



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

February 20, 2021

Joseph Santangelo
39 Hancock St.
Boston, Ma 02114

Re: 55 Naushon Rd.- Guest House Foundation Only

COPY

Dear Joe,

I have reviewed your application for a proposed foundation only on your property located at 55 Naushon Rd. See below comments:

The site plan indicates that the foundation for the guest house will be located in the Coastal District, as defined in Section 6.1-2 of the West Tisbury Zoning Bylaws. (WTZBL).

According to Section 6.1-5 A of the WTZBL, the following uses are permitted in the Coastal District:

Detached single family dwelling, non-habitable minor accessory structures normally used for personal, family and household purposes.

You have also simultaneously submitted an application to construct a 3000sqft +/- single family dwelling, which would also be located in the Coastal District.

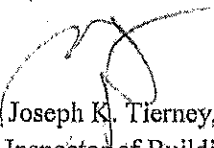
After a review of the submitted site plan, I observed that the proposed Guest House also has an attached garage.

Due to the fact the guest house will be the second dwelling to be located in the Coastal District and that the attached garage is not considered a minor non-habitable accessory structure, I am referring you to the ZBA for a Special Permit, under Section 6.1-5 B of the WTZBL.

In addition, I observed a swimming pool on the submitted building plans. The swimming pool was not clearly labeled on the site plan. A swimming pool will also require a Special Permit from the ZBA under 8.5-4 C (1). I would suggest that you apply to the ZBA for Special Permits for both the guest house and the swimming pool simultaneously.

Contact me directly if you have any questions.

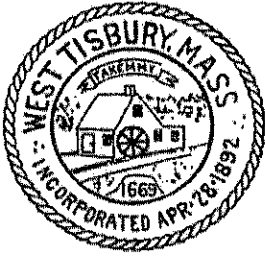
Sincerely,


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

COPY

Cc: ZBA
Planning Board
Conservation

Be advised appeals of orders, decisions, determinations and failures to act made by any local agency or any person or local agency charged with the administration or enforcement of the West Tisbury Zoning Bylaws or any of its rules and regulations shall be addressed by the West Tisbury Zoning Board of Appeals. WTZBA appeals shall be filed within 30 days of the violation.



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

December 29, 2020

Joe Tierney
Building and Zoning Inspector
P.O. Box 278
West Tisbury, MA 02575

Dear Joe:

At our meeting of December 28, 2020, the board re-convened after having conducted a second site visit to the property located at 55 Naushon Road, Map 1, Lot 38. In August of 2020, the board issued an "Open Lot" opinion after reviewing the property in its undisturbed form. In December of 2020 we re-visited the property which had been staked, identifying the proposed house site, and the trees that would remain were tagged.

The board has determined by a vote of three to one in favor of an allotted height of 20.5+/- feet. However, the approval is granted with conditions: The tagged trees, consisting of a large cedar to the north, a large oak and several beetlebung trees on the east, and a couple of larger oaks that are to the west on the property will be saved, and if they need to be removed, the board requires they be replaced by trees of equal or better quality and dimensions. Further the applicants have been given a copy of the usual conditions provided by the Planning Board such as downward facing exterior lighting, indigenous and native vegetation for landscaping, recommended use of bird-friendly non-reflective glass, and a notice that-because of the constraints of the property any further construction or modifications will need to be renegotiated. The board considers this lot to be both narrow and very exposed, as well as close to abutters on various sides, so they will be monitoring the building progress as it takes place, both from the property and from the vantage point of the water.

Thank you.
Sincerely,

Virginia C. Jones, Chairman

Cc: Conservation Commission