



PLANNING BOARD
TOWN OF TISBURY
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TOWN HALL ANNEX
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November 6, 2015

Board of Selectmen
Town of Tisbury
P.O. Box 1239
Vineyard Haven MA 02568

Mr. Debettencourt has reduced the number of parking spots to below 20. He is not required to have a 5 foot buffer around the property due to the reduced number. He is meeting all required setbacks, 30 feet front, 15 feet sides and back.

He will need to access town property to build his walls on both the top of High Point Lane, behind the Annex buildings, as well as, to create a single entrance/exit on High Point Lane. While constructing the walls, he will be disturbing and removing trees and shrubbery. He will be transiting the town land for the entrance/exit. We request a 5 ft. buffer on his property on High Point Lane and the Town Hall Annex property to shield the building and reduce the visual impact due to the lack of vegetation on the lot in general.

The Planning Board needs to approve the landscape plan for his 5 ft. buffer and any replanting required on town property before work begins. We believe the land should be returned to its natural state or better with a vegetative buffer. Although he will be working on town property it does not connote ownership to him. It will remain town property. The Selectmen and Planning Board are amenable to a temporary construction easement for a set period of time to accomplish the work.

We want to make sure the RAP used is consistent with the material and grade used to finish Holmes Hole Road. We are also concerned about the entrance/exit not using the Access Easement as delineated on the 2012 registered plan. If Lot 1 is sold, there could be two entrance/exits within 60 feet of one another on a heavily traveled way.

Sincerely,


Daniel Seidman
Planning Board Chairman

Cc: Thomas Pachico
Joseph deBettencourt
Adam Turner, Exec. Dir. - Martha's Vineyard Commission