

1. Agenda Zoning Board Of Appeals

Documents:

[ZBA AGENDA_01152026.PDF](#)

2. 28 State Road (9A3) Case 2565

Documents:

[9A3_AMEND SPCL PERMIT_28 STATE RD_CASE 2565.PDF](#)
[9A3_PLANS_28 STATE RD_CASE 2565.PDF](#)
[9A3_REQUEST FOR AMENDMENT_CASE 2562_12082025.PDF](#)
[9A3_WITDRAWAL SPCL PERMIT_28 STATE RD_CASE 2565.PDF](#)

3. 54 Lake Street (24A11 And 24A11.1) Case 2566

Documents:

[24A11_24A11.1_EMAIL_AIBEL_54 LAKE STREET CASE 2566.PDF](#)
[24A11_24A11.1_LETTER AIBEL_54 LAKE ST_POOL_CASE 2566_OPPOSED.PDF](#)
[24A11_24A11.1_SITE PLAN_54 LAKE ST_CASE_2566.PDF](#)
[24A11_24A11.1_SPCL PERMIT APPL_54 LAKE ST_CASE_2566.PDF](#)

4. 36 East Sound Lane (61A4) Case 2567

Documents:

[61A4_SPCL PERMIT APPL_36 EAST SOUND LN_BERSTEIN_CASE 2567.PDF](#)
[61A4_SITE PLAN_36 EAST SOUND LN_POOL_BERNSTEIN_CASE 2567.PDF](#)
[61A4_EMAIL ABUTTERS CONCERNS_36 EAST SOUND LN_BERSTEIN_CASE 2567.PDF](#)

5. 60 Mt Aldworth Road (12B15) Case 2558

Documents:

[12B15_EMAIL HUNTUN CANT ATTEND UNTIL MARCH.PDF](#)
[12B15_EXTENSION AGREEMENT_60 MT ALDWORTH_CASE 2558.PDF](#)
[12B15_LTR TANNER_60 MT ALDWORTH_IN FAVOR.PDF](#)
[12B15_OLD SPCL PERMIT_60 MT ALDWORTH_CASE 2515.PDF](#)
[12B15_SPCL PERMIT APPL_60 MOUNT ALDWORTH_HUNTON_CASE 2558.PDF](#)

TISBURY ZONING BOARD OF APPEALS
Will meet Thursday, January 15th, 2026
Time: 4:30 p.m.
Location: Tisbury Annex
66 High Point Lane Tisbury, MA 02568

AGENDA

PUBLIC HEARINGS:

Case 2565 – *12 Bluebird Lane LLC* submitted by George N. Gakidis/GS Design group, Inc. to request an amendment to special permit 2562. Special Permit 2562 authorized a change of mixed use to 100% residential located at **28 State Road** (Assessor Parcel 9A3) in the B1 Zoning District. The applicant is requesting the language to be changed to reference Tisbury Zoning Bylaw Regulations 07.00, 07.01.02, and 07.01.03.

Case 2566 – *Josef Wagner* - Request the construction of an in-ground swimming pool located at **54 Lake Street** (Assessor Parcels 24A11 and 24A11.1) in the R10 Zoning District. This application is being considered under Section 04.03.10 of the Tisbury Zoning Bylaw.

Case 2567 - *William and Lori Bernstein* - Request the construction of an in-ground swimming pool located at **36 East Sound Lane** (Assessor Parcel 61A4) in the R3A Zoning District. This application is being considered under Section 04.03.10 of the Tisbury Zoning Bylaw.

CONTINUED HEARING:

4:30 p.m. Case 2558 - *Simon and Annabelle Hunton* – To request the renewal of a special permit for a seven-bedroom Bed and Breakfast located at **60 Mt Aldworth Road** (Assessor Parcels 12B15) in the R10 Zoning District. This application is being considered under Tisbury Zoning Bylaw section 04.03.04. **Continued to March 12th, 2026**

Discussion:

Tisbury Zoning Bylaw Review Committee Update – Potential pool bylaw revisions

New ADU Law applied to old Special Permits

MINUTES:

- December 11th, 2025.

RECEIVED

Certified by Town Clerk:

DEC 18 2025

Filing Fee: *PAID/1140*
(\$135.00)

J. Hillary Conklin
Tisbury Town Clerk

Case # 2565

COMMONWEALTH OF MASSACHUSETTS – TOWN OF TISBURY

PETITION TO THE ZONING BOARD OF APPEALS

1. Petitioner/Appellant (Owner)
(Please See #8 below)

Name: George N. Gakidis / GS Design Group Inc,
Mailing Address: P.O.Box 1200, Onset MA 02558

Email: George@GSDesignGroup.com
Home #: Mobile: 508-922-4028
Work #: 508-295-2952

Signature:

2. Property:

Registry of Deeds, Book 1681 Page 1037, or Land Court # 67840
Tisbury Assessor Parcel # 9-A-3

Location (Street & Number) 28 State Road

(Brief directions to property)

Existing Mixed use in the B1 District

3. Property Owner: 12 Bluebird Lane LLC

Name and Address: 19 Quincy Ave.
Quincy MA 02169

Signature:

(By signing this petition, the property owner also authorizes the Board's entry to the property for inspection purposes.)

4. Nature of Application (Circle one and complete):

- (a) I am requesting a special permit for: amendment to the approved special permit
or
- (b) I am requesting a variance from:
or
- (c) I am appealing the decision of the Building/Zoning Inspector or Board
Dated _____ for _____.

5. Petition is made under the Zoning By-law, Section(s) 07.00, 07.01, .02, .03

6. Attorney Name, phone # & email: (if applicable):

tel

7. Agent Name, Address, phone & email (if applicable): Noted Above

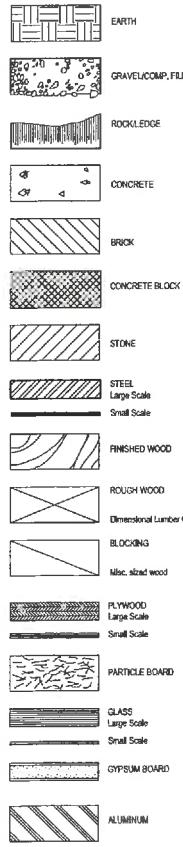
8. ****If petitioner is not the property owner (i.e. renter in a leased building), written authorization from the property owner must be submitted in writing with this application. Contractors, surveyors, etc. are to be listed under #7 (Agent).**

9. Petitioner is advised that proceedings and requirements of the ZBA are governed by statutes of the Commonwealth, Tisbury Zoning By-law, and Board of Appeals' Rules and Regulations (copies available for inspection at the Town Clerk's office). Consult those documents for information and requirements. Under the Tisbury Zoning By-law, Special Permits and Variances are "exceptions," and the petitioner must evidence exceptional and appropriate circumstance(s) to warrant consideration.

