

**Town of West Tisbury**  
ZONING BOARD OF APPEALS  
P. O. Box 278  
West Tisbury, MA 02575-0278  
508-696-0107  
[zba@westtisbury-ma.gov](mailto:zba@westtisbury-ma.gov)

May 17, 2021

Dear Adam,

Enclosed please find documentation for a referral to the Commission in response to an application for Special Permit submitted by Jim Eddy, Kaysky LLC aka Big Sky Tent and Party Rentals to the West Tisbury Zoning Board of Appeals.

The ZBA voted to refer this to you at their meeting held on May 13, 2021 and has continued the hearing until such time as there has been a decision rendered. Please let me know if there are other documents necessary for your review. Please notify us as to the progress of this referral.

Thank you for your attention to this matter.

Sincerely,

Pamela Thors  
Board Administrator

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

RETURN THIS FORM WITH DRI REFERRAL

Name of Applicant: Jim Eddy - KaySky LLC

Name of Project: \_\_\_\_\_

Brief Project Description: Owner would like to locate three (3) 8' x 20' portable storage trailers on lot in the LI-1 district

Address: 90 Dr Fisher Rd  
Assessors Map 21 Lot 12

Phone: 508-246-8866 Fax: \_\_\_\_\_ Email: jim@bigskytent.com

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

Building Inspector: Building Permit

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

Board of Health: \_\_\_\_\_

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

Planning Board: \_\_\_\_\_

Zoning Board of Appeals: Special Permit

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

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

For Town Use Only

Referring Board or Agent: West Tisbury Zoning Board of Appeals

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: Pamela K. Thors

Print Name: Pamela K Thors

Board: Zoning Board of Appeals - Board Administrator

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

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  
APR 27 2021

Received by the Town Clerk:

Date:

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

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

BY: \_\_\_\_\_

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

APPLICATION COVER PAGE

Date: 3/30/21

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

Name of Applicant and Mailing Address: James Eddy, PO Box 4835  
Vineyard Haven, MA 02568

Email Address: jim@brgskytent.com Telephone Number: 508-246-8866

Name of Owner and Mailing Address (If not Applicant): Kaysky LLC, PO Box 4835  
Vineyard Haven MA 02568

Map and Lot #: 21 12

Street Address of Subject Property: 90 Dr. Fisher Rd.

Applicant is: owner (Owner, Tenant, Purchaser, Other)

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

Applicable Section of Zoning Bylaw: 9.3-3

Date of Denial by Building Inspector, Zoning Inspector, or Planning Board (If Applicable): \_\_\_\_\_

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: 3/30/21 CK # 1106

March 30, 2021

Town of West Tisbury  
1059 State Road  
PO Box 278  
West Tisbury, MA 02575

Re: Amendment of Special Permit - 90 Dr. Fisher Road

Ladies/Gentlemen:

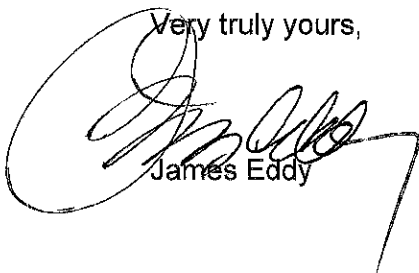
We are proposing to place three (3) portable storage units, each with dimensions of 8'W x 20' L on the southwest corner of the above-referenced property to provide storage space for rental furniture. The storage units are leased from Sun Self Storage and will look similar to the attached photo.

We will require occasional access to the storage units to move furniture in and out, but the frequency of those trips will not have a significant impact on traffic on Dr. Fisher Road. The storage units and their contents will not have any environmental impact on the site, there will be no significant noise associated with using the storage trailers, and they are visually consistent with the industrial character of the surrounding properties.

We respectfully request your approval of the foregoing amendment to the existing Special Permit.

Thank you for your consideration.

