



**Town of West Tisbury**  
PLANNING BOARD  
P. O. Box 278  
West Tisbury, MA 02575-0278  
508-696-0149  
[planningboard@town.west-tisbury.ma.us](mailto:planningboard@town.west-tisbury.ma.us)

**APPLICATION FOR SITE PLAN REVIEW**

Date: 11/10/2021

Date Received by Planning Board: \_\_\_\_\_

Name of Applicant and Mailing Address: Michael A. Baumrin  
40 Schofield, Barbini & Hoehn Inc.

Telephone Number(s): 508-693-2781

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

Map and Lot # and Street Address of Subject Property: Assr Pcl 12-33  
76 Christiantown Road

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

Applicable Section of Zoning Bylaw: 9.1

Date(s) and Title(s) of Plans Submitted: submitted 11/10/21  
Site Plan 11/06/21 Building Plans 08/13/21

**Brief Description of Proposal:**

Replace existing dwelling with new dwelling  
larger than 3,000 sf.

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

Signed: Douglas R. Hook

Title(s): agent

Per Section 9.1-3B. of the Zoning Bylaw, should the Planning Board deem that a public hearing is appropriate, an 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: \_\_\_\_\_

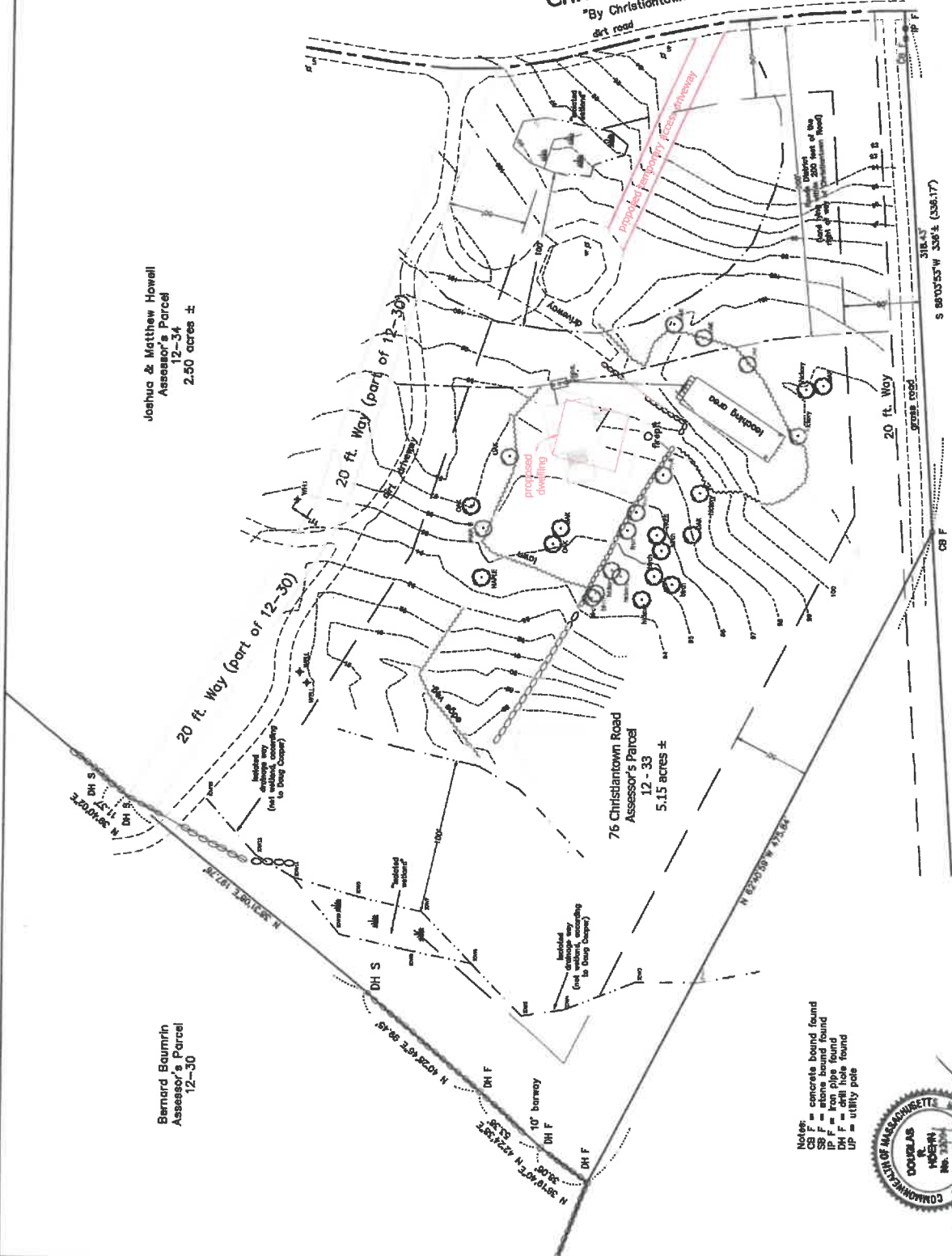


**Site Plan**  
**West Tisbury, Mass.**  
 Prepared For  
**Michael A. Baumrin**  
 Date: 11-30-2021  
 November 6, 2021  
**Schorfield, Barbini & Hoelm Inc.**  
 Land Surveying & Civil Engineering  
 12 Surveyor's Lane, Box 339  
 Westford, Massachusetts 01886  
 www.sbhinc.com  
 MA 10366

Joshua & Matthew Howell  
 Assessor's Parcel  
 12-34  
