

Zoning Board of Appeals

From: John Fuller <john@mitchellfuller.net>
Sent: Thursday, April 29, 2021 2:17 PM
To: Pam Thors
Subject: Re: ZBA meeting on Thursday- 40 Norton Farm Road Parcel 1-26
Attachments: 40NFR_Zoning Analysis Plans.pdf

Hi Pam;

As requested the following is a narrative of what Zoning Relief we are seeking with regards the proposed project(s) at 40 Norton Farm Road:

40 NORTON FARM ROAD- PARCEL 1-26

The Owner's of the property have hired Lake Street Studio to design a small Garage for 1 car and a small tractor and a Pool House adjacent to their existing Pool.

Regarding the Garage: There is already a 'curb-cut' from Norton Farm Road on the right side of the property so this became the logical choice of where to locate the new structure. Furthermore- the left side of the property is encumbered with a buffer zone from an adjacent stream. The 50' setback requirement would cause the Garage to be located almost in front of the existing House so we are seeking 35' of relief effectively making the setback 15' from the property line. This location is very wooded so the proposed Garage will not be visible from the adjacent lot (Marshall).

We are seeking the same relief for the proposed Pool House. Although the Pool House could go on the opposite side of the Pool from where it is proposed, it would situate it directly in front of the house and it would face North when the optimum orientation would be to face South. I also believe that situating the Pool House facing North would cause the sounds emanating from the structure to be more audible to the neighbor (Marshall). Facing the open side of the Pool House to the South (preferred) will be a better acoustic solution with regards the Marshall property and provide the optimum solar orientation.

Locating the Pool House on the right side of the existing Pool is challenged due to the 50' setback that extends most of the way to the edge of the pool. If we can achieve 35' of relief, effectively making the setback 15', we can fit a 20' x 25' Pool House accordingly. We would plant screening trees behind the Pool House so the Marshall property would see little of the new structure.

I will look forward to getting the Board's comments later this afternoon- I will log-in at 5:45 as suggested.

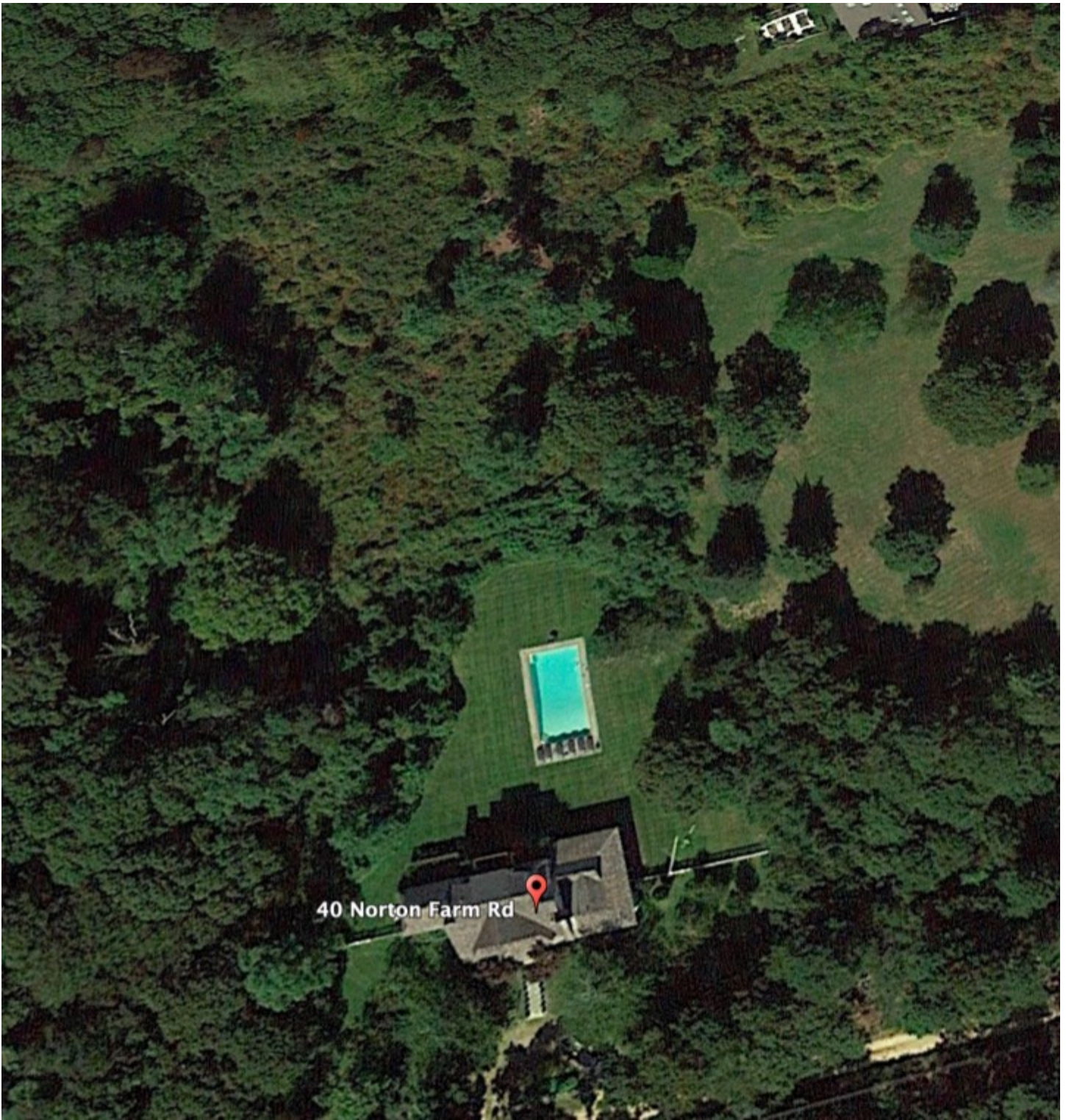
Best, John

I am attaching 3 exhibits:

Site Plan prepared by Schofield Barbini & Hoehn prepared for previous Owner (unrelated to this project) with proposed layout of new structures.

Enlarged Site Plan prepared by Lake Street Studio

An aerial photo of the site and Marshall Property (Google Earth)



John Mitchell Fuller, AIA, LEED AP

NEW WEBSITE UNDERWAY!
peruse here ... lakestreetstudiomv.com

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On Apr 28, 2021, at 11:30 AM, Zoning Board of Appeals <zba@westtisbury-ma.gov> wrote:

Hi John, Attached please find the agenda for this Thursday's meeting. The info for joining on ZOOM is on page 2. I will get your site plan uploaded to the Town Hall website so it can be shared at the meeting. Please feel free to contact me with any questions. Thank you, Pam

Pam Thors
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