

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

February 26, 2020

Christopher W. Cottrell
P.O. Box 2001
Oak Bluffs, Ma 02557

COPI

Re: 274 Indian Hill Rd.

Dear Chris,

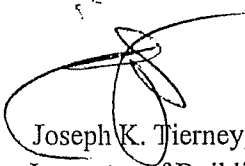
Went by to look at the sheathing at 274 Indian Hill Rd. as requested. Please see below comments:

The work on the roof of the historic section of the existing structure exceeds the scope of the work permitted by building permit #BP-2019-0377 and conditions issued by the MVC.

Per R115.2 I am issuing a stop work order for all work on the "Historic Structure" at 274 Indian Hill Rd. for the above reason. Construction shall not proceed until the following has been completed:

1. Letter from the MVC allowing construction to proceed.
2. Building permit is amended to include the unpermitted work. R107.4

Feel free to contact me if you have any questions.


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

Be advised appeals of orders, decisions, determinations and failures to act made by any state or local agency or any person or state or local agency charged with the administration or enforcement of the state building code or any of its rules and regulations, except the *specialized codes*, relative to the application and interpretation of this code shall be addressed by the building code appeals board in accordance with M.G.L. c. 143, § 100. Appeals shall be filed within 45 days of the violation.

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

RETURN THIS FORM WITH DRI REFERRAL

Name of Applicant: Christopher Cottrell

Name of Project: Luce House

Brief Project Description: Demolition/Ext. Alteration outside of scope of
Building Permit.

Address: 274 Indian Hill Rd. Map 15 Lot 1
West Tisbury, Ma 02575

Phone: 508-627-2895 Fax: _____ Email: eastcoastmv@gmail.com

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

Building Permit: X

Board of Selectmen: _____

Board of Health: _____

Conservation Commission: _____

Planning Board: _____

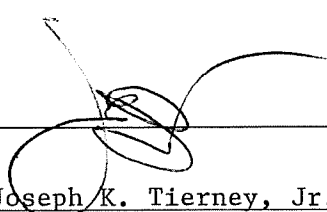
Zoning Board of Appeals: _____

Other Boards: _____

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:

(Please circle the appropriate number or numbers using the DRI Checklist Standards & Criteria)

- | | |
|---|---|
| 1.1 a) Discretionary Referral – “In-Town” | 3.4 g) Container or Trailer used for Storage |
| 1.1 b) Discretionary Referral – “Between-Town” | 4.1 a) 10 or more Dwelling Units |
| 1.1 c) Discretionary Referral – “Island-Wide” | 4.1 b) 10 or more Rooms for Rent |
| 1.2 Previous DRI’s – Modification | 4.1 c) 10 or more Dwelling Units or Rooms |
| 2.1 Division of Land – Commercial | 5.1 a) Development in Harbors |
| 2.2 a) Division of Land – 10 or more lots | 5.1 b) Development in 10+ Acre Body of Water |
| 2.2 b) Division of Land – 6 or more lots (rural) | 5.1 c) Development in the Ocean |
| 2.3 a) Division of Land – 10-16 acres, 3+ lots | 5.2 Change in Intensity of Use of Comm. Pier |
| 2.3 b) Division of Land – 16-22 acres, 4+ lots | 5.3 a) New Comm. Facilities on Pier |
| 2.3 c) Division of Land – 22-30 acres, 5+ lots | 5.3 b) Expansion of Comm. Facilities on Pier |
| 2.3 d) Division of Land – 30+ acres, 6+ lots | 5.3 c) Change in Intensity of Use of Pier |
| 2.4 a) Division of Farm Land – current | 6.1 a) Private Place Assembly – 3,500+ s.f. |
| 2.4 b) Division of Farm Land – Since 1974 | 6.1 b) Private Place Assembly – 50+ seats |
| 2.4 c) Division of Farm Land- Prime Ag. Soil | 6.2 a) Public Place Assembly – 3,500+ s.f. |
| 2.5 Division of Habitat | 6.2 b) Public Place Assembly – 50+ seats |
| 2.6 ANR of 3 or more lots, or in Island Road or Coastal DCPC | 7.1 a) Transportation Facility to or from M.V. |
| 3.1 a) Dev. of Commercial – 3,500 s.f. | 7.1 b) Transportation Facility – Internal System |
| 3.1. b) Dev. of Comm – 2,500-3,000 s.f. | 8.1 a) Demolition/Ext. Alt. of Historic Structure |
| 3.1 c) Dev. of Comm – Aux. of 1,000 s.f. | 8.1 b) Demolition/Ext. Alt Structure > 100 years |
| 3.1 d) Dev. of Comm – Combination 2,500 s.f. | 8.2 Archeology |
| 3.1 e) Dev. of Comm – 6,000 s.f. Outdoor Use | 8.3 Significant Habitat |
| 3.1 f) Dev. of Comm – Change of Use | 8.4 a) Costal DCPC – New access to coast |
| 3.1 g) Dev. of Comm – Increased Intensity | 8.4 b) Coastal DCPC – New hard surface |
| 3.1 h) Dev. of Comm – Parking 10+ vehicles | 8.4 c) Coastal DCPC – New parking for 5 vehicles |
| 3.1 i) Dev. of Comm – High Traffic Generator | 8.4 d) Coastal DCPC – Development on Noman’s |
| 3.2 a) Mixed Use – 3,500 s.f. | 8.5 a) Development on Current Farmland |
| 3.2 b) Mixed Use – 4+ units | 8.5 b) Development on Former Farmland |
| 3.3 a) Changed Threshold – B-I and B-II Districts with Area Development Plans | 8.5 c) Development on Prime Agricultural Soils |
| 3.3 b) Changed Threshold – Special Permit | 8.6 Development designated in DCPC |
| 3.3 c) Changed Threshold – no other trigger | 9.1 a) Telecommunications Tower over 35 feet |
| 3.4 a) Vehicular Refueling | 9.1 b) Telecommunications Tower Reconstruction |
| 3.4 b) Storage of fuel | 9.2 a) Wind Energy Facilities over 150 ft |
| 3.4 c) Drive-thru window service | 9.2 b) Wind Energy Facilities in Ocean Zone |
| 3.4 d) Restaurant in B-I (50+ seats) | 9.2 c) Wind Energy Facilities in Land Zone |
| 3.4 e) Restaurant outside B-I | 9.2 d) Wind Energy Facilities near Town Bound |
| 3.4 f) Formula Retail | 9.2 e) Wind Energy Facilities other |
| | 9.3 Solar Facilities greater than 50,000 s.f |