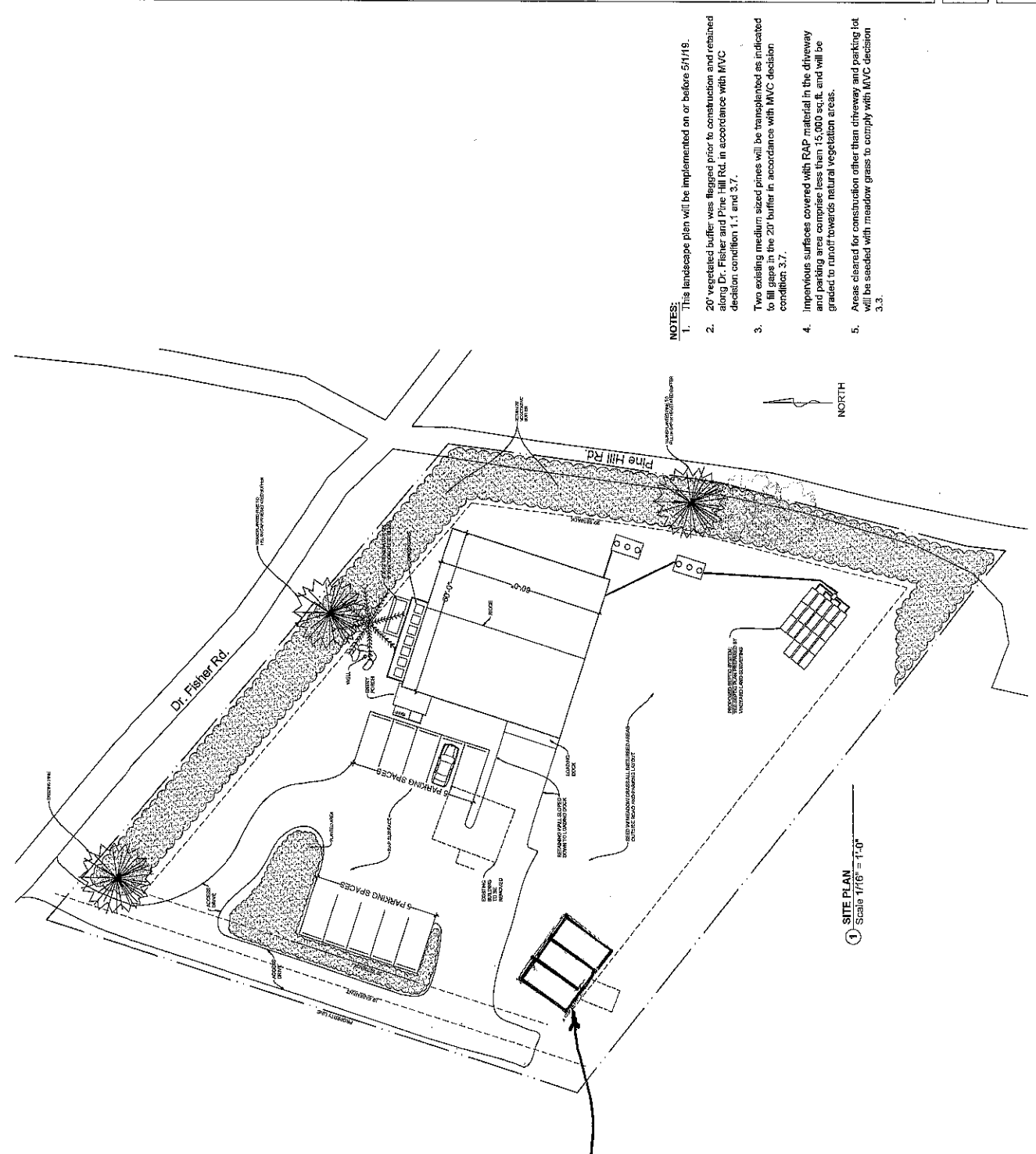
Very truly yours,



James Eddy

ADDRESS: PARCEL 12, 13, 14, 15, 16  
 SECTION 16, T4N, R12E, S34

DATE: 05/26/14  
 SHEET NO.: 1  
 PROJECT: BIG SKY TENT / PATIENT CENTRIC BUILDING  
 SITE PLAN



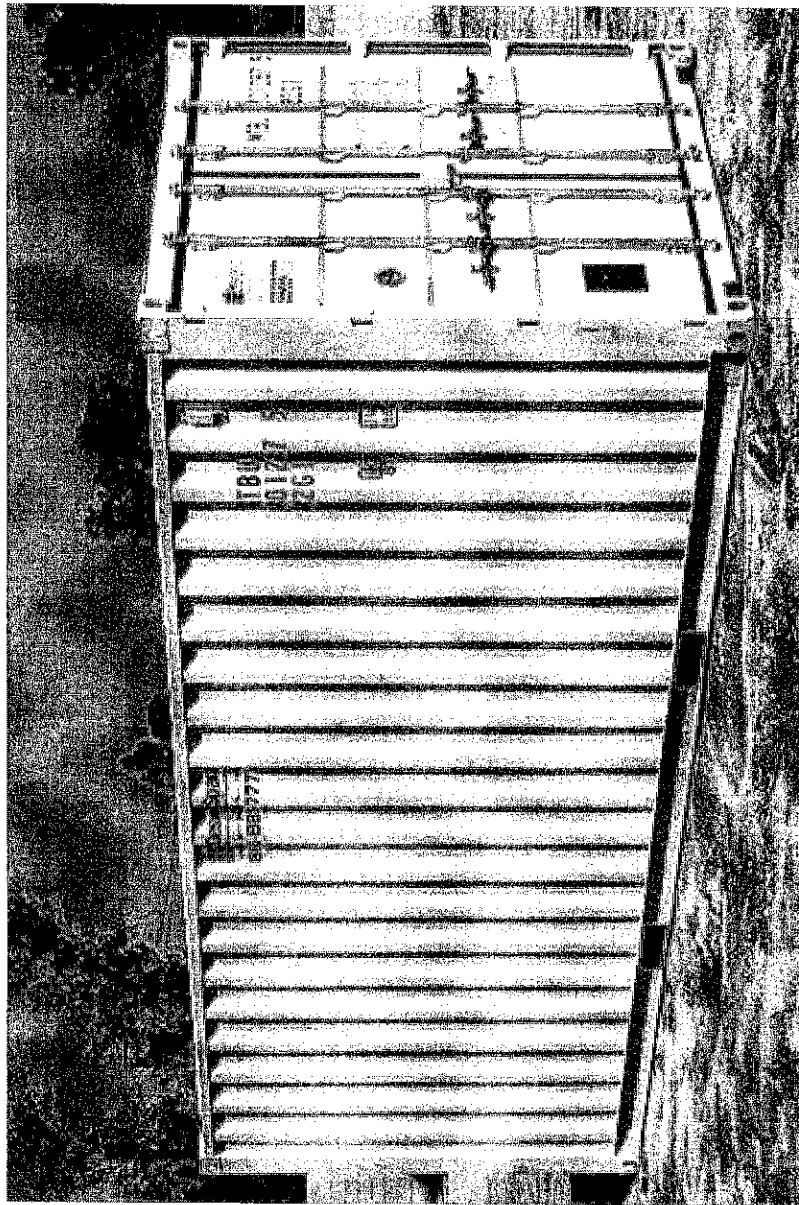
3 Storage Trailers  
 8'w x 20'L

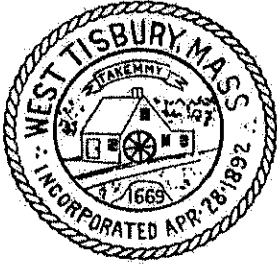
① SITE PLAN  
 Scale 1/16" = 1'-0"

**NOTES:**

1. This landscape plan will be implemented on or before 5/1/19.
2. 20' vegetated buffer was flagged prior to construction and remained along Dr. Fisher and Pine Hill Rd. in accordance with MVC decision condition 1.1 and 3.7.
3. Two existing medium sized pines will be transplanted as indicated to fill gaps in the 20' buffer in accordance with MVC decision condition 3.7.
4. Impervious surfaces covered with RAP material in the driveway and parking area comprise less than 15,000 sq.ft. and will be graded to runoff towards natural vegetation areas.
5. Areas cleared for construction other than driveway and parking lot will be seeded with meadow grass to comply with MVC decision 3.3.