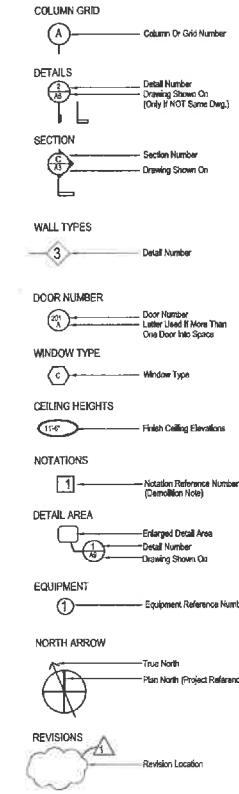
28 State Road



GRAPHIC SYMBOLS



DRAWING SYMBOLS



ARCHITECTURAL ABBREVIATIONS

SYMBOLS used as abbreviations:			
angle	L	FOF	face of finish
centerline	C	FIN	fin (s)
channel	C	FF	finished floor
round	R	FA	faucet
ABBRIVIATIONS:		FEC	fire extinguisher cabinet
AFF	above finished floor	FHC	fire hose cabinet
AC	acoustical	FIP	fireproof
ACT	acoustical tile	FD	floor (lrg)
ADU	adjustable	FDH	floor drain
ADT	adjustable	FLD	flame detector
ALT	alternate	FTG	footing
ALUM	aluminum	FND	foundation
ANC	anchor, anchorage	FBO	furnished by others
ANR	anchor bolt	FUR	furnish (frg)
ASPM	asphalt	GA	gage, gauge
BSMT	basement	GALV	galvanized
BIG	bearing	GL	glass, glazing
BIL	billoose	GRB	grate bar
BET	beam	GD	gravel
BIL	billoose	GYP	gypsum
BLKG	blocking	HWDW	hardware
BOB	board	HDR	heater
BOT	bottom	HWDW	hardware
BRK	brick	HGT	height
BLDG	building	HOL	hollow metal
CAB	cabinet	HOR	horizontal
CPT	carpet (ed)	INC	Indicate (fr. frg)
CS	catch basin	ID	inside diameter
CLS	calling	INS	insulate (fr. frn)
CER	ceramic	INT	intake
CT	ceramic tile	INTM	intermediate
CR	drain	INV	invert
CSB	dimension	JT	joint
CO	coated	KD	knockout
CLR	clear (anc)	LBL	label
COL	column	LAB	laboratory
COND	condensation	LAV	lavatory
COMP	compress (ed, lcn, lke)	LH	left hand
CONC	concrete	LNG	large
GMU	concrete masonry unit	LFT	left
CONST	construction	LW	light weight
CONTR	control	LCC	leaded copper
CRJ	control joint	MH	machined
CTR	counter	MASON	masonry
CRS	course	MO	masonry opening
DEP	depth	MAX	maximum
DTL	detail	MCH	mechanical
DIAG	diagonal	MDM	medium
DMR	dimension	MTL	metal
DNH	dimension	MTR	minimum
door		MISC	miscellaneous
DR	double hung	MLD	modding
DWR	drain	MTD	mount (ed)
DWG	drawing	NAT	natural
DWHS	dispenser	NCM	nominal
EF	edge laps	NIC	not in contact
ELEC	electric (al)	NTC	not to scale
EWG	electric water cooler	OC	on center (s)
EL	elbow	OPG	opening
ELEV	elevation	OPP	opposite
ENCL	enclosure	OD	outside diameter
EQ	equal	OH	overall
EVN	exhaust	OVER	overhead
EXG	exiging		
EXP	exposed		
EXT	exterior		
PNT		paint (ed)	
PNL		panel	
PNT		paper towel dispenser	
PAR		parallel	
PMT		pavement	
PERIM		perimeter	
PLAT		plat	
PLWD		plastic laminate	
PT		pressure treated	
CT		query file	
REF		reference	
REFR		refrigerator	
REIN		reinforcement (s)	
RES		resilient	
RA		return air	
RHT		return air terminal (s), related	
RHT		right hand	
RD		rod drain	
RDG		rodding	
RO		room	
ROG		rough opening	
SCH		schedule	
SEC		section	
SEL		seal	
SIM		simile	
SCD		solid core	
SSQ		square	
STD		standard	
STL		steel	
STRU		structural	
SUPD		supervised	
SYN		synonym (cal)	
SYS		system	
TEL		telephone	
TYP		typical	
TYP		typ (ed)	
TPO		tulip paper	
TAG		tag tongue and groove	
TOC		top of concrete	
TOP		top of	
TOW		top of wall	
T		tread	
TRTD		treated	
TYP		typical	
UC		undercut	
UNO		unless noted otherwise	
UNR		unreal	
VB		vapor barrier	
VCR		vacuum	
VCF		vacuum filter	
VCT		vacuum compaction (ed)	
VFL		verify in field	
WH		wall hung	
WCD		water closet	
WCP		waterproof (frg)	
WHT		white wire mesh	
WHT		white, white	
WIN		window	
WG		wine glass	
WHT		without	

