

Jane Rossi

From: Contact form at westtisburyma <cmsmailer@civicplus.com>
Sent: Wednesday, April 26, 2023 6:54 AM
To: jrossi
Subject: [westtisburyma] 71 Carl's Way - abutter support (Sent by Simon Bartletta, sbartletta@gmail.com)



Hello jrossi,

Simon Bartletta (sbartletta@gmail.com) has sent you a message via your contact form (<https://www.westtisburyma.gov/user/41/contact>) at westtisburyma.

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Message:

Dear West Tisbury Planning Board:

We have been neighbors of the Sorrentino family since 2016, and our home at 65 Carls Way is one of two properties that directly abuts their property at 71 Carls Way. At this time, we are writing to register our unequivocal support for their proposed project.

We have reviewed the plans for the project and discussed all aspects that could impact our own property and our neighborhood overall. We are particularly pleased that the landscaping proposed will screen their new home from our property and appreciate their earnest efforts to minimize impact to views of the property from Tisbury Great Pond. We travel throughout that pond from spring through fall, and what they are proposing is clearly well within the visual aesthetic (arguably much more appealing) of the waterfront properties.

We believe that the design of the house is aesthetically pleasing, well spaced out and will blend in with its natural surroundings given both the layout and material choices. We were also pleased to learn that the Sorrentinos plan to proactively update their septic system to include denitrifying technology, to best protect the Pond that we all enjoy together.

Furthermore, we applaud the Sorrentino's decision to locate their new home further away from the water than the existing structure and appreciate that the proposed project footprint respects our neighborhood's sensitive environment by keeping the proposed structures within the NHESP area, river and flood boundaries.

We are excited for the Sorrentinos and look forward to enjoying our time with their family as neighbors for many years to come.

Respectfully,

Simon and Brooke Bartletta
65 Carls Way
West Tisbury, MA

Planning Board
WestTisbury

April 20, 2023



My wife and I, Suzanne and Richard Hammond, live at 1092 State Rd. adjacent to Carls Way. Although the proposed buildings on Carls Way are larger and higher than most other buildings on the West Tisbury portion of the Great Pond, my concern is for my access to the pond. I have in my deed a right of access to the pond through an easement over Carls Way, and I would like assurances that my right of access will not be impaired either during construction or thereafter.

Richard Hammond

A handwritten signature in black ink that reads "Richard Hammond". The signature is written in a cursive, flowing style.

Informal Hearing

71 Carl's Way, Map 35 Lot 7, Phil Regan, Hutker Architects –

Phil Regan said that before they file an application with the ZBA they wanted to make sure their request would be reasonable. They had a first hearing with the Conservation Commission and return March 28. The commissioners have a lot of questions in regard to the development of the property. There are a series of setbacks, including the river setback. The existing house straddles the river setback line and touches the floodplain line. There is also an existing guest house. Their plan is to move everything back but it's a confined area within the 50' setbacks on a 3-acre lot.

There is a split-level bedroom wing designed to go downstairs to get to two lower bedrooms, then up a half flight to get another two bedrooms.

When set up the lower level was at elevation 7 ½ but in December and January they were seeing groundwater readings higher than ever at around 5. When they first designed the plans, they thought they'd be 3-4 above groundwater but are now worried about that in light of the higher readings.

Their thought is to request 4 feet of height relief so they can do a traditional second floor instead. They'd still have a lower bedroom level, probably about four steps down and then up 10 steps to the second level and this would get them a couple of extra feet above groundwater. The ConCom did say they'd like to see them as far away above groundwater as possible.

Phil said that when he spoke informally with the Planning Board last year about this property they said it's open terrain. The portion they'd be requesting height relief is obstructed by the house and tucked in to the vegetation. He shared floor plans with the board and showed the portion of the building in question. They're at 18 feet now and if they could add 4 feet it would help. It would be 22 feet in just in that one section.

Phil said he did not bring it to the Planning Board formally yet.

Discussion followed briefly about under what section of the bylaws would they be able to grant height relief and whether or not it should go to the Planning Board first as they called it open terrain.

Larry asked if they didn't get to build up, would they expand the footprint? Phil said they tried to do that first but there are so many setback lines that makes that hard. They are trying to save a couple of trees and keeping the same grade.

Andy suggested the property owner discuss with his neighbor about setback relief vs. height relief. Phil said he'd relay that to the owners. The only reason they're here inquiring is that the groundwater is much higher than expected.

Larry said that he, Kim and Jane should talk and see how to proceed.

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Other

- **Minutes of February 16, 2023.** Pat said he was okay with them. Jeffrey said he didn't want to vote on these minutes without also reading the February 23, 2023, minutes. Kim said she'd get him the audio of both meetings.