ADDRESS: PARCEL 12, 13, 14, 15, 16  
 SECTION 16, T4N, R12E, S34  
 DATE: 05/26/14  
 SHEET NO.: 1  
 PROJECT: BIG SKY TENT / PATIENT CENTRIC BUILDING  
 SITE PLAN





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

Eddy · Kayskey LLC

May 11, 2021

West Tisbury Zoning Board of Appeals  
P.O. Box 278  
West Tisbury, MA 02575

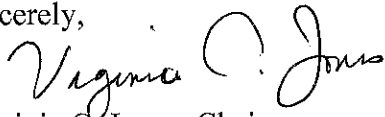
Dear Board Members:

At our meeting of May 10, 2021, the board reviewed an application referred by your board under Section 9.2-1D, for the property located on Assessor's Map 21, Lot 12, 90 Dr. Fisher Road to install three storage containers. The board is aware that this project will be referred to the MVC as a DRI, and we discussed the proposal with Bill Venno who was present at our meeting.

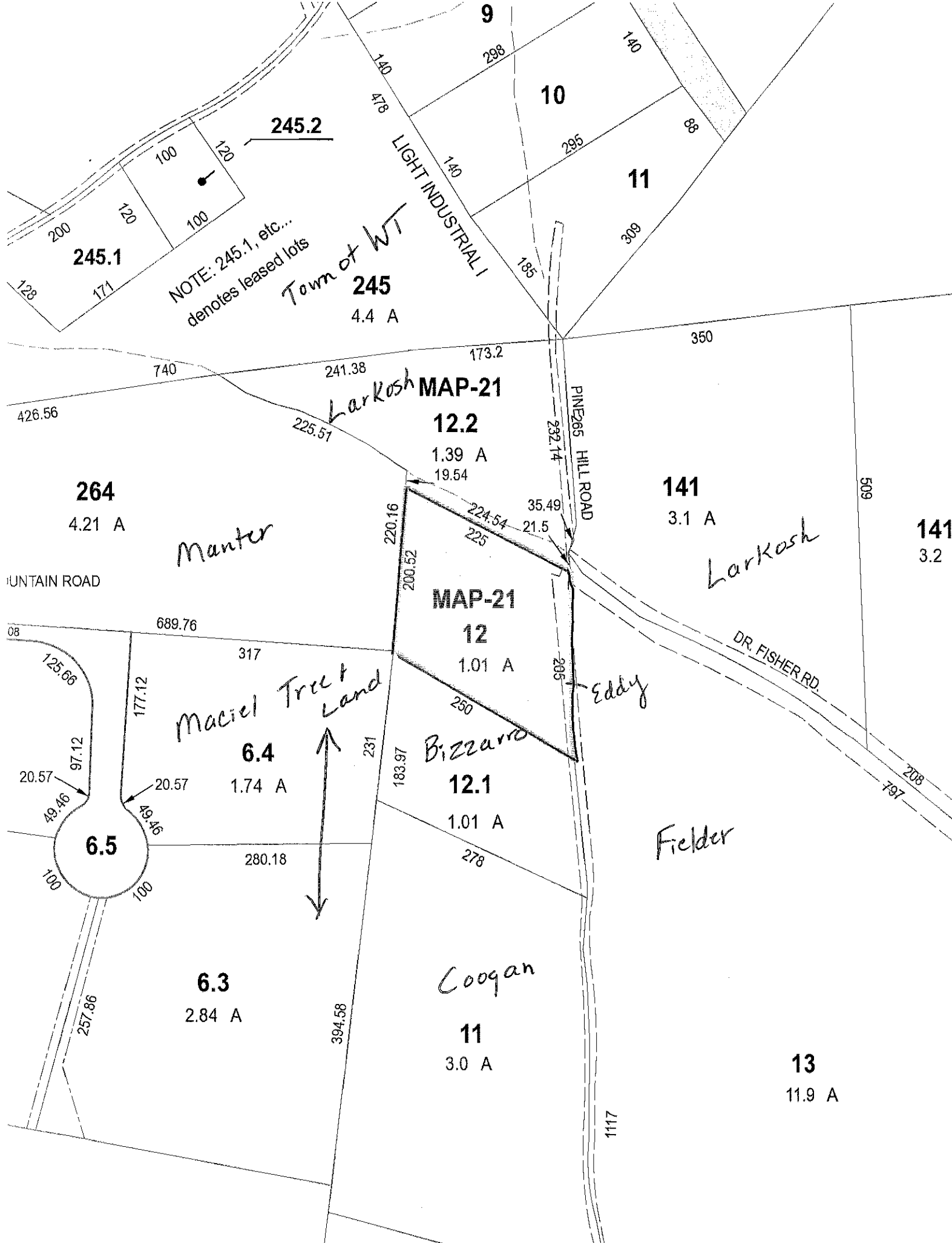
We request that the lot be limited to three containers for the purpose of safety and aesthetics, and we require that the containers not be stacked at any time.

