

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

June 2, 2022

Stillpoint Martha's Vineyard Inc.  
Attn: Ben Robinson  
20 Stillpoint Meadows Rd.  
West Tisbury, Ma 02575

Re: 20 Stillpoint Meadows Rd.- Referral

Dear Ben,

I have reviewed the narrative regarding the proposal to provide educational programs at the pre-existing non-conforming barn/greenhouse, located in the RU District, at 20 Stillpoint Meadows Rd. Map 22 Lot 4.11.

Educational use in the RU District would require Site Plan Review, under Section 3.1-1 of the Use Table- Community Uses, by the Planning Board after referral by the Zoning Inspector under the Dover Amendment. Based on your narrative it appears the intended use would be protected under the Dover Amendment. You may now proceed with Site Plan Review by the Planning Board.

Conversion of the barn/green house to a Public Place of Assembly, as well as the proposed addition of 30 parking spaces, requires a mandatory referral to the Martha's Vineyard Commission (MVC) under Sections 6.2(b) and 3.1(h). I have attached the MVC Referral Form to this letter.

Conversion of the barn/green house would also be considered an extension/alteration of a pre-existing non-conforming use under Section 11.1-3(A) by increasing the degree and intensity of the non-conforming use. I have attached a ZBA application to this letter.

Lastly, the proposed Change of Use from a barn/greenhouse to an A-3 Use Group, as well as the proposed changes to meet those Building Code requirements, would require the filing of a building permit application with the Inspector of Buildings. Included with that application should be the following:

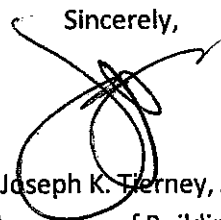
An Existing Building Evaluation conducted under Chapter 34 Section 104.2.2.1 of the 9<sup>th</sup> Edition of the Base Code from the Massachusetts State Building Code.

**COPY**

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

If you feel aggrieved by this determination, you may appeal the Zoning determinations to the Zoning Board of Appeals within 30 days of the date of this letter. You may appeal any Building Code determinations, to the Building Code Appeals Board within 45 days.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph K. Tierney, Jr.", written over a circular stamp or mark.

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

Cc: ZBA  
Planning Board  
MVC  
Josh Gothard  
BOH

**copy**

**Martha's Vineyard Commission – Referral Form for Developments of Regional Impact**

**RETURN THIS FORM WITH DRI REFERRAL**

Name of Applicant: Stillpoint Martha's Vineyard Inc. – Ben Robinson

Name of Project: Stillpoint Meadows

Brief Project Description: Create an educational space in existing barn structure located in a Residential (RU) District.

Address: 20 Stillpoint Meadows Rd. West Tisbury, Ma

Phone: 508-246-0021 Fax: \_\_\_\_\_ Email: benjaminfrobinson@gmsil.com

This project will require the following permits from the following local Agencies: *(Please Specify)*

Building Inspector: X

Board of Selectmen: \_\_\_\_\_

Board of Health: X

Conservation Commission: \_\_\_\_\_

Planning Board: X

Zoning Board of Appeals: X

Other Boards: \_\_\_\_\_

**Please include any narratives, plans, or other materials associated with this proposal before sending**

**For Town Use Only**

Referring Board or Agent: Building Department

I have reviewed the development application and have determined that it meets one or more of the items contained in the Standards & Criteria, I am therefore sending, via certified mail, the development application to the Martha's Vineyard Commission as a Development of Regional Impact.

Signature: 

Print Name: Joseph K. Tierney, Jr.

Board: Inspector of Buildings

Town: West Tisbury

# Martha's Vineyard Commission – Referral Form for Developments of Regional Impact

## RETURN THIS FORM WITH DRI REFERRAL

STATEMENT FROM MUNICIPAL LAND USE REGULATORY AGENCY: This Board has determined that the proposed project, for which application for a development permit has been made, is one of regional impact using the following criteria from Version 14 of the DRI Standards and Criteria:

(Please circle each of the applicable thresholds triggered by the proposed project)

*Italicized* triggers are those that have maps to aid determination.

