

West Tisbury Conservation Commission
1059 State Road
West Tisbury, MA 02575

August 14, 2023

File #SE 079-0455

Response to Request for Alternate Analysis: 64 Old Lamberts Cove Rd, West Tisbury, MA
Property Owner: Sandra A. Fisher

I have not devised a formal alternate plan for my proposed garage/studio. Prior to the permitting process, I did consider the most advantageous area to minimize impact to the land, disruption to the current property layout and convenience. My plan is the least invasive option given the location of the riverfront, wetlands, septic and hillside. My proposed plan would start right behind the current parking area and go back around 28 feet, minimizing the impact to the natural land on the property. Aligning with riverfront regulations, my plan is "limiting alteration to the maximum extent feasible, and at a minimum, preserving or establishing a corridor of undisturbed vegetation of a maximum feasible width." If we were to push further into the hill, we would have to excavate for an approach as well as for the building, impacting additional flora and runoff, which would be in conflict with regulations to minimize the undisturbed vegetation, reduce erosion and impact to the wetlands water quality at the bottom of the hill.

To push the garage out of the buffer zone and the riverfront area would present impractical access challenges. The current plan is just a short walk from the back door of the house to the side entrances of the garage and studio. It also allows for less snow shoveling and avoids requiring me to walk down a hill from the garage to the house as my 70s are fast approaching.

Pushing the structure further out of the buffer zone and riverfront area would necessitate a significantly larger excavation of the hillside, and thus a larger impact to the land, drainage, and the visual integrity of the landscape. The proposed location is not only the most convenient for a woman in her 70s to benefit from having a garage but also best aligned with minimizing the impact to existing vegetation and protected areas.