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THOMAS J. RAPONE

RICHARD J. MCCARRON (1930-2009)

SEAN E. MURPHY (1961-2021)

Hand Delivery

January 25, 2023

Kim Leaird, Administrator
West Tisbury Zoning Board of Appeals
1059 State Road
West Tisbury, Massachusetts 02575

Re: Application for Special Permit
Grange Hall, 1067 State Road, West Tisbury

Dear Ms. Leaird:

Attached please find an Application for Special Permit by the Vineyard
Preservation Trust.

Very truly yours,



Robert M. McCarron

RMM/
encl

RECEIVED
JAN 27 2023
BY: *[Signature]*

Received by the Town Clerk:

Date:

Application complete _____

Application incomplete

Signed: _____

APPLICATION COVER PAGE

Date: 01/23/23

Date Received by ZBA: 1/25/2023

Name of Applicant and Mailing Address: Vineyard Preservation Trust

c/o Nevette Previd P O Box 5277, Edgartown, MA 02539

Email Address: nprevid@mvpreservation.org Telephone Number: 508-627-4440

Name of Owner and Mailing Address (If not Applicant): Robert M. McCarron, Esq

P O Box 1270, Edgartown, MA 02539 508-627-3322

Map and Lot #: Map 32, Parcel 66

Street Address of Subject Property: 1067 State Road

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

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

Applicable Section of Zoning Bylaw: 11.1.3 & 8.5.2 & 8.5.3 as applicable 3.1-1

Date of Denial by Building Inspector, Zoning Inspector, or Planning Board (If Applicable): May 20, 2022 & September 23, 2022

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]*
Robert M McCarron, Esq.

Title(s): Attorney for VPT

Application fee of \$200.00 is required. Date Paid: 1/25/2023

RECEIVED
1/25/2023
CK # 18063

FOR ZONING 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:**

Proposed Project Narrative:

This Application is submitted in the alternative to the pending appeal of the ZBA's Decision dated September 23, 2022, and filed with the Dukes County Superior Court, Docket No. 2274 CV 00037. The Application, this narrative and all other materials submitted by the Vineyard Preservation Trust are intended to settle the pending litigation and therefore are submitted for settlement purposes.

The Vineyard Preservation Trust is eager to work with the Town of West Tisbury and its residents to reach an amicable solution that supports everyone's wants and desires for the use of the Grange Hall. While no specific impermissible or pre-existing use has been identified to the Trust, as a basis to start our discussion with the Town to address its concern that "the degree and intensity" of use at the Grange has impermissibly increased, attached to this Application is a substantial, but not necessarily exhaustive list of activities and uses that have occurred at the Grange in the past. Also attached are scaled site plans with available parking spaces and parking lots labeled Lot A through and including Lot E.

For the past 25 years, under the Vineyard Preservation Trust's ownership, the Grange has continued to serve as a gathering space for the Community and we hope that it shall continue to do so. Since our purchase of the dilapidated Hall from the Town of West Tisbury in 1997, the landmark hosts roughly 150 to 180 community events a year - 55% for nonprofits, 45% for art and community events, and 5% for for-profit events (weddings, etc). These nonprofit and for-profit organizations' art, theater, film showings, lectures, fairs, festivals, concerts, dinners, weddings, dinners, public gatherings, and expositions have been historically conducted on the premises since the late 1800's.

From year to year, the renters and types of events change little, with the notable exception in 2020 when the West Tisbury Farmers Market moved from the Grange to the Agricultural Hall. In response to the Community's call for the landmark to remain a vibrant part of the Community, the Trust rented the 2nd-floor theater to an arts organization. This move replaced the Farmers Market's 60 predominantly outdoor events a year with an average attendance of 1000+ people with 80 predominantly indoor events a year with an average attendance of 50 guests (the theater capacity is 70).

With the growth of the year-round population, the Grange is increasingly becoming an important space for the entire Community due to its central location, access to parking, and simple barn structure that meets most event needs. Vineyard Preservation Trust strives to be a good neighbor, self-imposing rules to limit impacts to neighbors and protect the rural character of the center of the Town of West Tisbury. We respect our neighbors and neighborhood by limiting hours of operation, staffing every event with a proctor, removing the trash on a timely basis, and not permitting outside amplified music, inside/outside deejays or extra tents that

increase the capacity of an event (small catering tents only). Lastly, we control the parking so as not to disturb our residential neighbors with car headlights or sound, while allowing the Community to use the field for overflow parking to keep cars off the village streets.

