



Town of West Tisbury

PLANNING BOARD

P. O. Box 278

West Tisbury, MA 02575-0278

508-696-0149

planningboard@town.west-tisbury.ma.us

Check #
1457



APPLICATION FOR SPECIAL PERMIT

Date: November 21, 2023

Date Received by Planning Board: November 21, 2023

Name of Applicant and Mailing Address: Margaret Carman
225 Old County Road
West Tisbury, MA 02568

Telephone Number(s): (919) 924-8327

Name of Owner and Mailing Address (If not Applicant): Same as applicant

Map and Lot # and Street Address of Subject Property: Map 16, Lot 230
Address: 225 Old County Road, West Tisbury, MA 02568

Owner, via Carman Family
Applicant is: Nominee Trust (Owner, Tenant, Purchaser, Other)

Applicable Section of Zoning Bylaw: 8.4-6(A)

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

Brief Description of Proposal:

The Carman Family Nominee Trust requests the Town of West Tisbury Planning Board to grant a second access to the property from Old County Road. This second access will support a family project - the establishment of a u-pick blueberry farm. The situation is unique in that the property is divided by parcels of land that don't not belong to the Carman Family Nominee Trust and the property is fully under strict habitat protection measure associated with the Massachusetts Endangered Species Act (MESA) led by the Massachusetts Division of Fisheries & Wildlife. Approval has been granted by the Massachusetts Division of Fisheries & Wildlife for agricultural development on 4 acres of the property which are isolated from the current driveway but directly facing Old County Road. Using the current driveway is impractical due to the impact on sensitive habitat and setup of the one house on the property. Please refer to the Appendix document for a further overview of the property and plans.

The envisioned blueberry farm would become an asset to the community by supporting local fruit sourcing and family activities as well as hopefully agricultural education. The Carman Family is excited to start this journey.

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

Signed: [Signature]

Title(s): Owner

Application fee of \$150.00 is required. Date Paid: 11.26.23

FOR PLANNING BOARD USE

Size of Subject Lot: _____ Zoning District: _____

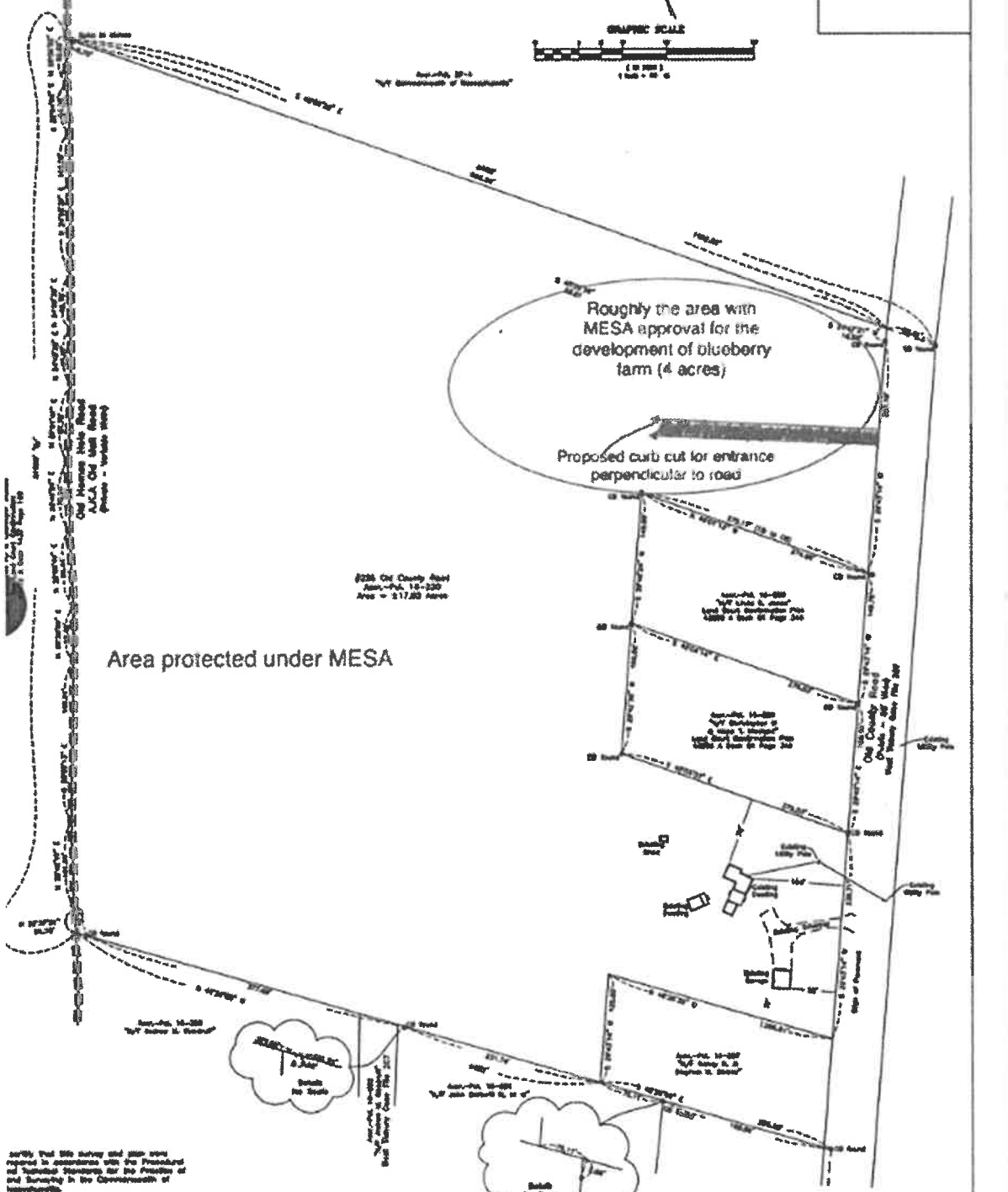
Registry Book and Page #'s and Date _____

Other Boards Involved with the Permitting:

Within an Overlay District?

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

Appendix to Appl
 submitted to Town of West Tisbury Planning Board
 (Note: Changes to official survey in red)



I certify that this survey and plan were prepared in accordance with the provisions of the Statutes for the Practice and Surveying in the Commonwealth of Massachusetts.

I certify that this plan has been prepared in conformity with the Acts and regulations of the Registrars of Deeds of the Commonwealth of Massachusetts.

I hereby certify that the property lines shown on this plan do not show existing easements, and the lines of the streets and lots shown are those of public or private lands or lands already subdivided, and that I am not liable for the division of existing property or for any error or claim.

Plan of Land in
 West Tisbury, Mass.
 Prepared for
 Carman Family
 Nominee Trust
 Scale 1" = 50'
 February 14, 2023