 2.50 acres ±

Bernard Baumrin  
 Assessor's Parcel  
 12-30

**Christiantown Road**  
 "By Christiantown Road"



- Notes:
- CB F = concrete board found
  - IP F = stone board found
  - UP = utility pole
  - DH F = drill hole found
  - UP = utility pole





3D's ARE FOR ILLUSTRATION PURPOSES ONLY AND MAY SHOW OPTIONAL OR SITE BUILT ITEMS. THEY ARE AN ARTISTIC INTERPRETATION OF THE GENERAL APPEARANCE AND NOT MEANT TO BE AN EXACT RE rendition. PLEASE REFER TO BUILDER CONTRACTS FOR PRODUCTS INCLUDED.



25-AN Line Rd  
Edgerstown, MA 02568  
Vineyard Office: 508 693 7451  
Email: smc@vineyard.net

SQUASH MEADOW CONSTRUCTION IS AN  
INDEPENDENT BUILDER FEATURING



**WESTCHESTER MODULAR HOMES, INC.**  
AN EMPLOYEE OWNED COMPANY



USE GROUP <b>R3</b>	CONTRACT WOOD	BLDG. OWNER SQUASH MEADOW	SITE MICHAEL BAUMRIN 76 CHRISTIAN TOWN RD. WEST TISBURY, MA	REVISION	DATE	WESTCHESTER MODULAR HOMES, INC. 30 REAGANS MILL RD., WINGDALE, NY 12594 Tel (845)832-9400 Fax (845)832-6698
	FRAME (VB)			DESIGNER DWM	DATE 9/28/2021	
BLDG. GROUP	CONTRACT	BLDG. OWNER	HOME OWNER	PRODUCTION No.	REVISION	
	WOOD	SQUASH MEADOW		PE/RA		
				THIRD PARTY INSPECTION AGENCY		

**CUSTOM 2 STORY**



WESTCHESTER MODULAR HOMES INC.  
30 REAGANS MILL RD., WINGDALE, NY 12594  
Tel (845)832-9400 Fax (845)832-6698

# CUSTOM 2 STORY ELEVATIONS

REVISION	DATE

HOME OWNERS	MICHAEL BAUMRIN
SITE	76 CHRISTIANTOWN RD., WEST TISBURY, MA
PRODUCTION No	
DATE	
REVISION	
DATE	
USE GROUP	R3
BUILDER	SQUASH MEADOW
CONSTR TYPE	WOOD FRAME (VB)
DESIGNER	DWM
DATE	9/28/2021
SCALE AS NOTED	
PAGE	2

