com
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Approved



Right Elevation

SCALE: 1/4" = 1'-0"

A-4	Right	88 Pin Oak Circle Proposed 2-Family Residence by Island Housing Trust	Chris Ellis 2681 Patterson Court, St. James City, FL 33956 phone: 774-212-6025 computerhomedesign@me.com
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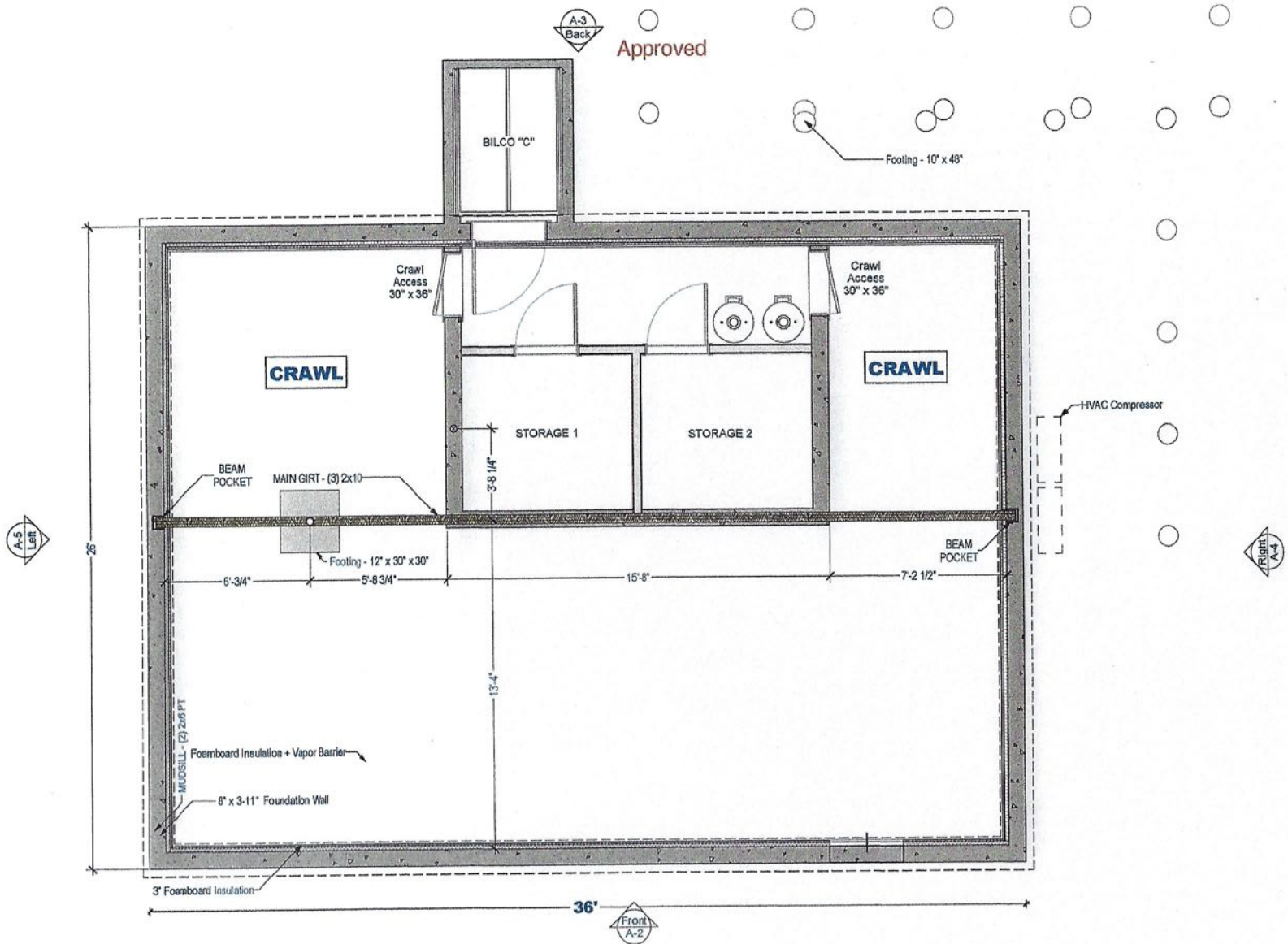
Approved



Left Elevation

SCALE: 1/4" = 1'-0"

