



**Town of West Tisbury**  
BUILDING & ZONING INSPECTOR  
West Tisbury, Massachusetts 02575

March 9, 2024

McCarron, Murphy & Vukota, LLP  
Attn: Thomas J. Rapone  
282 Upper Main St.  
P.O. Box 1270  
Edgartown, Ma 02539

Re: 35 Plum Bush Point Rd.- Ephraim- Foundation Only

Dear Thomas,

I have completed a Zoning review of the property located at 35 Plum Bush Point Rd., Map 35 Lot 6.161. See below comments:

1. I have viewed the proposed building plans for the new dwelling unit and the floor area square footage appears to exceed 3000sqft. Dwellings units that exceed 3000sqft require Site Plan review by the Planning Board under the West Tisbury Zoning Bylaws (WTZBL) Use Table in Section 3.1-1.

In addition, Section 8.1-5 of the WTZBL indicates the following:

8.1-5 No excavation, filling, grading, or clearing in preparation for site development shall be undertaken prior to the grant of any Special Permit, Site Plan, or subdivision approval required for such development.

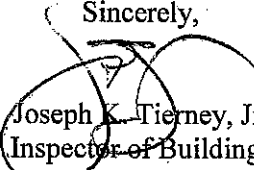
Since I am aware of the size of the proposed dwelling unit, I am unable to issue the Building Permit, at this time, until the following is completed:

1. The Planning Board has completed Site Plan Review for the project.
- or
2. Building plans are presented showing the proposed dwelling unit is 3000sqft or less.

Feel free to contact me directly if you have any additional questions.

If anyone feels aggrieved by this determination they may file an appeal with the West Tisbury Zoning Board of Appeals within 30 days of this notice.

Sincerely,

  
Joseph K. Tierney, Jr.  
Inspector of Buildings  
Town of West Tisbury

**COPY**

Cc: ZBA