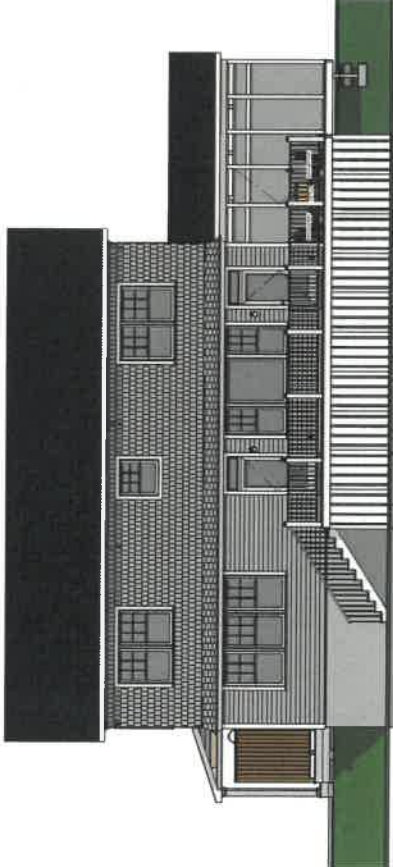
THIRD PARTY INSPECTION AGENCY

PE/RA

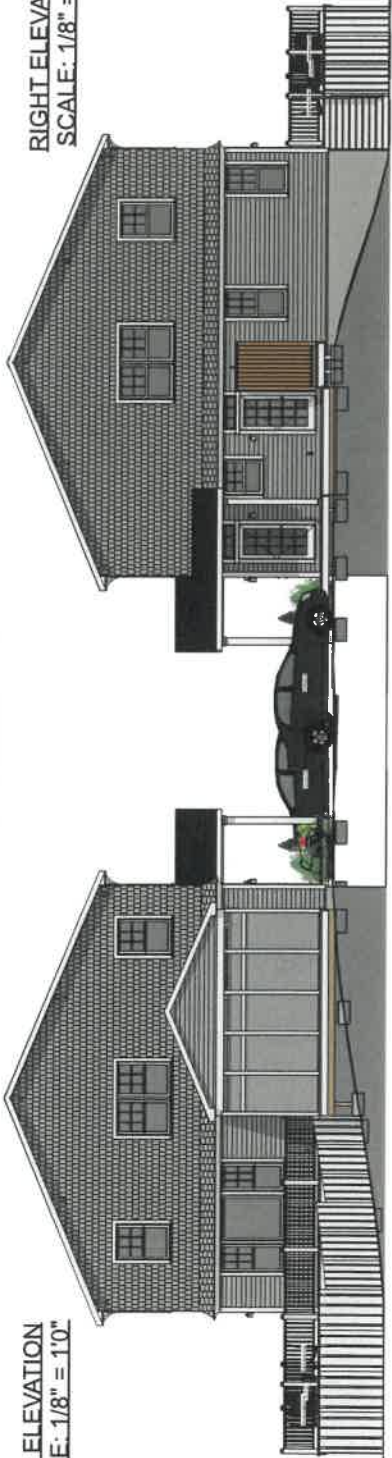
SERIAL No



FRONT ELEVATION  
SCALE: 1/4" = 1'0"



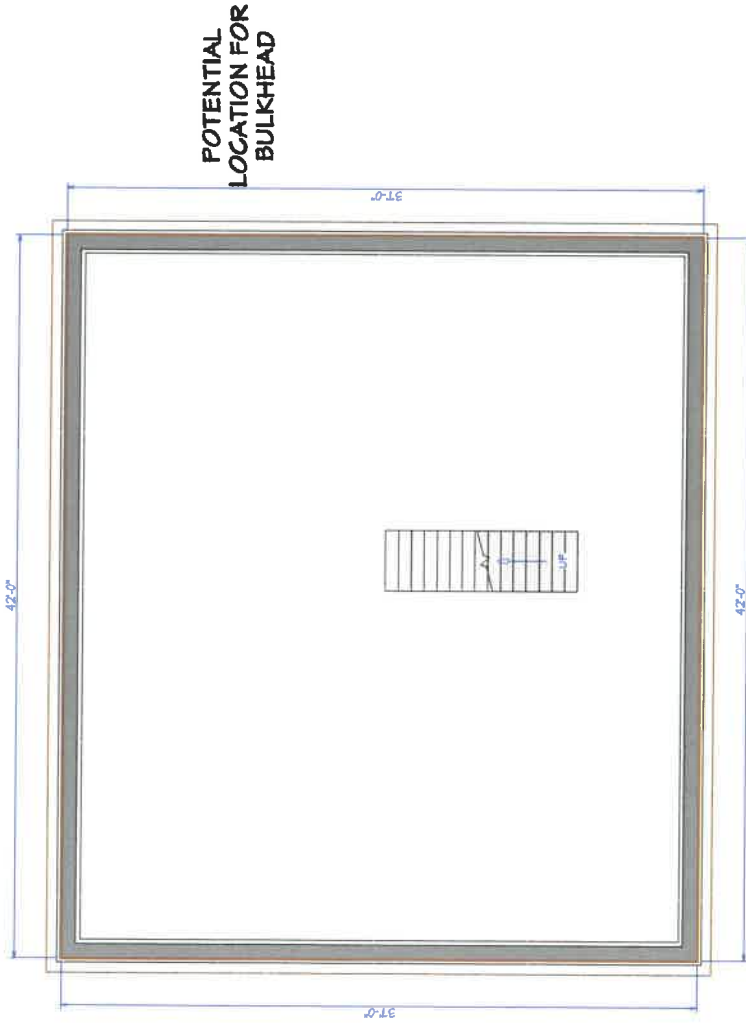
REAR ELEVATION  
SCALE: 1/8" = 1'0"



LEFT ELEVATION  
SCALE: 1/8" = 1'0"

RIGHT ELEVATION  
SCALE: 1/8" = 1'0"