A-5	Left	88 Pin Oak Circle Proposed 2-Family Residence by Island Housing Trust	Chris Ellis 2681 Patterson Court, St. James City, FL 33956 phone: 774-212-6005 computerhomedesign@me.com
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FOUNDATION
 SCALE: 1/4" = 1'-0"

A-3
Back

Approved

A-5
Left

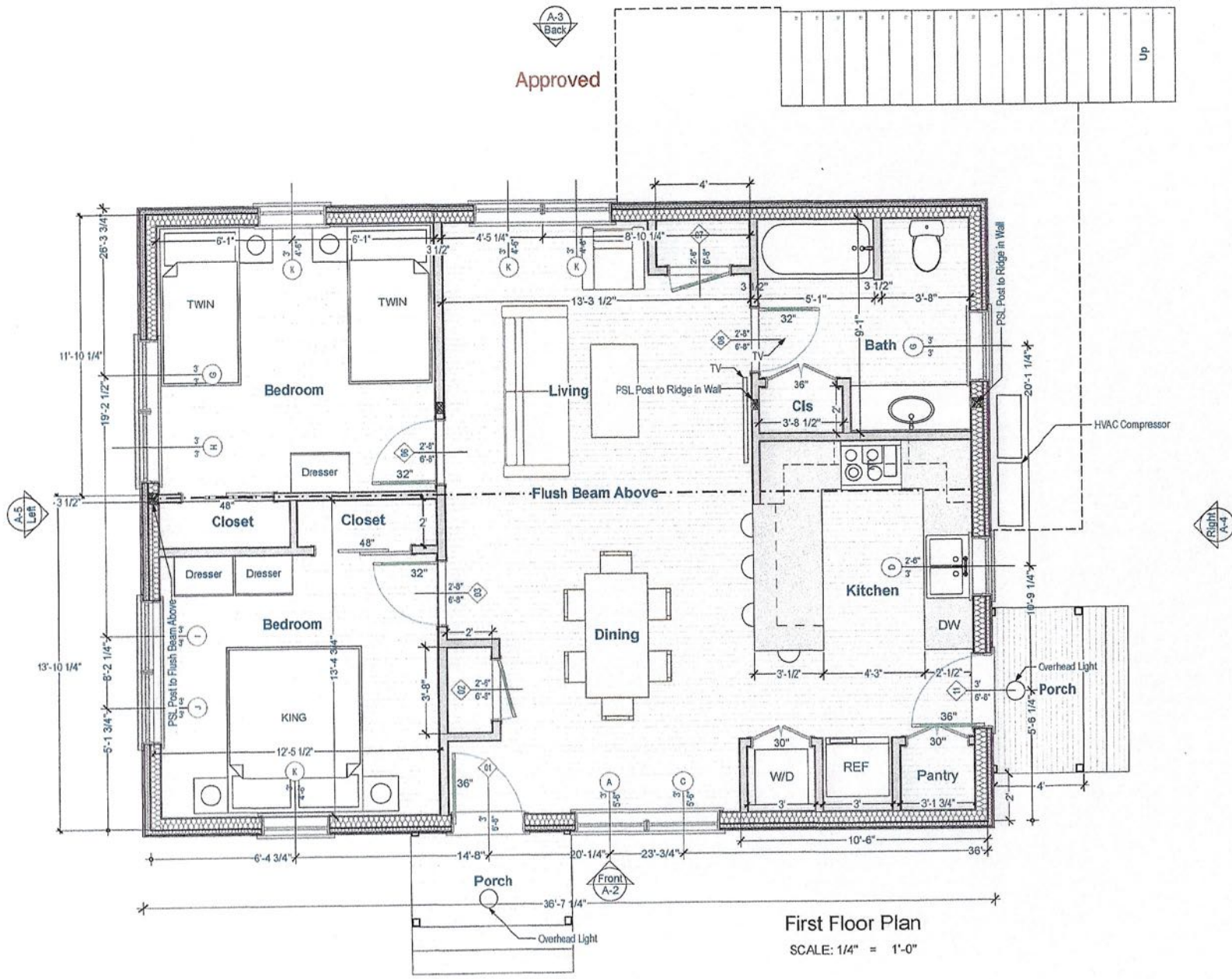
Front
A-2

Right
A-4

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88 Pin Oak Circle
Proposed 2-Family Residence
 by Island Housing Trust

A-6
Crawl



First Floor Plan
SCALE: 1/4" = 1'-0"

