



**Town of West Tisbury**  
PLANNING BOARD  
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[planningboard@town.west-tisbury.ma.us](mailto:planningboard@town.west-tisbury.ma.us)

**APPLICATION FOR SITE PLAN REVIEW**

Date: Aug., 12, 2022

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

Name of Applicant and Mailing Address: Squash Meadow Construction Inc  
PO Box 4547 Vineyard Haven, MA 02568

Telephone Number(s): (508) 693-7451 (508) 776-1817

Name of Owner and Mailing Address (If not Applicant): Michael & Heather Crowley  
75 Oak Hill Avenue Wrentham, MA 02093

Map and Lot # and Street Address of Subject Property: M-37 L-10  
213 Vineyard Meadows Farm Rd

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

Applicable Section of Zoning Bylaw: \_\_\_\_\_

Date(s) and Title(s) of Plans Submitted: Site Plan of Land 8/10/22  
~~Crowley Custom 2 Story House Plans 8/11/22~~

**Brief Description of Proposal:**

Construct a single family modular wood frame home and garage. Home is 3,439 Sq Ft of conditioned space  
Garage is 2 bays with storage area over.

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

Signed: W.P. Potter  
William Potter/Squash Meadow Construction  
Title(s): Owner/President

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: \_\_\_\_\_

## **Crowley 213 Vineyard Meadow Farms Rd Map 37 L 10**

### **A Narrative for W Tisbury Planning Board 9/12/22**

#### **Site Plan Review**

Michael & Heather Crowley purchased the lot at 213 Vineyard Meadow Farms Rd from Frank A. Elia Jr. Trust on July 30, 2021, and it is recorded in the Dukes Country Registry in Book 1589 Page 131. The lot has a total area of 1.42 Acres and as shown on the Site Plan from Vineyard Land Surveyors dated August 23, 2022, has a total area of 1.42 Acres.

The Crowley family, working with Squash Meadow Construction Inc., has designed a custom two-story home for the lot that has a total area of conditioned space of 3,439 sq ft. The home has six bedrooms and four and one-half bathrooms. A bedroom on the first floor has been designated for the mother. The house-enhanced septic system for nine bedrooms has been approved by the West Tisbury Board of Health. The proposed house fits into the building envelope for the property and into the character of the community. We originally filed a ZBA application for relief on setbacks for a bulkhead and a rinse area, however Michael and Heather have decided to revise the house plan to meet setbacks and are withdrawing the application. Two other homes in the neighborhood have total finish areas of 4,362 sq ft and 3,832 sq ft according to the West Tisbury Assessors Database. Heather Crowley stated, "... *this is not a rental house for us. This is our dream home and is meant for us and for our family/friends to visit us.*"

The home will be a wood frame modular single-family home. Delivery is estimated to be in March of 2023. Completion of the house on site will take approximately four to six months. There is a planned two-bay garage on the lot with a storage area upstairs. The footprint for the garage is 720 sq ft. We appreciate the board's time on this matter.