**PRELIMINARY ONLY- NOT FOR CONSTRUCTION**



**PLEASE LOCATE BULKHEAD ON FOUNDATION PLAN**

SCALE: 3/16" = 1'0"

- FOUNDATION NOTES:
- 1) THE FOUNDATION PLAN IS PROVIDED FOR FOUNDATION DESIGN PARAMETERS ONLY. COMPLETE FOUNDATION ENGINEERING BASED ON SPECIFIC SITE CONDITIONS, APPLICABLE LOCAL AND STATE CODES, TO BE REVIEWED AND APPROVED BY A REGISTERED ARCHITECT OR ENGINEER IN THE STATE OF HOUSE DESIGNATION.
  - 2) THE BUILDER/PURCHASER SHALL BE RESPONSIBLE FOR DESIGN, CONSTRUCTION AND CODE COMPLIANCE OF ALL FOUNDATION ELEMENTS INCLUDING, (BUT NOT LIMITED TO) STRUCTURAL, PLUMBING, ELECTRICAL, HEATING, ENERGY CONSERVATION AND FIRE SEPARATION.
  - 3) MINIMUM COLUMN FOOTING SIZE SHALL BE 2'-6" x 2'-6" x 10" DEEP.
  - 4) CONCRETE STRENGTH TO BE A MINIMUM 3000 PSI.
  - 5) LULLY COLUMN SHALL BE MINIMUM 3 1/2" SI STEEL PIPE.
  - 6) FOUNDATION SILL SHALL BE PRESERVATIVE TREATED LUMBER (SUPPLIED AND INSTALLED BY B/P PRIOR TO HOUSE DELIVERY AND SET). THERE SHALL BE NO PROTRUSION ABOVE TOP OF SILL PLATE.

R3 WOOD FRAME (VB)	SQUASH MEADOW	HOME OWNER MICHAEL BAUMRIN SITE 76 CHRISTIANTOWN RD. WEST TISSBURY, MA	PRODUCTION No	REVISION	DATE		
			SERIAL No	PE/RA	THIRD PARTY INSPECTION AGENCY		
USE GROUP	R3	CONSTTYPE	WOOD FRAME (VB)	DESIGNER DWM	DATE 9/29/2021	SCALE AS NOTED	PAGE 3
CUSTOM 2 STORY		WESTCHESTER MODULAR HOMES INC. 30 REAGANS MILL RD. WINGDALE, NY 12594 Tel (845)832-9400 Fax (845)832-6698					



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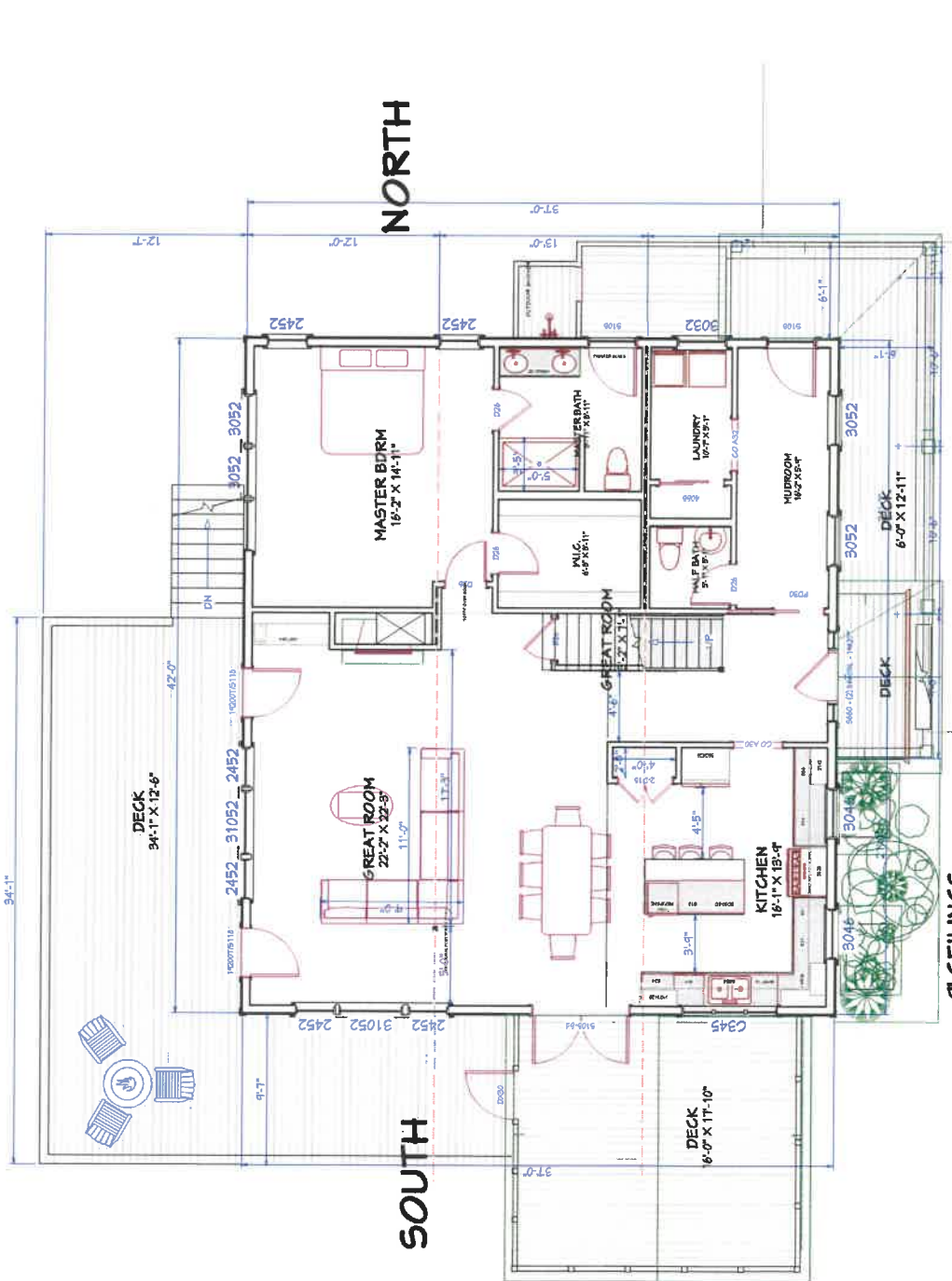
**CUSTOM 2 STORY  
FIRST FLOOR**