Approved

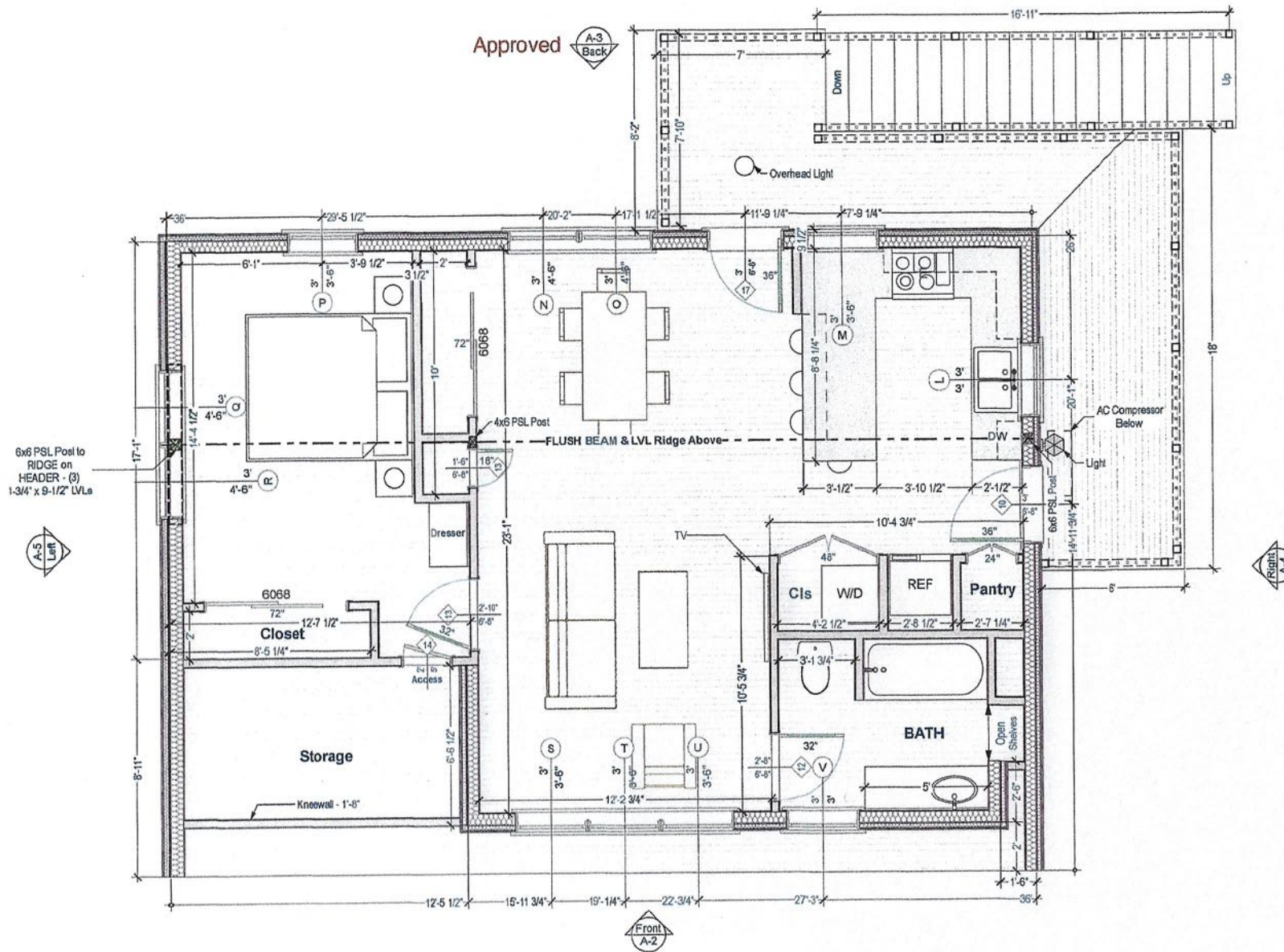
Up

Chris Ellis
2681 Patterson Court, St. James City, FL 33956
phone: 774-212-6625 computerhomedesign@me.com

88 Pin Oak Circle
Proposed 2-Family Residence
by Island Housing Trust

First Floor
Plan

A-7



Second Floor Plan

SCALE: 1/4" = 1'-0"