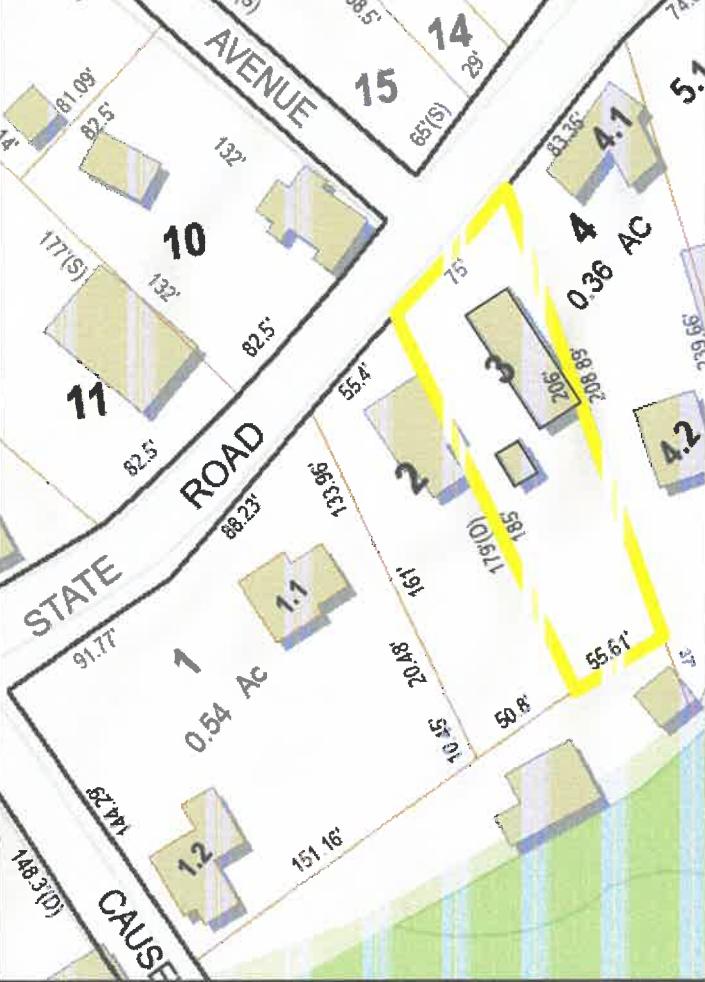
DRAWING INDEX

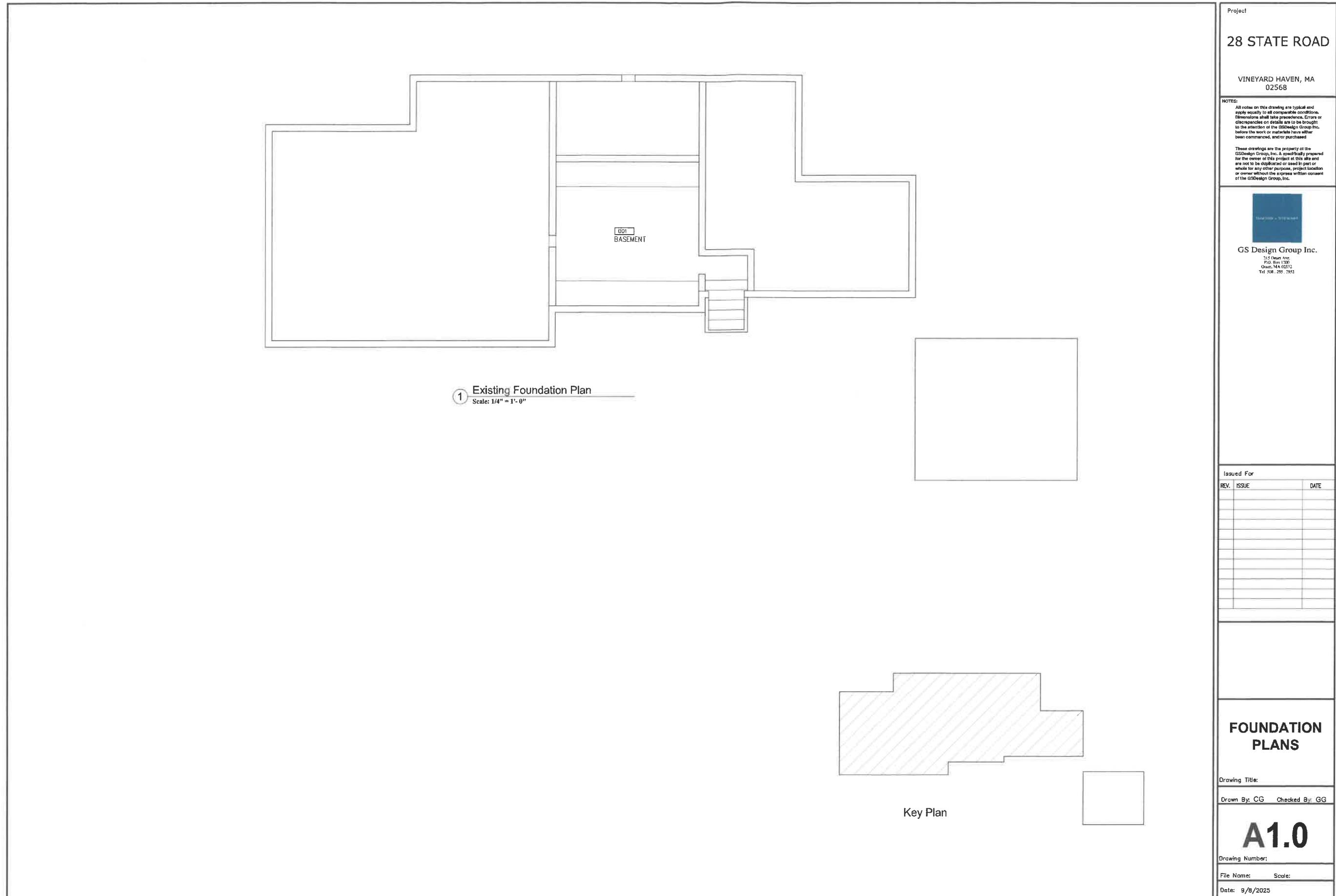
A0.0	COVER SHEET, DRAWING INDEX, PROJECT DATA
ARCHITECTURAL DRAWINGS:	
A1.0	FOUNDATION PLANS
A1.1	FIRST FLOOR PLANS
A1.2	SECOND FLOOR PLANS
A1.3	ATTIC & ROOF PLANS
A2.0	NORTH & SOUTH ELEVATIONS
A2.1	EAST ELEVATIONS
A2.2	WEST ELEVATIONS
A2.3	EXISTING DETACHED APARTMENT