REVISION  
DATE

PRODUCTION No

SERIAL No  
HOME OWNER  
SQUASH MEADOW  
SITE  
MICHAEL BAUMRIN  
76 CHRISTIAN TOWN RD.  
WEST TISBURY, MA

THIRD PARTY INSPECTION AGENCY  
P/E/R/A



**WEST**

**NORTH**

**SOUTH**

**EAST**

SCALE: 3/16" = 1'0"

9" CEILINGS  
16" SOFFITS  
16" GEO'S  
BRACKETS BY BUILDER

OUTDOOR SHOWER  
1ST FLOOR CEILING INSULATION

SCALE: 3/16" = 1'0"



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CUSTOM 2 STORY  
SECOND FLOOR

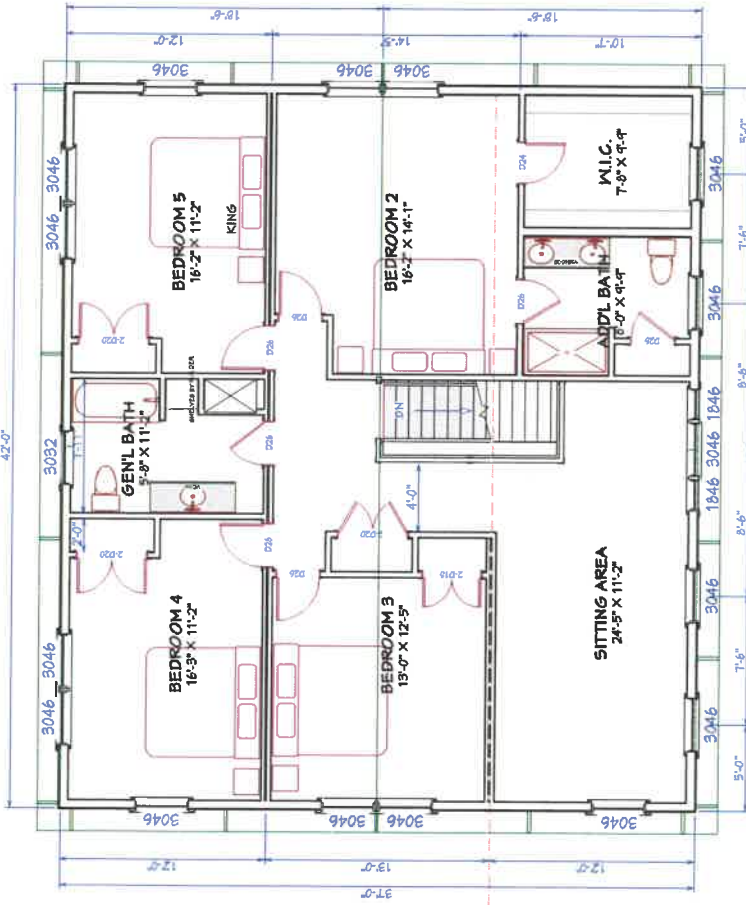
HOME OWNER  
SQUASH  
MEADOW

SITE  
MICHAEL BAUMRIN  
76 CHRISTANTOWN RD.  
WEST TISBURY, MA

REVISION	DATE

THIRD PARTY INSPECTION AGENCY

PE/RA







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USE GROUP  
R3  
CONSTR TYPE  
WOOD  
FRAME (VB)  
DESIGNER  
DWM  
DATE  
9/28/2021  
SCALE  
AS NOTED  
PAGE

