

## Zoning Board of Appeals

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**From:** Simon Athearn <[simon@morninggloryfarm.com](mailto:simon@morninggloryfarm.com)>  
**Sent:** Thursday, October 21, 2021 2:52 PM  
**To:** Zoning Board of Appeals  
**Subject:** Re: [West Tisbury, MA] detached bedroom question (Sent by Simon Athearn , [simon@morninggloryfarm.com](mailto:simon@morninggloryfarm.com))

Thank you Pam, We do not have plans drawn yet, and do expect to do so but wanted to ensure it was reasonable enough to pay for the plans. We have hired Reid Syliva at VE to survey and lay the plot plan, our last survey was back in '05 so not much use. We will pursue creating the plot plan with well, septic, utilities etc. I do not have much info so share until then but could create a map to show location and a short narrative if that helps. Thanks for the quick response.  
Simon

Simon Athearn  
Pronouns: He/ Him/ His  
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On Thu, Oct 21, 2021 at 2:36 PM Zoning Board of Appeals <[zba@westtisbury-ma.gov](mailto:zba@westtisbury-ma.gov)> wrote:

Hi Simon, I just spoke to Joe Tierney and Jane Rossi, Board Administrator for the Planning Board. We are not sure whether you will need a Special Permit from the PB or the ZBA. Jane is currently under quarantine for COVID-19 but expects to be back in the office sometime next week. Do you have plans drawn up for the construction? Or a Site Plan? You will most likely need to have an engineered site plan for the project. At this point, the concept seems allowable but until complete plans are before us, the question remains. When Jane is back in the office I will meet with her and Joe to discuss. Any info you can get to me prior to meeting would be helpful. Looking forward to working with you on this. Pam

Pam Thors, West Tisbury Zoning Board Administrator

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**From:** Contact form at West Tisbury, MA <[cmsmailer@civicplus.com](mailto:cmsmailer@civicplus.com)>  
**Sent:** Thursday, October 21, 2021 1:50 PM  
**To:** pthors <[zba@westtisbury-ma.gov](mailto:zba@westtisbury-ma.gov)>  
**Subject:** [West Tisbury, MA] detached bedroom question (Sent by Simon Athearn , [simon@morninggloryfarm.com](mailto:simon@morninggloryfarm.com))

Hello pthors,

Simon Athearn ([simon@morninggloryfarm.com](mailto:simon@morninggloryfarm.com)) has sent you a message via your contact form (<https://www.westtisbury-ma.gov/user/47/contact>) at West Tisbury, MA.

If you don't want to receive such e-mails, you can change your settings at <https://www.westtisbury-ma.gov/user/47/edit>.

Message:

Hi, I am reaching out per the request of the Building Department. Joe has been consulting us on how to build more farm employee housing. Our idea we wish to create a plan from if it fits the towns rules is as follows.

M31 Lot 68 Simon & Robyn Athearn

Our land bank deed restriction has a farm building zone, that includes staff housing, we had our preliminary plan pass though them at their last board meeting, we will need to return to the Land Bank with a final plan.

Plan: a 2,100 Sf barn with loft for the farm's use. That includes a shared kitchen and bathrooms in a portion of the first floor to service several small detached bedrooms nearby. The detached bedrooms would have electric, wifi, and modest insulation (summer use only expected) but no bathroom, sinks, or kitchens. The expectation of the build is to set the buildings on columns and not dig a true foundation, per the suggestion of Kevin Cusack at Autumn construction, who we wish to be our contractor on this. The number of detached bedrooms would be set by our septic allowances.

Joe at the Building Department sees this as an allowable method to house people where we would not have to mix residential and commercial spaces, thus saving on the near impossible to build (no town water) fire sprinkler system. He asked that we run it by this board before we draw actual plans.

Further our staff have been clearly communicating that they would prefer separate small cottages over the dorm style buildings we have two of in edgartown.

What further plans or things would you need from us to get on the agenda? Or any other suggestions.

Thank you,  
Simon