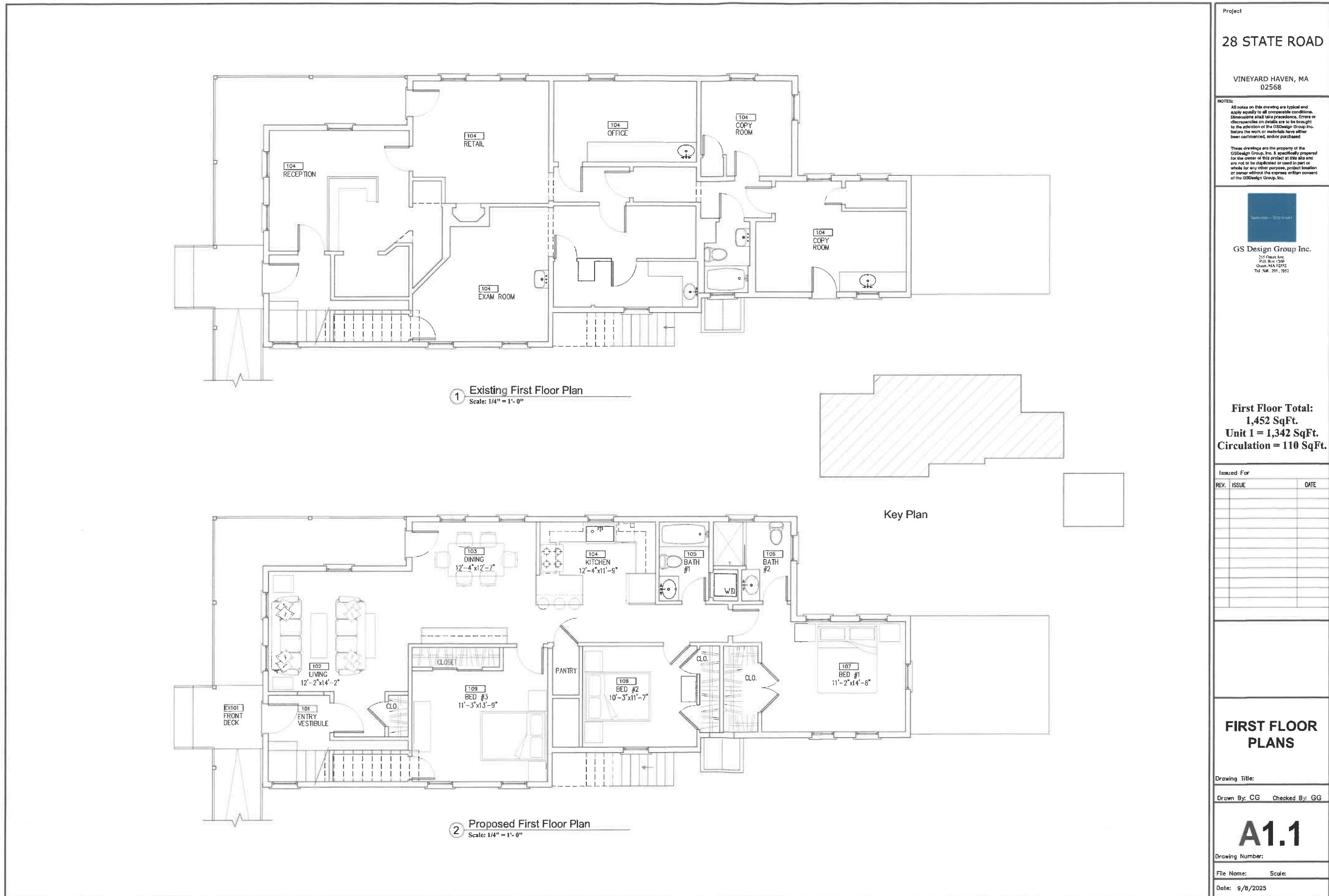
CODE COMPLIANCE

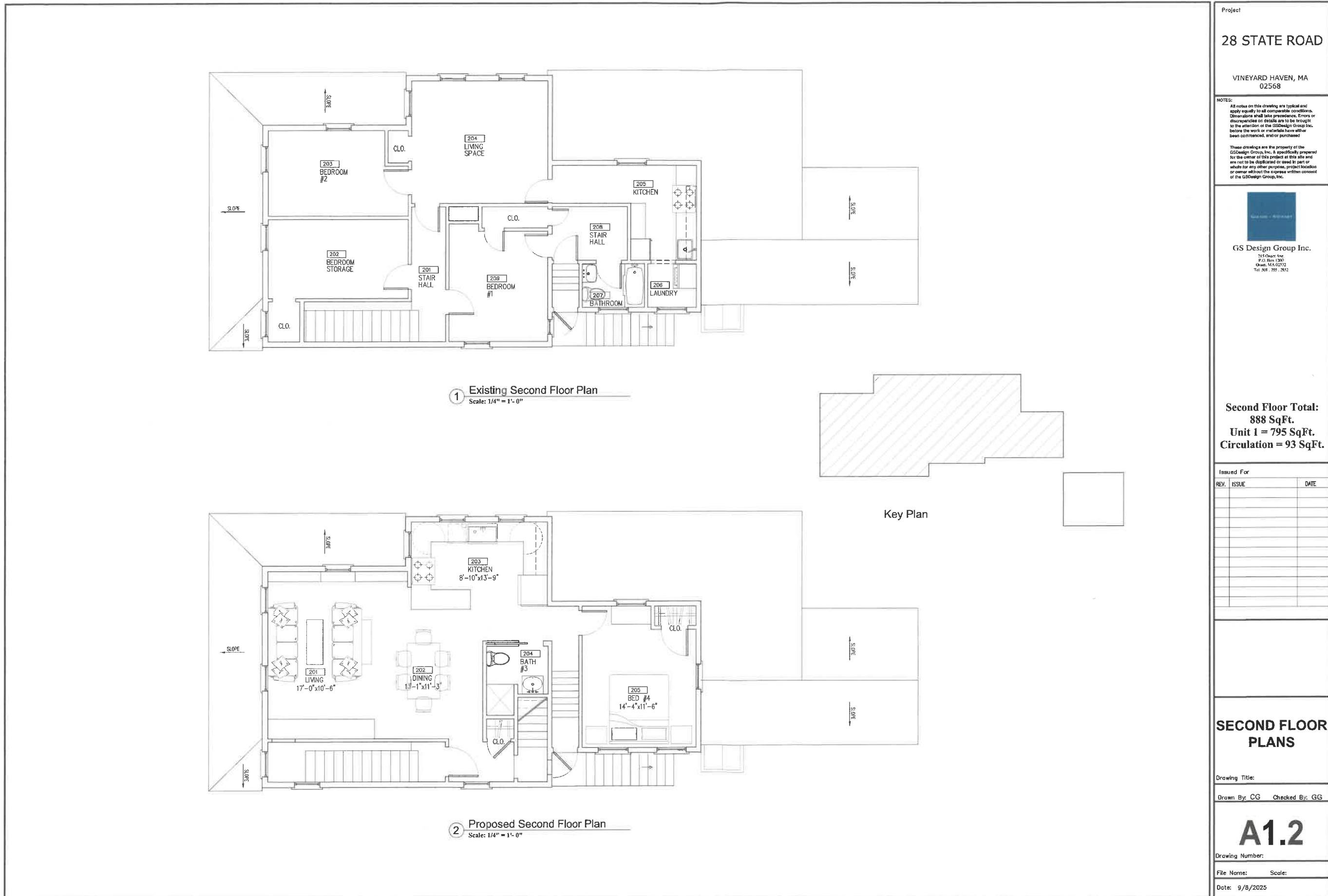
- ALL WORK SHALL CONFORM TO CURRENT BUILDING CODES, FEDERAL STATE AND LOCAL CODE REQUIREMENTS, LAWS AND ORDINANCES.
- COMPLIANCE WITH CURRENT VERSIONS OF THE FOLLOWING CODES AND AGENCIES ARE REQUIRED:
 - 2021
 - IBRC - International Residential Building Code
 - IEBC - International Existing Building Code
 - IECC - International Energy Conservation Code
 - IMC - International Mechanical Code
 - IFC - International Fire Code
 - 703 CMR - MA Amendments to the IBC
 - 527 CMR - MA fire prevention and electrical regulations
 - 521 CMR - MA building and zoning regulations
 - 248 CMR - MA plumbing regulations
 - 524 CMR - MA pressure regulation

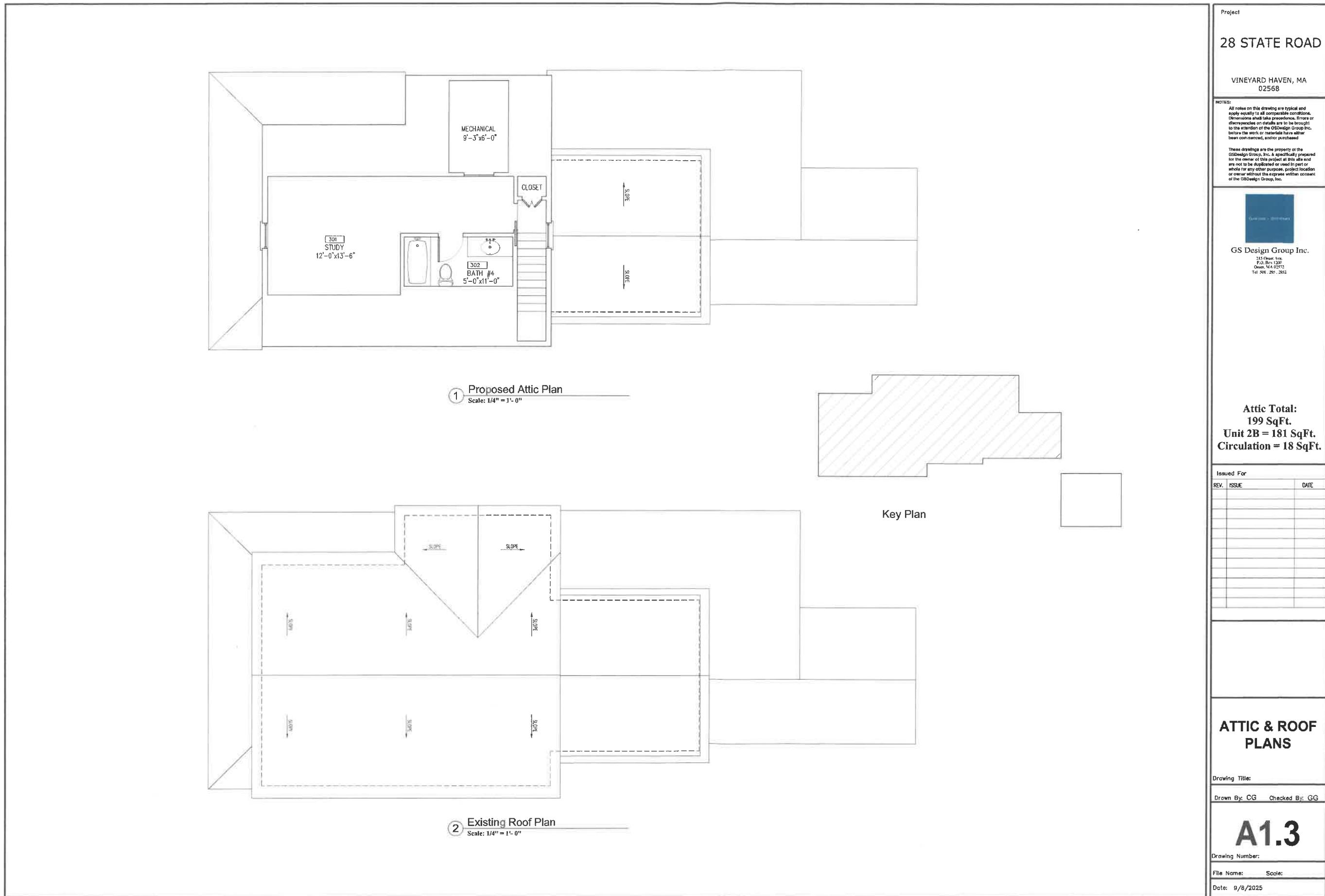
STATE OF MASSACHUSETTS BUILDING CODE 10th EDITION
TISBURY COUNTY AND TOWN OF VINEYARD HAVEN