Thank you.

Sincerely,

  
Virginia C. Jones, Chairman *gpc*





245.2

245.1

NOTE: 245.1, etc...  
denotes leased lots

Town of WI

245  
4.4 A

LIGHT INDUSTRIAL I

Larkosh MAP-21

12.2

1.39 A  
19.54

264

4.21 A

Manter

141

3.1 A

Larkosh

MAP-21

12

1.01 A

Maciel Tree & Land

6.4

1.74 A

Bizzarro

12.1

1.01 A

Eddy

Fielder

Coogan

11

3.0 A

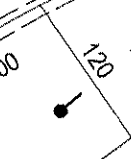
13

11.9 A

MOUNTAIN ROAD

PINE265 HILL ROAD

DR. FISHER RD.





**Town of West Tisbury**  
BOARD OF ASSESSORS  
P. O. Box 278  
West Tisbury, MA 02575  
508-696-0101

**CERTIFIED LIST OF ABUTTERS  
"PARTIES IN INTEREST"**

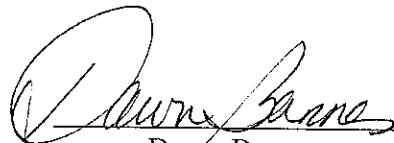
<b>SUBJECT PROPERTIES MAP + LOT</b>	<b>LOCATION OF SUBJECT PROPERTIES</b>	<b>OWNERS AND MAILING ADDRESSES</b>
21-12	90 DR FISHER RD	KAYSKY LLC PO BOX 4835 VINEYARD HAVEN, MA 02568

PLEASE SEE ATTACHED LIST OF ABUTTERS

Per the Assessors records I certify that the attached lists of persons are the abutters of record for the subject property within 300 feet of the outer perimeter.

To the best of our knowledge, this list represents the most current owners of the properties. The accuracy of this listing is based solely on the information currently available in our database.

April 27, 2021  
Date

  
Dawn Barnes  
Principal Assessor

BOARD OF ASSESSORS  
TOWN OF WEST TISBURY  
1059 STATE STREET  
WEST TISBURY, MA 02575  
(508)696-0101

REQUEST FOR ABUTTERS LIST

Location of Property:

Map 21 Block 12 Lot \_\_\_\_\_

Planning Board / ZBA: 300 FT Certified list per MGL 40A Sec 11

Conservation Commission: 300 FT non-certified per DEP

Board of Selectman: Pole Hearing 300 FT certified list per BOS

Class I, II, III License: Certified Immediate Abutters PLUS  
Church, hospital or school within 500 FT

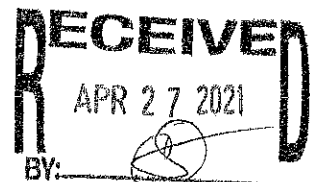
Hearing Purpose: Request to locate 3 8 x 20'  
storage trailers