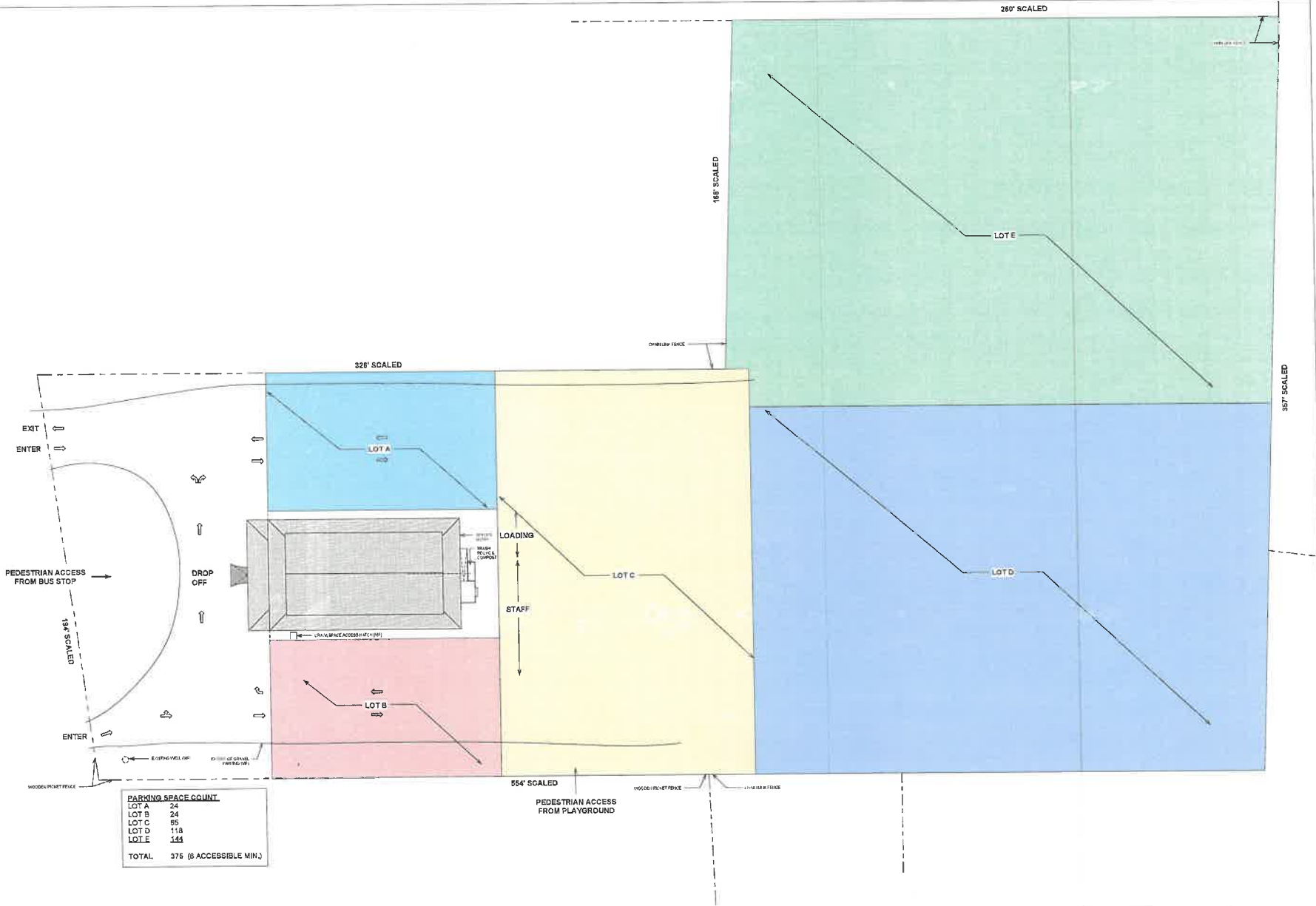
Today, the Grange requires significant investment due to modern code and safety requirements and ordinary "wear and tear," including a sprinkler system, HVAC, insulation, a new roof, window replacement, and foundation work. These projects are estimated to cost up to 2.5 million dollars. These projects are in addition to the annual maintenance obligations exceeding \$100,000 annually. The Vineyard Preservation Trust will work with the Town of West Tisbury, the Massachusetts Historical Commission, the West Tisbury Historical Committee, the West Tisbury Building Inspector, and all other necessary regulatory and permitting bodies required for these restoration projects. While none of these upgrades require a special permit under the West Tisbury Zoning Bylaws and are not part of this Application, we bring them to the Board's attention in the interest of transparency.