G a k i d i s + S t e w a r t D e s i g n G r o u p
A R C H I T E C T S

Attention: Tisbury Zoning Board of Appeals
Subject: Clarification Special Permit Case 2562
Brief History and Use

12/08/2025

Dear Mr. Jeff Kristal

I request a clarification to be noted in regards to 28 State Road 11/13/25 hearing. I also request that this could be noted at the next ZBA meeting on the 11th of December. The reference is from the **Tisbury Zoning By-law 06132020**.

07.00 GENERAL REGULATIONS:

07.01 PRE-EXISTING NON-CONFORMING USES AND STRUCTURES:

.02 The Board of Appeals may, after a public hearing, grant a Permit to allow a preexisting non-conforming use to be changed to a different non-conforming use, provided that the change reduces the degree of non-conformity through such changes as reduced auto or truck traffic, smaller or fewer signs, less floor area or land devoted to the use, less discernible noise, vibration, odor, or light, or exterior appearance more consistent with that of the district.

03 The Board of Appeals may, after a public hearing, grant a Permit to allow a preexisting non-conforming use or structure to be expanded in an area where, in the opinion of the Board, such expansion will not be more objectionable to, or detrimental to, the character of the neighborhood than the original pre-existing non-conforming use or structure.

Thank You

Sincerely

George N. Gakidis

Gakidis Stewart Design Group, Inc.

pg.1

56 Maitland Drive
Alameda, CA 94502
[T] 510 531 1477

Onset Massachusetts
215 Onset Ave.
[T] 508 295 2952

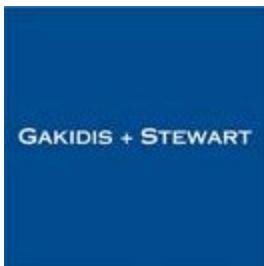
From: george@gsdesigngroup.com
To: [Alycelee Pigman](mailto:Alycelee.Pigman@zba.org)
Subject: FW: ZBA Agenda 01/15/2026
Date: Thursday, January 15, 2026 4:24:02 PM

To The Zoning Board of Appeals,

I, George N. Gakidis/GS Design group, Inc. represent 12 Bluebird Lane LLC, Case Number 2565 , 28 State Road. I would like to formally withdraw our request for the amendment to special permit 2562 without prejudice.

Thanks,

George N.Gakidis



GS Design Group, Inc.

MA

CA

215 Onset Ave

56 Maitland Drive

P.O.Box 1200

Alameda, CA 94502

Onset, MA 02558

T 415.269.0015

T 508.295.2952

<http://www.gsdesigngroup.com>

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Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, immediately contact the sender by reply e-mail and destroy all copies of the original message.

From: [Aibel, Bill](#)
To: [Alycelee Pigman](#)
Subject: Re: 54 Lake Street Case 2566
Date: Tuesday, January 6, 2026 12:36:16 PM
Attachments: [Board of Appeals Letter.docx](#)

Hi Alycelee,

Thank you for sending me the information on the above case yesterday.

I am attaching a letter of response I have written to the Board in the hope that they take my response seriously.

If there is anything about the letter you feel is lacking, please let me know if you think it should be revised in any way.

I will be the most adversely effected neighbor, being the abutter, so this is an important issue for me.

Of course, if any board member would like to reach out to me, I would welcome that too.

Thank you very much for your help!

Sincerely,

Bill Aibel

44 Lake St.

Bill Aibel, Premier Associate
Coldwell Banker Cambridge
1000 Mass Ave. Cambridge, MA 02138
2024-2021 International President's Elite
2020-2015 International President's Premier
Among Top Sales Professionals of New England
bill.aibel@nemoves.com
www.billaibelrealtor.com
617.840.6351 (cell)
617.864.4430 (work)

Ready-Willing-Aibel

From: Aibel, Bill
Sent: Monday, January 5, 2026 4:40 PM
To: Alycelee Pigman <apigman@tisburyma.gov>
Subject: Re: 54 Lake Street Case 2566

Thank you very much Alycelee! I really appreciate this.

I will be sending you a response for the hearing.

Have a great evening.

Bill

Bill Aibel, Premier Agent
Coldwell Banker Realty
1000 Mass Ave. Cambridge,
MA 02138
2024-2021 International President's Elite
2020-2015 International President's Premier
bill.aibel@nemoves.com
www.billaibelrealtor.com
617.840.6351 (cell)
617.864.4430 (work)

-Ready, Willing and Aibel-

On Jan 5, 2026, at 4:03 PM, Alycelee Pigman <apigman@tisburyma.gov> wrote:

Dear Bill,

Attached are the Zoning Board of Appeals case regarding 54 Lake Street.
Feel free to call or email with any questions.

Regards,
Alycelee Pigman
ZBA and ConCom Assistant
PO Box 1239
Vineyard Haven, MA 02568
508-696-4260

<24A11_24A11.1_SPCL PERMIT APPL_54 Lake St_Case.pdf>
<24A11_24A11.1_SITE PLAN_54 Lake St_Case.pdf>

***Wire Fraud is Real*. Before wiring any money, call the intended recipient at a number you know is valid to confirm the instructions.** Additionally, please note that the sender does not have authority to bind a party to a real estate contract via written or verbal communication.

Bill Aibel
44 Lake St.
Vineyard Haven

January 6, 2026

Response to the petition made by Josef Wagner of 54 Lake St.

Dear Members of the Tisbury Board of Appeals,

Please regard this letter as my formal response to your reviewing the application for Josef Wagner of 54 Lake St. for the construction of an in-ground swimming pool.

I am an abutter to 54 Lake St. I want to go on record as being vehemently opposed to you issuing a special permit for this project.

Please look at the map- this string of "lots" along the same side of Lake St. are all very narrow lots. My own is only 100' in width. My lot is a total of 13,000 sf. As a result, my house and rear yard are close to the lot lines- particularly to number 54 Lake. Our driveways are side by side on that lot line. My own house is for my own use and I have never rented it out. I am planning on making this my permanent residence when I fully retire in the next two years. 54 Lake St. was sold last year and has been rented out steadily- either through AirBNB or some other venue. The noise of people and their visitors coming and going is enough- I do not want to have to hear them outside at all hours enjoying an unnecessary amenity on an island rental property. Out of all the surrounding properties and homes, this is the only one as far as I can tell that is being rented by the week or less. Why is this necessary if it's not for the benefit of the primary homeowner but for the enjoyment of renters?