Approved

6x6 PSL Post to RIDGE on HEADER - (3) 1-3/4" x 9-1/2" LVLs

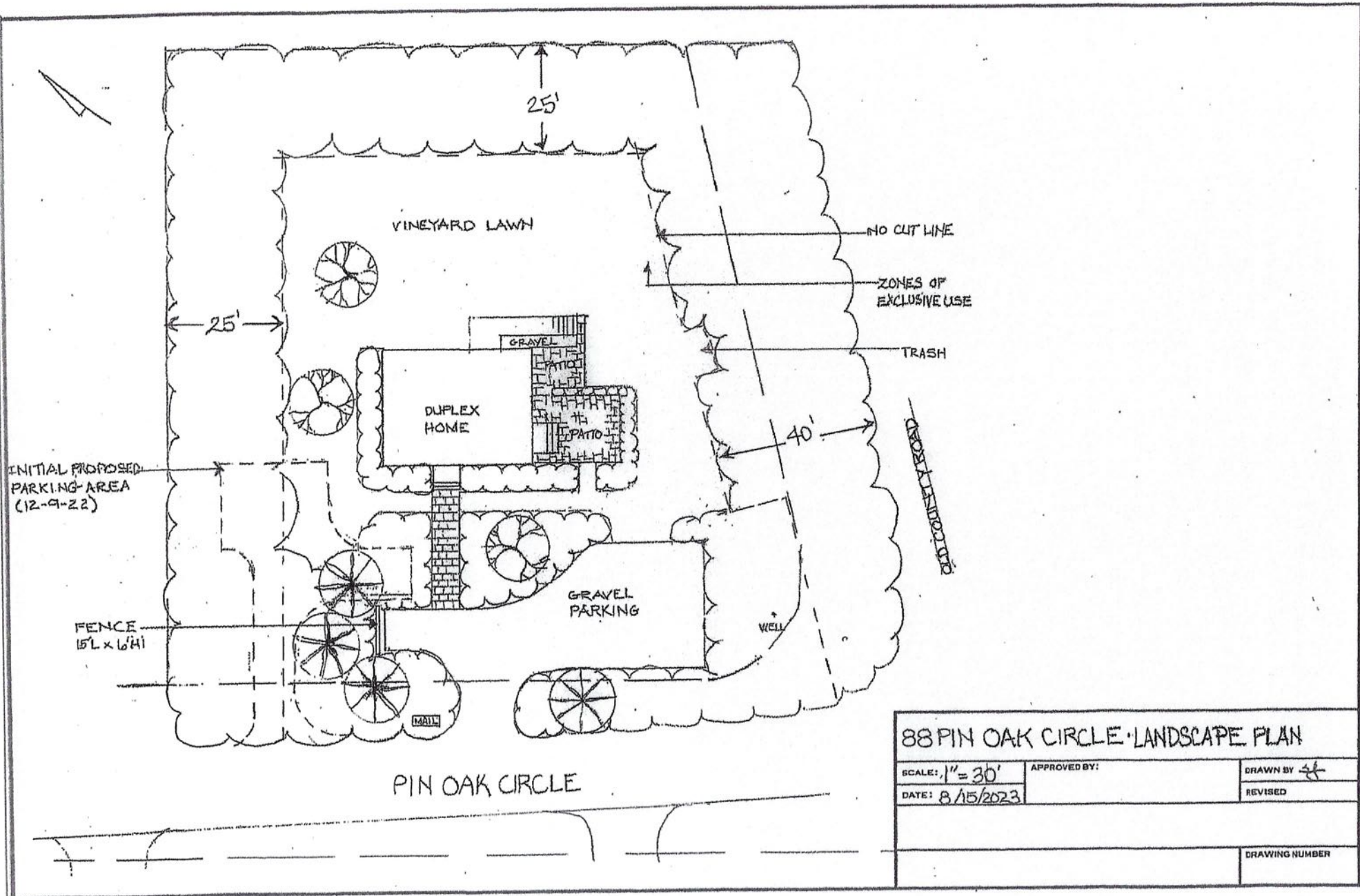
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phone: 774-212-6625 computerhomedesign@me.com

88 Pin Oak Circle
Proposed 2-Family Residence
by Island Housing Trust

Second Floor Plan

A-8

Approved



88 PIN OAK CIRCLE LANDSCAPE PLAN		
SCALE: 1" = 30'	APPROVED BY:	DRAWN BY: <i>[Signature]</i>
DATE: 8/15/2023		REVISED
		DRAWING NUMBER