Thank you for your consideration.

Organization	Type of Performance
Agricultural Fair	Public gatherings/organized youth activities
Antique Association Show	Expositions and displays by nonprofit and for profit organizations and other groups
Artisan's Fair	Expositions and displays by nonprofit and for profit organizations and other groups
Art a la Carte: The Yard Benefit	Expositions and displays by nonprofit and for profit organizations and other groups
Consenses Festival of Senses	Educational/Community Gatherings
Creative Living Award Ceremony	Educational/Community Gatherings
Islanders Write	Educational/Community Gatherings
African Crafts and Puppet Show	Expositions and displays by nonprofit and for profit organizations and other groups
Antique Show	Expositions and displays by nonprofit and for profit organizations and other groups
An Evening with Author David McCullough	Educational/Community Gatherings
Kate Taylor's Two Town Tour	Concerts
Candidates Forum	Educational/Community Gatherings
"American Constitutional History - A Brief Introduction"	Educational/Community Gatherings
Paint the Vineyard	Educational/Community Gatherings
West Tisbury Farmer's Market Cooking Demos	Educational/Community Gatherings
Academy of Children's Theatre Cabaret	Theatrical performance
Summer Celebration Party & Concert	Concerts
Whaling Wives and Other Lives	Theatrical performance
VCS Winter Walk Series	Educational/Community Gatherings
West Tisbury Holiday Cheer	Expositions and displays by nonprofit and for profit organizations and other groups
Harbor Homes Art Sale	Expositions and displays by nonprofit and for profit organizations and other groups
Art Sale Benefit Reception: Give Me Shelter	Expositions and displays by nonprofit and for profit organizations and other groups
Climate Action Week	Educational/Community Gatherings
Generations at the Grange (note it will not be held at Grange again)	Organized youth activities
VCS Annual Meeting and Film Screening	Film showings
Empty Bowls: A Fundraiser for Ukraine	Educational/Community Gatherings

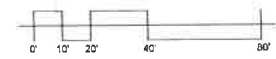
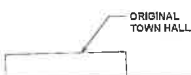
Organization	Type of Performance
West Tisbury Farmer's Market	Expositions and displays by nonprofit and for profit organizations and other groups
MV Contradance Society	Public gathering
Wedding Venue	Weddings and wedding receptions
Vineyard Artisans Summer Festival	Expositions and displays by nonprofit and for profit organizations and other groups
Silver Screen Society (now MV Film Society)	Film showings
WIMP Improv	Theatrical performance
Martha's Vineyard Film Festival	Film showings
Charter School Performance Arts	Theatrical performance
Island Theater Workshop	Theatrical performance
Tuesdays at Twilight Series	Theatrical performance
Margot Datz's Annual Art Show and Reception	Expositions and displays by nonprofit and for profit organizations and other groups
Rising Tide Party and Auction	Expositions and displays by nonprofit and for profit organizations and other groups
PICK of the CROP Play Festival	Theatrical performance
Annual Windemere Live & Silent Auction	Expositions and displays by nonprofit and for profit organizations and other groups
The Grange Exchange	Expositions and displays by nonprofit and for profit organizations and other groups
Ms. on Martha's Vineyard	Educational/Community Gatherings
World Market Mondays	Expositions and displays by nonprofit and for profit organizations and other groups
Memorial Service/Celebration of Life venue	Private & Public community gatherings
MV Community Foundation	Creative Living Award Ceremony
Island Grown Initiative	celebration event
Farmer's Market	expositions and sales for profit

STATE HIGHWAY



PARKING SPACE COUNT	
LOT A	24
LOT B	24
LOT C	85
LOT D	118
LOTE	144
TOTAL	375 (6 ACCESSIBLE MIN.)