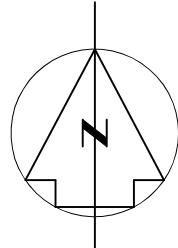
These lots are too narrow to allow this- these are not 2-3 acre lots where something could be positioned more discreetly to reduce the impact to neighbors. My own parcel is roughly ¼ acre and this is a neighborhood where the houses are close to one another. A swimming pool on a narrow lot will adversely affect my outside time there and will include me having to listen to the pump which is proposed to be in the back but happens to parallel to my own small rear yard. It will arguably diminish the value of my own property having a noise and nuisance factor to contend with.

In summary, as an abutter who will be seriously effected by this- I am urging you to deny this request for the permit to build. This is a neighborhood where the houses are in close proximity, especially both abutters, to 54 Lake St. Allowing a swimming pool for the increased money this homeowner will receive by offering this for his rental property should not be more important than the residents who will have to tolerate this.

Thank you for your serious consideration.

If you have any questions or comments, I can be reached at 617.840.6351 or
bill.aibel@nemoves.com.

Sincerely,
Bill Aibel
44 Lake St.



0 20 30 40

Lake Street

Assr.-Pcl. 24-A-10
"N/F James Moffatt"

Assr.-Pcl. 24-A-12
"N/F William Aibel"

Proposed
dry-well for pool
pump-down
(6' dia x 6' deep)

Proposed Pool
(14' x 30')

#54 Lake Street
Assr.-Pcl. 24-A-11&11.1
Area = 20,898 Sq.Ft.

Proposed
Pool Equipment

Assr.-Pcl. 24-A-22.1
"N/F Rhonda Backus"

Zoning District: R-10
Setbacks: 20' Front
10' Side
20' Rear
Minimum Lot Size: 10,000 Sq.Ft.
* Setbacks to be confirmed by town official

Scale: 1"=20' December 12, 2025

VINEYARD
LAND SURVEYING
& ENGINEERING INC

12 Cournoyer Road
P.O. Box 421
West Tisbury, MA 02575
P 508-693-3774 | F 508-629-0440
VLSE.net

Site Plan of
54 Lake Street
in Tisbury, Mass.
Prepared for
Joe Wagner

Certified by Town Clerk:

Filing Fee:
(\$135.00)

Case #

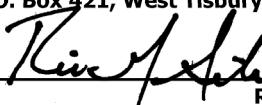
COMMONWEALTH OF MASSACHUSETTS – TOWN OF TISBURY

PETITION TO THE ZONING BOARD OF APPEALS

1. Petitioner/Appellant (Owner)
(Please See #8 below)

Name: **Josef Wagner**
Mailing Address: **c/o Vineyard Land Surveying & Engineering Inc.**
P.O. Box 421, West Tisbury, MA 02575

Email: reid@vlse.net
Home #: _____
Work #: **508-693-3774**

Signature:  12/17/2025

2. Property: **Reid G. Silva, PE/PLS (Agent)**

Registry of Deeds, Book **1711** Page **527**, or Land Court # _____
Tisbury Assessor Parcel # **24-A-11 & 11.1**
Location (Street & Number) **#54 Lake St.**
(Brief directions to property)

3. Property Owner:

Name and Address: **same as above**

Signature:

(By signing this petition, the property owner also authorizes the Board's entry to the property for inspection purposes.)

4. Nature of Application (Circle one and complete):

(a) I am requesting a special permit for: **construction of an in-ground swimming pool.**
or
 (b) I am requesting a variance from:
or
 (c) I am appealing the decision of the Building/Zoning Inspector or Board
Dated _____ for _____.

5. Petition is made under the Zoning By-law, Section(s) 4.03.10

6. Attorney Name, phone # & email: (if applicable):

7. Agent Name, Address, phone & email (if applicable): **Reid G. Silva, PE/PLS, Vineyard Land Surveying & Engineering Inc, P.O. Box 421, West Tisbury MA 02575, 508-693-3774**

8. **If petitioner is not the property owner (i.e. renter in a leased building), written authorization from the property owner must be submitted in writing with this application. Contractors, surveyors, etc. are to be listed under #7 (Agent).

9. Petitioner is advised that proceedings and requirements of the ZBA are governed by statutes of the Commonwealth, Tisbury Zoning By-law, and Board of Appeals' Rules and Regulations (copies available for inspection at the Town Clerk's office). Consult those documents for information and requirements. Under the Tisbury Zoning By-law, Special Permits and Variances are "exceptions," and the petitioner must evidence exceptional and appropriate circumstance(s) to warrant consideration.

Certified by Town Clerk:

Filing Fee:
(\$135.00)

Case #

COMMONWEALTH OF MASSACHUSETTS – TOWN OF TISBURY

PETITION TO THE ZONING BOARD OF APPEALS

1. *Petitioner/Appellant (Owner)*
(Please See #8 below)

Name: William & Lori Bernstein
Mailing Address: % SBT INC, P.O. Box 339 RHMA
Signature: *Tracey Smith* 02568 Email: *TraceyD@SBTINC.NE*
508 693.2781

2. *Property:*

Registry of Deeds, Book 1298 Page 155 or Land Court # _____
Tisbury Assessor Parcel # 61-4-4
Location (Street & Number) 36 East Sound Lane
(Brief directions to property)

3. *Property Owner:* William S Bernstein & Lori Evans Bernstein
(Must list the owner names appearing on your deed) **

Name and Address: 36 East Sound Lane

Signature:

(By signing this petition, the property owner also authorizes the Board's entry to the property for inspection purposes.)

4. *Nature of Application (Circle one and complete):*

(a) I am requesting a special permit for: POOL INGROUND (SWIMMING)
or
(b) I am requesting a variance from:
or
(c) I am appealing the decision of the Building/Zoning Inspector or Board
Dated _____ for _____.