# CUSTOM 2 STORY

REVISION  
DATE  
SERIAL NO  
PRODUCTION NO

HOME OWNER  
MICHAEL BAUMRIN  
SITE  
76 CHRISTANTOWN RD.  
WEST TISBURY, MA

BUILDER  
SQUASH  
MEADOW

PE/RA

THIRD PARTY INSPECTION AGENCY





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USE GROUP  
R3  
CONST TYPE  
WOOD  
FRAME (VB)  
DESIGNER  
DWMW  
DATE  
9/29/2021  
SCALE  
AS NOTED  
PAGE

### CUSTOM 2 STORY

REVISION	DATE

HOME OWNER  
MICHAEL BAUMRIN  
SITE  
76 CHRISTANTOWN RD.  
WEST TISBURY, MA

BUILDER  
SQUASH  
MEADOW

SERIAL No

PRODUCTION No

THIRD PARTY INSPECTION AGENCY

P/E/RA





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30 REAGANS MILL RD. WINGDALE, NY 12594  
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PAGE 8  
SCALE AS NOTED  
DATE 9/28/2021  
DESIGNER DWW

# CUSTOM 2 STORY

CONSTR TYPE R3  
WOOD FRAME (V/B)

BUILDER SQUASH MEADOW

HOME OWNER MICHAEL BAUMRIN

SITE 76 CHRISTIANTOWN RD.  
WEST TISBURY, MA

PRODUCTION No

REVISION

DATE

THIRD PARTY INSPECTION AGENCY

P/R/A



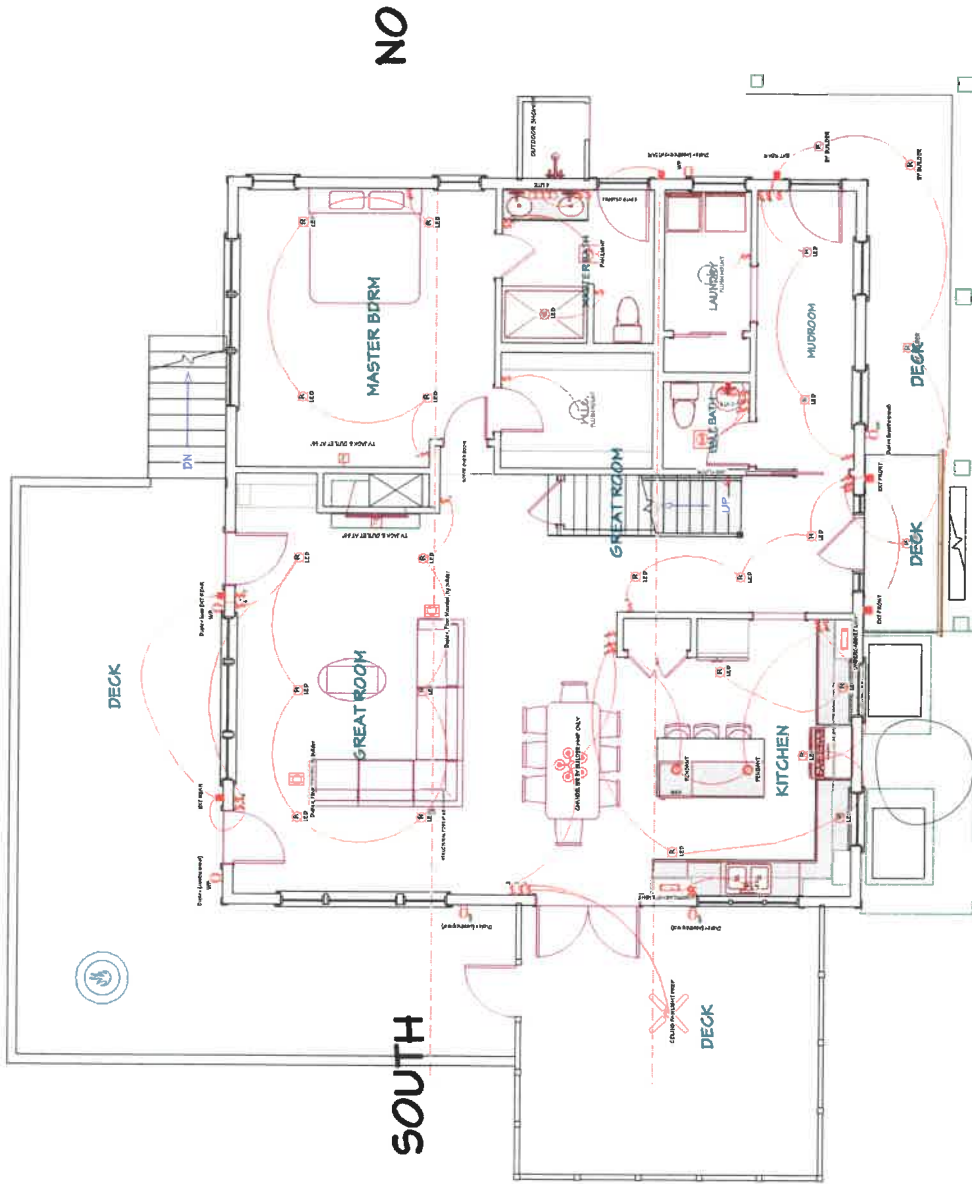
**CUSTOM 2 STORY  
 1ST FLOOR ELECTRICAL PLAN**

