

Received by the Town Clerk:

Date:

Application complete _____

Signed:

BY:

Application incomplete _____

APPLICATION COVER PAGE

Date: 12/20/2020

Date Received by ZBA: _____

Name of Applicant and Mailing Address: ROBERT Hyde AKA Robin Hyde

POB 78 W. TISBURY, MA. 02571

Email Address: robinhyde4@outlook.com Telephone Number: 508-989-5103

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

Map and Lot #: MAP 8 Lot 8 (8.1) (PW)

Street Address of Subject Property: 4A ROBERTS WAY

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

Nature of Application (Special Permit, Appeal, Variance): _____

Applicable Section of Zoning Bylaw: Use Table 3.1-1 Definitions 14.1 Service and Business

Date of Denial by Building Inspector, Zoning Inspector, or Planning Board (If Applicable): 12-21-2020 8.5-2 added per att email.

Plot Plan: Must provide a plan by a registered surveyor showing the total property with the existing buildings, including the proposed project, all setback distances to be provided.

N/A Plans: 2 sets of scaled drawings of floor plans that show total sq. ft. per floor (measured from exterior of wall), at least 2 elevations with one showing proposed height to ridge. If the project is an addition to existing structure please clearly identify proposed work.

Description of proposed project: Please attach a detailed narrative.

I have read the overview of the ZBA process attached to this application and completed all sections of the application cover page and therefore request a hearing before the West Tisbury Zoning Board of Appeals with reference to the above noted application.

Signed: [Signature]

Title(s): OWNER

Application fee of \$200.00 is required. Date Paid: 12/22/20 ch # 6586

Robin Hyde
POB-78
4A Roberts Way
West Tisbury, Mass. 02575

December 20, 2020

Dear Zoning Board of Appeals

Please find enclosed my application to operate an in-home business at 4A Roberts Way.

I have owned this property since 1977. I resided there from 1977 to 1981 and again full time for the last 24 years.

The nature of the home business will be to continue to do property management (caretaking) and road maintenance from this location at my established client's properties:

Spring Point Association, North Road, Chilmark
North Tabor Farms, Chilmark
Meetinghouse Road Association, Chilmark
Buttonwood Farm Road Association, West Tisbury
Oak Lane Road Association, West Tisbury

The business activity would also include:

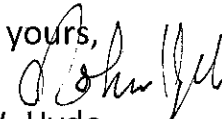
Caretaking approximately 15 private residences including maintaining their right of way and some driveway locations in West Tisbury and Chilmark.

I have one subcontractor full time employee and one subcontractor part time employee who both work for me from this location.

In my business, I have 4 trucks, two of which I no longer garage at this location.

Thank-you for the review and your needed actions to facilitate my request.

Sincerely yours,



Robert W. Hyde

Aka/ Robin W. Hyde

Robin Hyde
Pob-78
West Tisbury, Mass. 02575

10/20/2020

Dear Zoning Board of Appeals,

I am applying for a special permit to continue to operate my in-home caretaking and dirt road maintenance business at my property located at 4A Roberts Way in West Tisbury essentially as I have similarly done for 42 years. I hope this accounting will serve as both a brief to the Board as to the need of my application and serve as my narrative at the required (to be scheduled) hearing.

Brief History:

- 1970 graduated from MVRHS
- 1972 graduated from Stockbridge School of Agriculture with an Associate degree in Agronomy (soil science, fruit and vegetable crop production and farm management).
- 1974 I lived with my parents in V.H. and started a landscape maintenance business.
- At the age of 25 I purchased my WT land in 1977 and built my home and an outbuilding on 5 acres to store and operate the same landscape maintenance business at my home.
- Operated said business from my WT property 1978 – 1981 employing 7 employees and providing landscape management in each town on the island. (I operated three trucks at the time).
- Discontinued the landscape business in 1981 to pursue agricultural interests and started a new business called MV Aggies. That business focused on tree farming and vegetable garden installs geared to a back to the land or victory garden approach popular at the time. My property in WT served as a place to grow and store trees and nursery stock used in my garden and agricultural/landscape-based business.
- 1981 I also took a job as farm manager at the Keith Farm in Chilmark to focus on raising my children on a farm until they graduated from MVRHS.
- 1988 I built a storage barn on my WT property with the anticipation of returning to reside in West Tisbury and focus on making my property a home farm-agriculturally based business. The barn served to store my personal property that included a farm tractor, rototiller, truck, road grader, snowplow and other assorted equipment which I needed to perform my work. It also served to provide me with a seasonal office and area to do mechanical tasks related to my work both on and off the property.
- 1995 I returned to WT. Upon retiring from the Keith Farm, I became the Caretaker to Spring Point. In addition to working there, I continued to do landscape construction and caretaking both at S. Point and at private properties to make a living. I purchased several small excavation pieces of equipment such as Bobcats, and a truck tree spade I used in moving trees. I have owned and operated 5 trucks of different sizes to do the necessary work and continued to store equipment and personal property in my barn.
- I have continued to live on my property for the last 25 years, working in the seasonal landscape field, both construction and maintenance and had a few employees off and on when needed. I remain the caretaker / manager at Spring Point in Chilmark and I caretake for 15 private residences in WT and Chilmark.
- 2018 at 66, I stopped my landscape excavation business and continued with my caretaking and lawn maintenance work. My caretaking work includes road maintenance, trail maintenance,

and overseeing 350 acres of private and common land in Spring Point, as well as landscape maintenance on my private caretaking accounts.

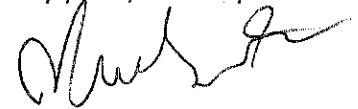
- 2020 I stopped my landscape maintenance business, keeping my road maintenance accounts and my caretaking accounts to produce a retirement income.

Since 2018 I have mainly focused on making the necessary improvements on my own property while I still have the remaining equipment from my landscape excavation business. I have built a detached bedroom, installed two new title five septic systems, re-done my underground electrical and water line service, and have managed some landscape construction projects such as stone wall building, patio building, walkway installation, driveway improvements and other land improvements needed on my property. I've also used my equipment in the neighborhood to do at little or no charge, work at my abutters properties helping them with excavation needs such as 2 other title 5 septic systems, water line repairs, underground service installs, and driveway repairs, all at little or no charge. I also maintain Buttonwood Farm Road Associations road and Shadbush Lane that provides me access to the neighborhood as right of ways. I still maintain all of Spring Points dirt roads and 3 other road associations off grounds.

This Spring an abutter to me voiced concern and alarm at my expanding business and now has requested me to file for an in-home business via complaints to the Building Inspector stating I am running an excavation business. Because I do hire one subcontracted full-time employee to help me with physical caretaking tasks, and I have vehicles in excess of 10,000 lbs. garaged there, I am advised I am required to apply for a special permit for an in-home business.

I have always stated throughout the history of my residence here to anyone interested, I would gladly apply for an in-home business permit if required and I am now doing so to facilitate my ability to continue producing an income during my retirement years.

Sincerely yours, Robin Hyde.



Marked on 1/12/21

THE COMMONWEALTH OF MASSACHUSETTS

TOWN OF WEST TISBURY
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

THURSDAY,
January 28, 2021 5:15 PM

A Public Hearing will be held online via ZOOM on an Application for a Special Permit from Robert Hyde, a.k.a. Robin Hyde to operate a caretaking and maintenance Service Business under Sections 8.5-2 and 3.1-1 of the Zoning Bylaws on Map 8, Lot 8.1, Roberts Way, RU District.

Abutters, and abutters to abutters within 300 ft of an applicant's property line, are sent notification of the above public hearing.

For more information, to see the application online or to join the ZOOM meeting, please visit the following Town Hall website: <https://www.westtisbury-ma.gov/zoning-board-appeals-agenda-01-28-2021>

Please address any comments or questions to: Larry Schubert, Chair

Via email: zba@westtisbury-ma.gov

Via regular mail: West Tisbury Zoning Board of Appeals
P.O. Box 278
West Tisbury, MA 02575

OR

You may leave a phone message at 508-696-0107