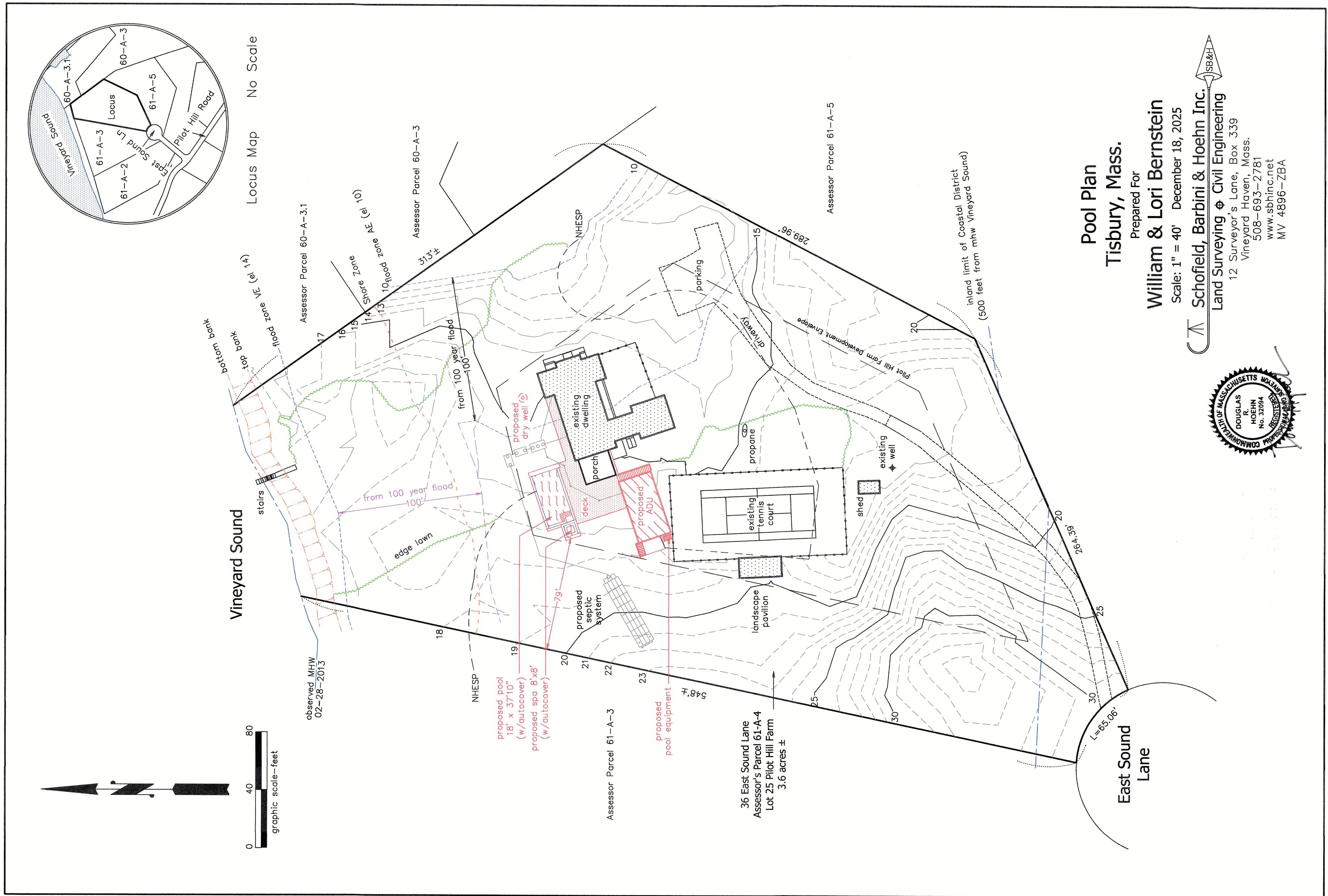
5. Petition is made under the Zoning By-law, Section(s) 04.03.10

6. Attorney Name, phone # & email: (if applicable):

7. Agent Name, Address, phone & email (if applicable): Tracey Smith TraceyD@SBTINC.NE

8. **If the petitioner is not the property owner (i.e. renter in a leased building), written authorization from the property owner must be submitted in writing with this application. Contractors, surveyors, etc. are to be listed under #7 (Agent).

9. Petitioner is advised that proceedings and requirements of the ZBA are governed by statutes of the Commonwealth, Tisbury Zoning By-law, and Board of Appeals' Rules and Regulations (copies available for inspection at the Town Clerk's office). Consult those documents for information and requirements



From: [Alexis Holden](#)
To: [Alycelee Pigman](#)
Cc: [Lynn Merry](#); [Greg Monka](#); [PHFARC](#)
Subject: 36 East Sound Lane, Bernstein Residence
Date: Thursday, January 15, 2026 8:06:39 AM

Good morning Alycelee, Greg and Lynn,

The Architectural Review Committee for Pilot Hill Farm (PHFA ARC) wanted to copy you on our letter to the owners and their Architects sent last week

We have rejected their request pending further information needed and concerns that we have and that were brought to us by the abutters.

We would be grateful for any or further information that you can share with us regarding this project as we try to navigate solutions that suit the owners, abutters and PHF ARC.

Please see below full response:

Thanks

Lori, Bill, Matt, Christian,

Thank you for sending us all of the Dec 22nd proposal materials, they were very helpful to us.

The PHFA ARC has met several times to review your proposal and understand how it can comply with the PHFA By-laws and Covenants.

At this point we feel we must reject the proposal but are open to hearing from you about our areas of concern.

We also wish to point out that the ARC's review process is to preserve the natural rural environment that we all cherish about PHF.

Covenants Section 5.2. Review Guidelines. In making its determination the committee shall consider the purposes of

the Foundation, particularly the preservation of land in its natural environment to the maximum extent possible, and

to the extent land is developed, that such development be done unobtrusively and in a manner which accents the desired rural environment.

Areas of concern

1. *The PHFA covenants do not permit a second inhabitable structure on a lot.*
We did not see the pool house as part of the main house.
Covenants Section 7.1.e [p5]
*(e) No building or other improvements shall be constructed upon any Lot except within the zone designated as the construction zone (the "Construction Zone") for such Lot on the Plan. Agricultural, garage and other accessory buildings may be physically separate from the principal building on a Lot but shall be constructed only within the Construction Zone of such Lot **and shall not contain any living facilities**; provided that, notwithstanding the provisions of this subsection (e), an agricultural structure containing not more than 260 square feet of floor area may be constructed outside the Construction Zone with the written approval of the architectural review committee.*
2. *Our understanding is that in the Tisbury R3A zoning, an owner is not allowed to have a second inhabitable structure or more than 5 bedrooms.*
We could not confirm if this has been overridden by the recent state ADU rules.
3. *The proposed location of the leaching field is far outside of the building zone and too close to your neighbor's lot.*
We are also concerned that no significant screening could be planted above it.
4. *A landscaping plan for the project is requested, the extent and impact of the proposed changes are not clear.*
Will there be significant screening of the pool house, will it be visible by your neighbors?
It is not clear how the rural environment will be preserved.
5. *The details concerning the pool you are proposing to add were not included.*
What type of pool, how will the water be provided, is it covered, does it meet environmental best practices, is there a fence around it, what is the lighting plan, will it be visible and/or will noise affect your neighbors.
6. *We have also been made aware that your abutters have similar concerns. We suggest you review your proposal with them as well.*

Thank you for your patience as we work with you to find a plan that meets the PHF requirements.

Please let us know if you have any questions.