REVISION	DATE

**HOME OWNERS**  
 MICHAEL BAUMRIN  
 76 CHRISTANTOWN RD.  
 WEST TISBURY, MA

**BUILDER**  
 SQUASH MEADOW

**SERIAL No**  
 PE/RA  
**THIRD PARTY INSPECTION AGENCY**



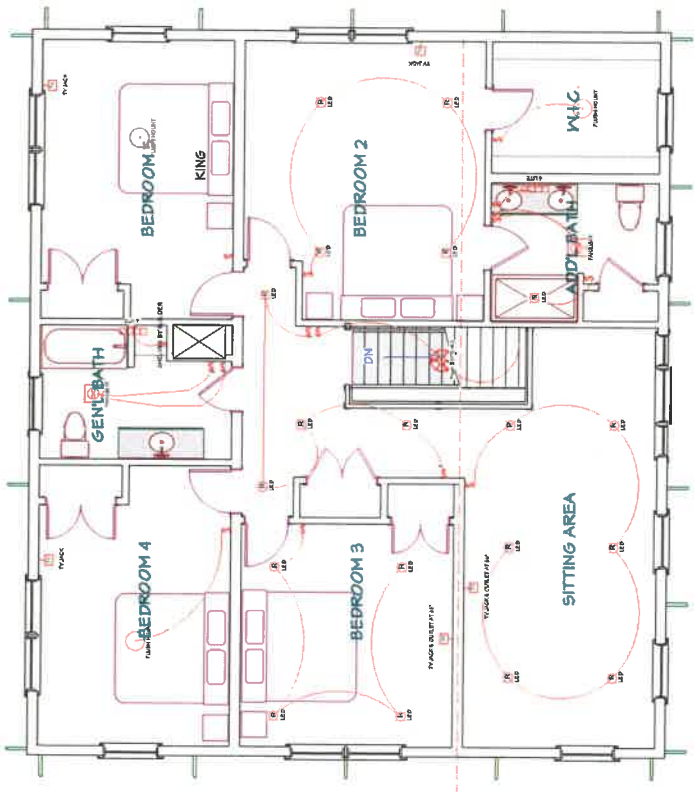
**NO**

**EAST**  
 9' CEILINGS  
 16" SOFFITS  
 16" GEO'S  
 BRACKETS BY BUILDER

**2020 N.E.C.**

OUTDOOR SHOWER  
 1ST FLOOR CEILING INSULATION

- \* ALL SMOKE DETECTORS TO BE PHOTOELECTRIC \*
- \* ALL OUTLETS TO BE TAMPER RESISTANT \*
- \* ALL LIGHT FIXTURE BOXES TO BE HEAVY DUTY [50# MIN.] \*
- \* ALL EXT. GFH RECEPTACLES TO BE UV RATED \*
- \* MAX (2) WIRES PER HOLE THRU PLATES [WHEN CAULKED] \*
- \* NEUTRAL REQUIRED AT ALL LIGHTING CONTROLS \*
- \* FOAM GASKETS ON ALL EXT. WALLS \*