SITE PLAN
1" = 20'-0"



REV	DATE	DESCRIPTION

MUSIC STREET ARCHITECTS.
11 BRIDGE STREET, L1
PO BOX 3066, P.O.
WEST TULSA, OKLA. 74103
505-274-2800
MUSICSTREETARCHITECTS.COM

EXISTING CONDITIONS

10/19/22

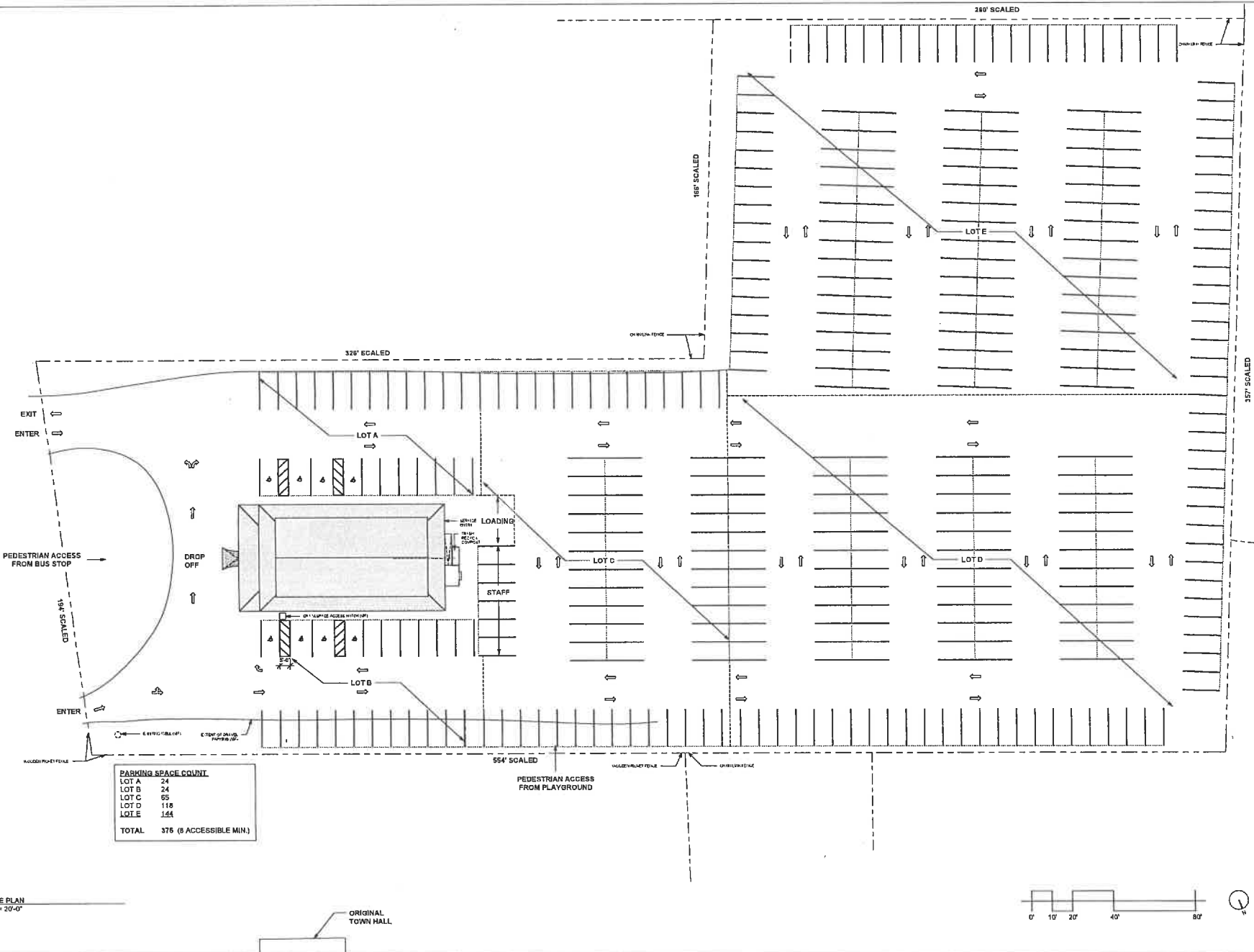
GRANGE HALL

1007 STATE RD
WEST TULSA, OKLA 74103

SITE PLAN

A01C

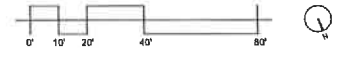
STATE HIGHWAY



PARKING SPACE COUNT	
LOT A	24
LOT B	24
LOT C	65
LOT D	118
LOT E	144
TOTAL	376 (8 ACCESSIBLE MIN.)

① SITE PLAN
1" = 20'-0"

ORIGINAL TOWN HALL



KEY	DATE	DESCRIPTION

MUSIC STREET ARCHITECTS, LLC.
11 MUSIC STREET
WEST TOWN, MA 02575
508-545-1111
MUSICSTREETARCHITECTS.COM

EXISTING CONDITIONS

10/17/22

GRANGE HALL

167 STATE RD
WEST TOWN, MA 02575

SITE PLAN

A010