



Town of West Tisbury
PLANNING BOARD
P. O. Box 278
West Tisbury, MA 02575-0278
508-696-0149
planningboard@westtisbury-ma.gov

APPLICATION FOR SITE PLAN REVIEW

Date: Aug 3, 2022

Date Received by Planning Board: _____

Name of Applicant and Mailing Address: Tucker Hubbell 8 Wintergreen LA.
VINEYARD HAVEN, MASS. 02568

Telephone Number(s): 508-728-6483

Name of Owner and Mailing Address (If not Applicant): MACIEZ LAND & TREE
P.O. BOX 1406 WEST TISBURY, MA.

Map and Lot # and Street Address of Subject Property: MAP 21 LOT 6.3

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

Applicable Section of Zoning Bylaw: 3.1-1 USE TABLE

Date(s) and Title(s) of Plans Submitted: JULY 19, 2022 "PLAN OF LAND"
PREPARED FOR LAGOON LEGACY, LLC.

Brief Description of Proposal:

LEASING OF A ±20,000 SQ FT AREA ON LOT 6.3 FOR
STORAGE IN THE LIGHT INDUSTRIAL DISTRICT. SAID AREA
TO HAVE 4 CONTAINERS (320 SQ. FT EACH) FOR STORAGE.

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

Signed: John Hill

Title(s): - FRIEND -

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: _____

August 3, 2022

Dear Planning Board Members,

We would like to add one more leased area to Map 21, Lot 6.3 located in the Light Industrial District. As your records show we came before the board on March 26, 2018 and August 31, 2020 for site plan review of both lot 6.3 and 6.4. At that time we were approved for **2920** square feet of container storage area on the lot, with 1 container each on the 2 leased areas. The remainder of the lot and container storage area was approved for our business Maciel Land and Tree. (As you are aware this number is below the Site Plan review requirement of 3000 sq. ft. for structures and the 3500 sq. ft threshold of the MVC.)

We have slowly been downsizing our business from as many as 9 employees to 1-2 part time employees. Basically it is just the 2 of us on a full time basis. We have sold several machines and don't need all the space we have for our business.

As the new plan shows we would lease lot G (+/- 20,000 sq. ft.) at the back section of Lot 6.3 to another landscape or construction type business. We would rearrange the containers as the plan indicates. **This new arrangement will give the entire lot 2880 sq. ft of container storage which is 40 sq. ft. less than was permitted in August of 2020.** As was indicated when we came before the board last time we would like the most amount of flexibility in choosing an individual business, within some limits, but not having to pin down with this approval specific businesses. If the lessee is a construction business storing material and a few vehicles the traffic impact is negligible. If the lease is for a Service Business with multiple vehicles and trailers we propose the maximum number of employees be capped at 6 per leased lot. **Upon signing a lease we would present to the board a general list of what is being stored in the containers as well as a list of vehicles.** The existing leased areas are properly signed by business names and the designated letter on this plan. This is a designated Light Industrial District and the leases we have now have worked well for us so far and we believe the town has benefited from this arrangement.

We look forward to your review of this change.

Vincent and Heather Maciel