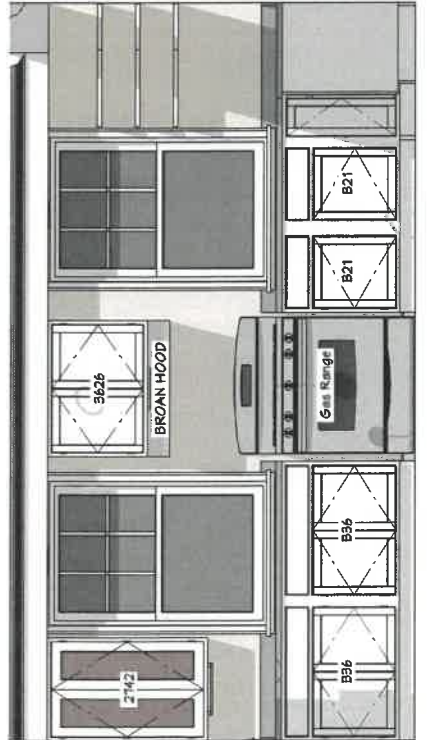
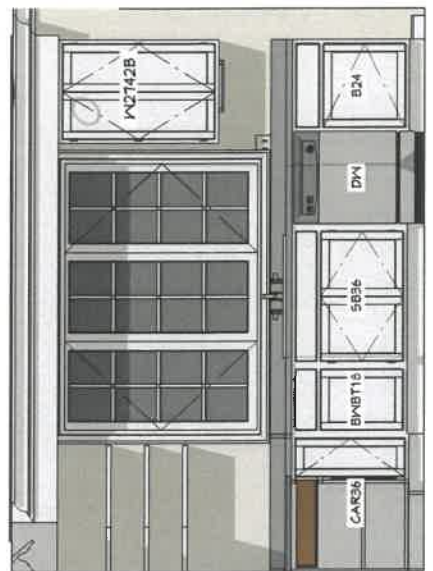
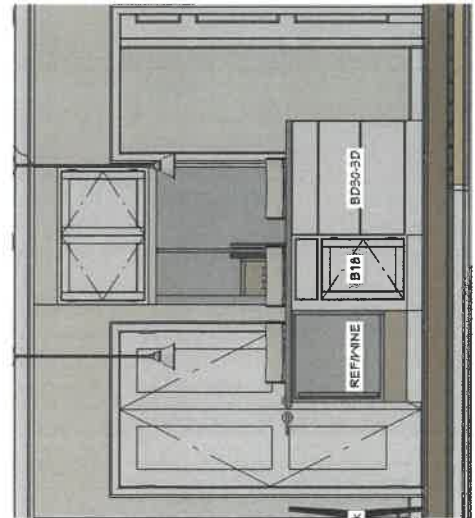
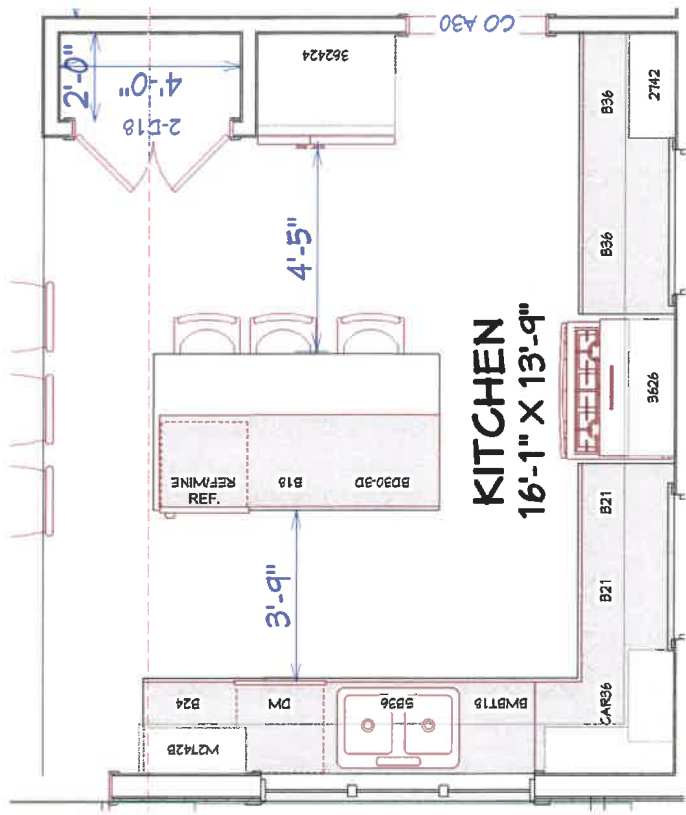
**2020 N.E.C.**

- \* ALL SMOKE DETECTORS TO BE PHOTOELECTRIC \*
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REVISION	DATE

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BUILDER	SQUASH MEADOW
HOME OWNER	MICHAEL BAUMRIN
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PRODUCTION No.	
REVISION	DATE
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USE GROUP R3

BUILDER SQUASH MEADOW

THIRD PARTY INSPECTION AGENCY

PE/RA



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