

Jane Rossi

From: Beatrice Phear <beaphear2@gmail.com>
Sent: Thursday, June 8, 2023 1:51 PM
To: Rossi Jane; Smith Leah; Ginny Jones; matt merry; Heikki Soikkeli; Amy Upton; John Rau
Subject: Big houses

Dear members of the Planning Board,

You have before you two special permit applications to exceed the by-right house size as outlined in the new building size by law. One of your applicants faces the pond in an environmentally sensitive area; the other is on a steep hillside with poor road access and surrounded by modest houses. I have hesitated in writing you since a family member is an abutter to one of the applicants, and you could rightly impute some bias, but I think the issue is larger than either of these projects.

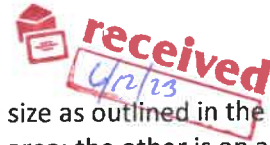
Article 8 was passed last year by an overwhelming majority of the members of town meeting. The goal is preserving the town's rural and natural character, including the scale, proportion, visual, and environmental impact of buildings. I believe that the drafters of this article were carefully very generous in the definitions and in their various exclusions, such as attic spaces, porches and decks, etc.

The drafters did allow for the possibility of a special permit to exceed the floor area limits, which I hope would be only used in case of some exceptional need. This special permit MAY be granted (not shall be granted). I am writing to express my wish that you look very carefully at what is so "special" about these two applicants that they deserve a special permit. If you find that they merely "want" a big house, then what in the future would you use as criteria to deny? If every application were approved, it makes a mockery of the goals of the bylaw. This is a precedent-setting opportunity to show that the town is serious about preserving its character.

Best wishes,
Bea

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Beatrice Phear
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100 Obed Daggett Road
West Tisbury, MA 02575
508-693-3791



webster



4.28.2023

Re: Application for Special Permit Candice Webster Map 2-8

To the Planning Board:

I do not want to cause ill will, but I'm not sure I can support the plan as submitted. This part of West Tisbury is a neighborhood of modest houses, and such a building seems out of proportion for the size of the lot. This is a proposal to add more than an additional 2,100 sq. ft. to an existing 2,300 sq. ft. house on a 3.35 acre lot that already has a guest house, a detached bedroom, and will soon have a large pool and pool house with kitchen and bath.

I am Ms. Webster's nearest neighbor. I have concerns about what is proposed and haven't seen anything, as of yet, on these plans that address mitigating its impact, and I haven't seen a landscape plan. There has recently been a great deal of brush cutting and tree removal, a building between us relocated (today), and several outdoor lights installed in preparation for this project with the result that her house, and the proposed site, is quite transformed and, despite new plantings, even more exposed now.

The building, as proposed, is expanding such that the bulk of this addition will sit nearly at the closest points between our two houses, just inside the setback, with her driveway and parking area between us. Perhaps a landscape plan with trees could be explored that would effectively screen our properties from each other? Or moving the new extension closer to her guesthouse where there is more space?

If the planned extension is to allow for accommodation for 6 guests staying at the new house could some consideration be included in the plan for their parking needs, traffic flow, and mitigating the current need for trucks to enter by backing in or out along the driveway; at the very least, for the duration of the construction phase?

Please find attached site plan map from Webster's proposal with my house added to show proximity.

Thank you,
Hugh Phear

Webster

Jane Rossi

From: stephen@islandstars.com
Sent: Wednesday, July 26, 2023 5:10 PM
To: planningboard@westtisbury-ma.gov
Subject: Attention Webster project

Follow Up Flag: Follow up
Flag Status: Flagged



July 26, 2023

To: West TisburyThe Planning Board

I respect a persons right to build on their own property but wish to note that we, the people of WT voted overwhelmingly to keep residential dwellings to 3500sq ft (without a special permit) and under to preserve the town's rural, cultural, and natural character alive, I support that bylaw.

Respectfully,
Stephen Hammond

Webster