



Received by the Town Clerk: _____

Date: _____

Application complete _____

Signed: _____

Handwritten signature

Application incomplete ✓
Completed on 9/29/21

APPLICATION COVER PAGE

Date: 9/13/21

Date Received by ZBA: 9/22/21

Name of Applicant and Mailing Address: Martha's Vineyard Community Services, Inc.,
111 Edgartown Road, Vineyard Haven, MA 02568, Elizabeth Folcarelli, Ph.D., CEO

Email Address: bfolcarelli@mvcommunityservices.org Telephone Number: 508-693-7900 x 261

Name of Owner and Mailing Address (If not Applicant): John and Wiet Bacheller, Java
Emporium LLC

Map / Lot #: Map 22 Lot 17

Street Address of Subject Property: 49 Old Courthouse Rd., West Tisbury, MA 02575

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

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

Applicable Section of Zoning Bylaw: 4.4-5 Employee Dormitories/4.4-4 Occupancy
Restrictions

Date of Denial by Building Inspector, Zoning Inspector, or Planning Board

(If Applicable): NA

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.

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: Elizabeth Folcarelli

Elizabeth Folcarelli, Ph.D.

Title(s): Chief Executive Office

Application fee of \$200.00 is required.

Date Paid: 9/22/21 200.00

THE COMMONWEALTH OF MASSACHUSETTS

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

THURSDAY,
October 21, 2021 5:35 PM

A Public Hearing will be held online via ZOOM on an Application for a Special Permit from Martha's Vineyard Community Services, Inc. and John and Wiet Bacheller, Java Emporium, LLC, to allow the operation of an Employee Dormitory for 5 residents who will serve the Island Counseling Center, under Section 4.4-5 & 4.4-4 of the Zoning Bylaws at 49 Old Courthouse Rd, Assessor's Map 22, Lot 17 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-10-21-21>

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



To: Town of West Tisbury
From: Beth Folcarelli, PhD, Chief Executive Officer
Martha's Vineyard Community Services, Inc.
Proposed Clinical Residency Program
Re: 49 Old County Road, West Tisbury, MA 02575 (owned by John and Wiet Bacheller) - NARRATIVE
Date: September 27, 2021

Martha's Vineyard Community Services, Inc. (MVCS) has been working on an exciting potential new venture with Wiet and John Bacheller that will bring much-needed mental health clinical resources to Islanders of all ages, including young child and adolescent populations. The Bachellers have purchased 49 Old County Rd. West Tisbury, MA 02575 and hope to lease the property to Martha's Vineyard Community Services as an Employee Dormitory under section 4.4-5 of the bylaw.

The employees will reside at the property year-round, which satisfies the Occupancy Restriction under 4.4-4, stipulating that the employee must be employed full-time during the summer season.

Given drastic employee shortages in Martha's Vineyard Community Services, Inc. Island Counseling Center, the organization seeks to house five masters-level Clinical Residents at 49 Old Courthouse Road, West Tisbury for a period up to two years, as each of these clinicians completes their preparation for clinical licensure. While the timeframe may vary from resident-to-resident, we expect the average time frame to be 12-24 months.

MVCS' planning efforts reveal great promise for our clinic, organization, and community. While the organization will not be providing client services out of 49 Old County Road, we will institute a Resident Manager who will have a space on the property, from which to conduct house and safety checks, offer support to the staff who will reside there, and be a point of contact for neighbors in the event there are any concerns or challenges.

Our goal is to have five Clinical Residents in place no later than November 1, 2021. On behalf of MVCS, I would be happy to present to Zoning and/or any other municipal, legal or regulatory entity to describe the project and property use.

Thank you,

Elizabeth Folcarelli, PhD
Chief Executive Officer
efolcarelli@mvcommunityservices.org
508.688.7755 (mobile)