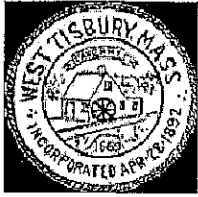
Name: Pam

Signature: Russell Thors

Date: 4/26/21

Phone #: 696-0107





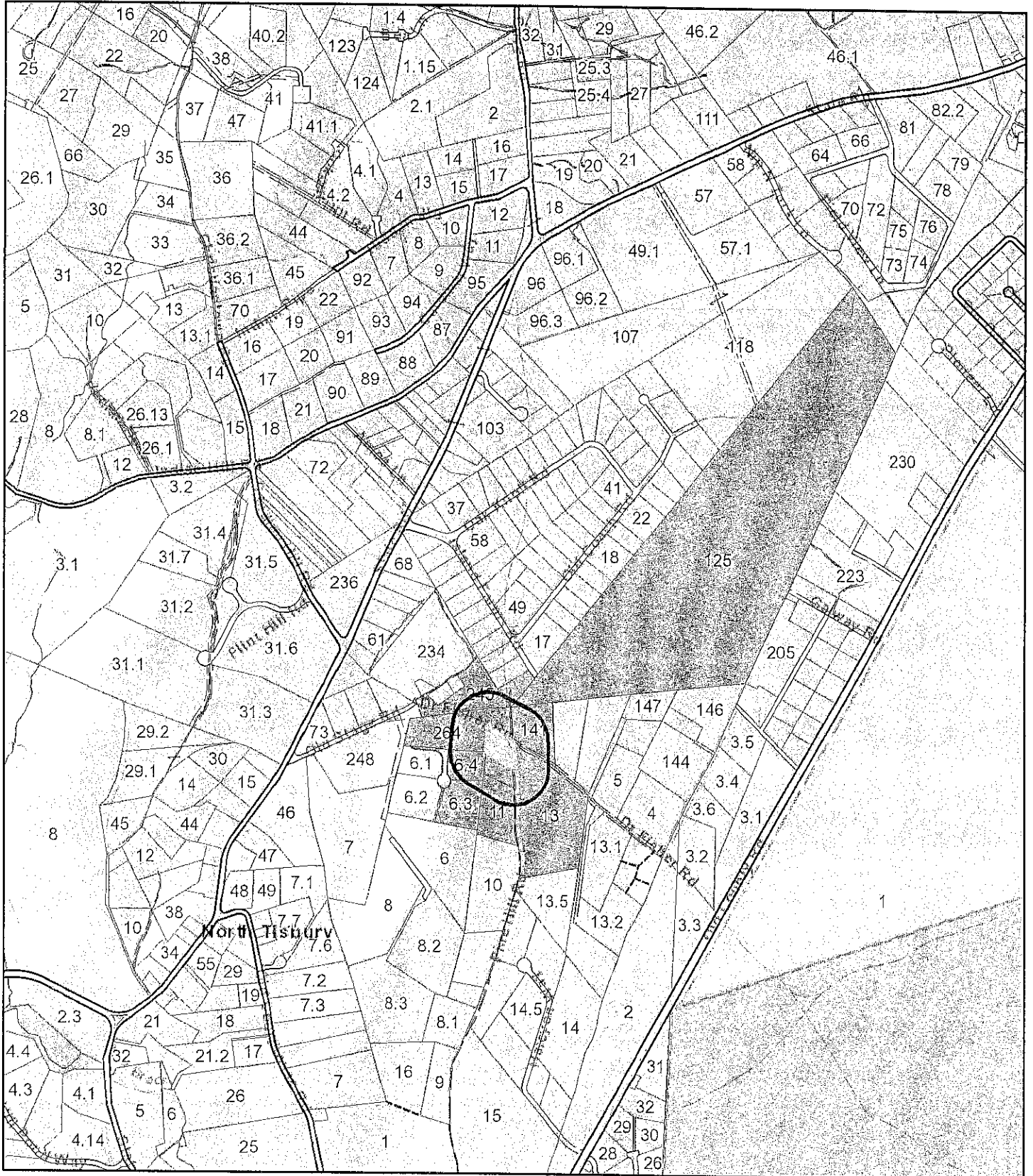
21-12

West Tisbury, MA

1 inch = 1130 Feet



April 27, 2021



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



# 300 foot Abutters List Report

West Tisbury, MA  
April 27, 2021

## Subject Property:

Parcel Number: 21-12  
CAMA Number: 21-12  
Property Address: 90 DR FISHER RD

Mailing Address: KASKY LLC  
PO BOX 4835  
VINEYARD HAVEN, MA 02568

## Abutters:

Parcel Number: 16-11  
CAMA Number: 16-11  
Property Address: 69 ISLAND FARMS RD

Mailing Address: GARCIA LETICIA BERNARDES  
PO BOX 2283  
VINEYARD HAVEN, MA 02568

Parcel Number: 16-125  
CAMA Number: 16-125  
Property Address: OLD HOLMES HOLE RD