- 1.3 C) Discretionary Referral – “In-Town”
- 1.3 C) Discretionary Referral – “Between-Town”
- 1.3 C) Discretionary Referral – “Island-Wide”
- 1.3.D) Previous DRI’s – Modification
- 2.1 *Division of Commercial Land*
- 2.2 a) Division of Land – 5 or more parcels
- 2.2 b) *Division of Rural Land – 3 or more parcels*
- 2.3 a) Division of Land – 10-16 acres, 2+ parcels
- 2.3 b) Division of Land – 16-22 acres, 3+ parcels
- 2.3 c) Division of Land – 22-30 acres, 4+ parcels
- 2.3 d) Division of Land – 30+ acres, 5+ parcels
- 2.4 a) *Division of Farmland*
- 2.4 b) *Division of Farmland – Prime Ag. Soil*
- 2.5 *Division of Significant Habitat*
- 2.6 a) ANR with 3 or more parcels in past 5 yrs
- 2.6 b) ANR in Island Road or Coastal DCPC
- 3.1 a) Dev. of Commercial – 2,500-3,500 ft<sup>2</sup>
- 3.1 b) Dev. of Comm – 3,500+ ft<sup>2</sup>
- 3.1 c) Dev. of Comm – Addition of 1,000 ft<sup>2</sup>
- 3.1 d) Dev. of Comm – Combination 2,500 ft<sup>2</sup>
- 3.1 e) Dev. of Comm – 6,000 ft<sup>2</sup> Outdoor Use
- 3.1 f) Dev. of Comm – Change of Use/Intensity
- 3.1 g) Dev. of Comm – Reduced Dwelling Units
- 3.1 h) Dev. of Comm – Parking 10+ Vehicles
- 3.1 i) Dev. of Comm – Expansion of Parking 10+
- 3.1 j) Dev. of Comm – High Traffic Generator
- 3.4 a) Vehicular repair/refueling/junkyard
- 3.4 b) Storage of fuel/hazardous materials
- 3.4 c) Drive-thru window service
- 3.4 d) Restaurant in B-I not on sewer 50-99 seat
- 3.4 e) Restaurant in B-I 80-99 seats
- 3.4 f) Restaurant in B-I 100+ seats
- 3.4 g) Restaurant outside commercial district
- 3.4 h) Formula Retail
- 3.4 i) Visible storage container/vehicle/trailer
- 4.1 a) 5 or more Dwelling Units
- 4.1 b) 5 or more Rooms for Rent
- 4.1 c) 5 or more Dwelling Units or Rooms
- 5.1 a) Dev. in/within 25’ of Harbor
- 5.1 b) *Dev. in/within 25’ of 10+ Acre Body of Water*
- 5.1 c) Dev. in/within 25’ of the Ocean
- 5.2 Change in Use/Intensity of Commercial Pier
- 5.3 a) New Commercial Facilities on Pier
- 5.3 b) Expansion of Comm. Facilities on Pier
- 5.3 c) Change in Intensity of Use of Pier
- 6.1 a) Private Place Assembly – 3,500+ ft<sup>2</sup>
- 6.1 b) Private Place Assembly – 50+ seats
- 6.2 a) Public Place Assembly – 3,500+ ft<sup>2</sup>
- 6.2 b) Public Place Assembly – 50+ seats
- 7.1 a) Transportation Facility to or from M.V.
- 7.1 b) Transportation Facility 2+ Town Network
- 7.1 c) Expansion/Alt. of any principal road
- 8.1 a) Demolition/Ext. Alt. of MACRIS Structure
- 8.1 b) Demolition/Ext. Alt Structure > 100 years
- 8.2 a) Subdivision of Archeological Significance
- 8.2 b) Disturbance of Archeological Significance
- 8.3 *Significant Habitat – Site Alterations 1+ acre*
- 8.4 a) *Coastal DCPC – New access to coast*
- 8.4 b) *Coastal DCPC – New hard surface*
- 8.4 c) *Coastal DCPC – New parking for 5 vehicles*
- 8.4 d) Coastal DCPC – Development on Noman’s
- 8.5 Development per Town DCPC Regulation
- 8.6 a) *Development Current/Former Farmland*
- 8.6 b) *Development of Prime Agricultural Soils*
- 9.1 a) Telecommunications Tower over 35 feet
- 9.1 b) Tower Reconstruction/Replacement
- 9.2 a) Wind Energy Facilities over 150 ft
- 9.2 b) *Wind Energy Facilities in Ocean Zone*
- 9.2 c) *Wind Energy Facilities in Land Zone*
- 9.2 d) Wind Energy Facilities near Town Bound
- 9.2 e) Wind Energy Facilities – other
- 9.3 Solar Facilities greater than 25,000 ft<sup>2</sup>

T: 508-693-3453 • F: 508-693-7894 • P.O. Box 1447 • 33 New York Avenue • Oak Bluffs, MA 02557

INFO@MVCOMMISSION.ORG • WWW.MVCOMMISSION.ORG

MARTHA'S VINEYARD COMMISSION • SERVING AQUINNAH, CHILMARK, EDGARTOWN, GOSNOLD, OAK BLUFFS, TISBURY & WEST TISBURY

Received by the Town Clerk: \_\_\_\_\_ Date: \_\_\_\_\_

Application complete \_\_\_\_\_

Application incomplete \_\_\_\_\_

Signed: \_\_\_\_\_

**APPLICATION COVER PAGE**

Date: \_\_\_\_\_ Date Received by ZBA: \_\_\_\_\_

Name of Applicant and Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

Email Address: \_\_\_\_\_ Telephone Number: \_\_\_\_\_

Name of Owner and Mailing Address (If not Applicant): \_\_\_\_\_  
\_\_\_\_\_

Map and Lot #: \_\_\_\_\_

Street Address of Subject Property: \_\_\_\_\_

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

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

Applicable Section of Zoning Bylaw: 11.1-3(A)

Date of Denial by Building Inspector, Zoning Inspector, or Planning Board  
(If Applicable): June 2, 2022 Building Inspector

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: \_\_\_\_\_

Title(s): \_\_\_\_\_

Application fee of \$200.00 is required. Date Paid: \_\_\_\_\_