Mailing Address: MATTHEWS RD & MVS-B-TRS MCKACOU  
REALTY TRUST  
C/O MVS SAVING BANK FIN GRP PO BOX  
602  
WEST TISBURY, MA 02575

Parcel Number: 16-141  
CAMA Number: 16-141  
Property Address: 85 DR FISHER RD

Mailing Address: LARKOSH DANIEL JAMES  
PO BOX 1659  
VINEYARD HAVEN, MA 02568

Parcel Number: 16-245  
CAMA Number: 16-245  
Property Address: 101 DR FISHER RD

Mailing Address: WEST TISBURY TOWN OF BD  
SELECTMEN: TOWN DUMP  
PO BOX 278  
WEST TISBURY, MA 02575

Parcel Number: 16-264  
CAMA Number: 16-264  
Property Address: 4 HUSEBYS MOUNTAIN RD

Mailing Address: MANTER MELISSA J  
PO BOX 892  
WEST TISBURY, MA 02575

Parcel Number: 21-11  
CAMA Number: 21-11  
Property Address: 204 PINE HILL RD

Mailing Address: COOGAN WILLIAM H  
84 VICTORIA DR  
WESTBROOK, ME 04092

Parcel Number: 21-12-1  
CAMA Number: 21-12-1  
Property Address: 90 DR FISHER RD

Mailing Address: BIZZARRO WASTE DISPOSAL INC  
PO BOX 2522  
EDGARTOWN, MA 02539

Parcel Number: 21-12-2  
CAMA Number: 21-12-2  
Property Address: 93 DR FISHER RD

Mailing Address: LARKOSH DANIEL J & CHRISTOPHER-  
TR LARKOSH REALTY  
PO BOX 1659  
VINEYARD HAVEN, MA 02568

Parcel Number: 21-13  
CAMA Number: 21-13  
Property Address: 74 DR FISHER RD

Mailing Address: FIELDER DAVID P & FIELDER  
ELIZABETH W  
PO BOX 1470  
WEST TISBURY, MA 02575

Parcel Number: 21-6-3  
CAMA Number: 21-6-3  
Property Address: 28 HUSEBYS MOUNTAIN RD

Mailing Address: MACIEL LAND & TREE LLC  
PO BOX 1406  
WEST TISBURY, MA 02575



www.cai-tech.com

4/27/2021

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Page 1 of 2



# 300 foot Abutters List Report

West Tisbury, MA

April 27, 2021

Parcel Number: 21-6-4  
CAMA Number: 21-6-4  
Property Address: 30 HUSEBYS MOUNTAIN RD

Mailing Address: MACIEL LAND & TREE LLC  
PO BOX 1406  
WEST TISBURY, MA 02575



[www.cai-tech.com](http://www.cai-tech.com)

4/27/2021

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Page 2 of 2

BIZZARRO WASTE DISPOSAL I  
PO BOX 2522  
EDGARTOWN, MA 02539

WEST TISBURY TOWN OF  
BD SELECTMEN: TOWN DUMP  
PO BOX 278  
WEST TISBURY, MA 02575

COOGAN WILLIAM H  
84 VICTORIA DR  
WESTBROOK, ME 04092

FIELDER DAVID P &  
FIELDER ELIZABETH W  
PO BOX 1470  
WEST TISBURY, MA 02575

GARCIA LETICIA BERNARDES  
PO BOX 2283  
VINEYARD HAVEN, MA 02568

LARKOSH DANIEL J &  
CHRISTOPHER-TR LARKOSH RE  
PO BOX 1659  
VINEYARD HAVEN, MA 02568

LARKOSH DANIEL JAMES  
PO BOX 1659  
VINEYARD HAVEN, MA 02568

MACIEL LAND & TREE LLC  
PO BOX 1406  
WEST TISBURY, MA 02575

MACIEL LAND & TREE LLC  
PO BOX 1406  
WEST TISBURY, MA 02575

MANter MELISSA J  
PO BOX 892  
WEST TISBURY, MA 02575

MATTHEWS RD & MVSB-TRS  
MCKACOU REALTY TRUST  
C/O MVSAVING BANK FIN GRP  
PO BOX 602  
WEST TISBURY, MA 02575