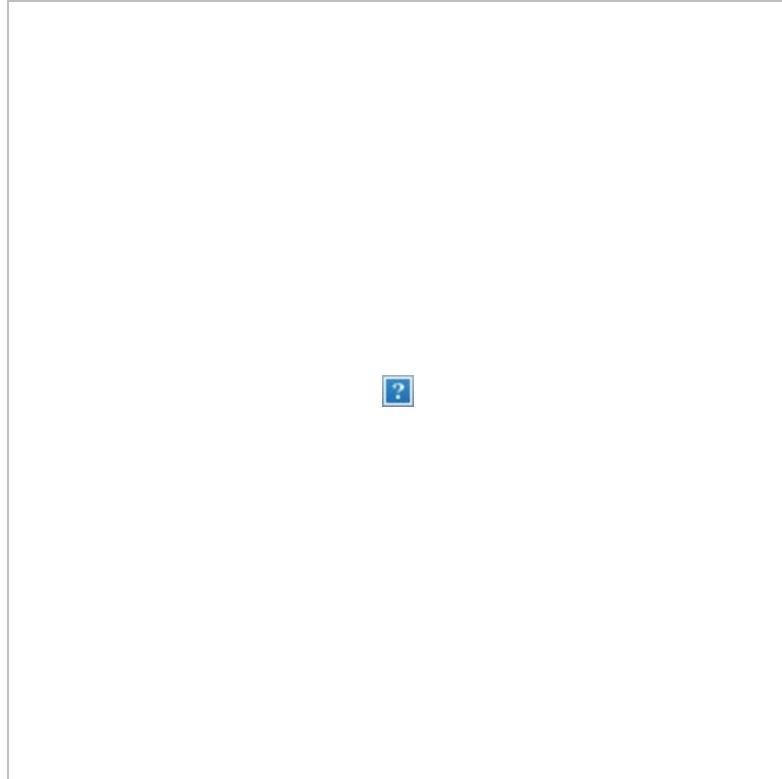
Alexis, Bob, Larry

ALEXIS HOLDEN | Salesperson

Tea Lane Associates
PO Box 30, Chilmark, MA 02535
c 508.560.9906
o 508.696.9999 x 18

www.tealaneassociates.com

Choice Martha's Vineyard Real Estate since 1967



From: [Nobnocket Inn](#)
To: [Alycelee Pigman](#)
Subject: Special Permit - 2 year renewal
Date: Thursday, September 18, 2025 11:45:25 AM

Hi Alycelee,

I checked our travel schedule and assuming that we missed the agenda for the October meeting then the next meeting we can be present for is the March meeting.

Although if Jeff and the board understand and are OK with our amendment request maybe we don't have to physically be there?

Thanks again

Simon



Condé Nast Readers' Choice Award 2024

Nobnocket Boutique Inn
60 Mount Aldworth Rd
Vineyard Haven, MA 02568
www.nobnocket.com
Tel: 508 696 0859

Tisbury Zoning Board of Appeals
PO Box 1239
Vineyard Haven, MA 02568
508-696-4260

AGREEMENT TO EXTEND TIME LIMITS UNDER G. L. c. 40A, § 15

This Agreement is made this 23rd day of September 2025, by and between the applicants Simon and Annabelle Hunton and the Tisbury Zoning Board of Appeals (ZBA).

The Applicant has filed an application for a special permit for a property located at 60 Mt. Aldworth, Tisbury Assessor Parcel 12B15 to request the renewal of a special permit for a seven-bedroom Bed and Breakfast, under Tisbury Zoning Bylaw 04.03.04.

In order to provide for the orderly processing of this application, the Applicant and the ZBA have agreed to extend the time period for the ZBA to Act on this Application until March 12, 2025.

By: _____

Simon and Annabelle Hunton
Applicants

By: _____

Zoning Board of Appeals
Authorized by majority
vote of the Board

Dated: October 9th, 2025

Filed with Town Clerk on _____, 2025

TOWN OF TISBURY
Office of
BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

The Tisbury Zoning Board of Appeals will hold a public hearing on Thursday, November 13, 2025, at 4:30 p.m. at the Tisbury Town Hall Annex, located at 66 Highpoint Lane. The purpose of the hearing is to review an application submitted by Simon and Anabelle Hunton to request the renewal of a special permit for a seven-bedroom Bed and Breakfast located at 60 Mt. Aldworth Road (Assessor Parcel 12B15) in the R10 Zoning District. This application is being considered under Section 04.03.04 of the Tisbury Zoning Bylaw.

Dear Board Members

Please note that I fully endorse the renewal of a special permit for a 7 Bedroom Bed and Breakfast located at 60 Mt. Aldworth Rd. (Assessor parcel 12B15) in the R10 Zoning District.

Simon and Anabelle Hunton have been idea, respectful, model Inn Keepers and neighbors and meticulous property owners.

Sincerely,
Sarah (Sally) Tanner
79 Mt. Aldworth Rd.
(Sarah Tanner)

TOWN OF TISBURY

Office of
BOARD OF APPEALS

VINEYARD HAVEN, MASSACHUSETTS
P.O. BOX 1239
VINEYARD HAVEN, MA 02568
(508) 696-4260

see condition
on page 2 case 255
Applicant would
#5 removed
from current
Application 2558

SPECIAL PERMIT

CASE #2515

Applicant: Simon and Annabelle Hunton, 60 Mt. Aldworth Road, Vineyard Haven, MA 02568

Locus: 60 Mt. Aldworth Road, Vineyard Haven, MA 02568. Assessor Parcel #12-B-15

Owner: Same

Plan:

- (1) Site plan dated October 26, 2018 by Sourati Engineering Group.
- (2) Sketch floor plans for seven rental rooms.

Notice & Hearing: In accordance with the statutory requirements, including Notice, a public hearing was conducted on Thursday, February 15, 2024 before Michael Ciancio, Neal Stiller, Tony Holand, Akeyah Lucas and Rick Homans..

Request: The applicant requested a renewal of a special permit for a seven bedroom bed & breakfast, under the Tisbury Zoning By-Law, Section 04.03.04.

Findings:

- (1) There is an existing dwelling on a lot in the R-10 Zoning District, currently used as an owner occupied bed & breakfast.
- (2) The owners will reside in the dwelling on a year round basis and rent a total of seven (7) bedrooms.
- (3) Parking will be accommodated on site, off-street, in accordance with the plan submitted with the application.
- (4) With two persons per room and the two owners there could be a total of sixteen (16) persons within the dwelling at any given time.

Determination: The Board determined that the proposed bed & breakfast, as long as it is owner occupied, owner operated and provided the applicants strictly adhere to the conditions of this permit, would not have adverse effects which overbalance the beneficial effects on the neighborhood or the town.

Page 2 – Hunton Special Permit

Decision: The Tisbury Zoning Board of Appeals voted five (5) in favor and zero (0) opposed to grant the special permit for a year round seven (7) bedroom bed & breakfast with the conditions listed below. Those members voting in favor were Michael Ciancio, Neal Stiller, Tony Holand, Akeyah Lucas and Rick Homans.

Conditions:

- (1) There shall be limited outside (commercial) activity, to include, low outside music and no weddings, parties or gatherings either in the yard or on the roof deck. **All outside activity should cease by 10:00 p.m.**
- (2) There may be two exterior motion sensor spotlights on the structure in order to illuminate the parking area;
- (3) Only covered sconce lighting or hooded, downward-facing fixtures may be used on the dwelling;
- (4) Any landscape lighting in the yard shall not exceed two (2) feet in height;
- (5) **This permit is severable and shall expire two (2) years from the date of issuance. The applicant must re-apply with a new application to be filed within two calendar years, in time for the nearest meeting date;**
- (6) The applicant/owners shall maintain this property as their principal, year-round domicile.
- (7) The parking configuration on the lot is adequate to accommodate both the guests and owner parking and shall not be altered. All parking for the Inn must be accommodated on-site and off-street.

Enforcement: Enforcement of this Special Permit is the responsibility of the Building/Zoning Officer.

Appeals: Appeals, if any shall be filed within twenty (20) days following the filing of this decision with the Town Clerk.

Other Permits: It is understood that the applicant will obtain all other permits or authorizations required by the Town of Tisbury before proceeding with any work.

Date: February 26, 2024

RECEIVED

Certified by Town Clerk:

SEP 10 2025

Filing Fee: PAID 3512 00
(\$135.00)

J. Hillary Conklin
Tisbury Town Clerk

Case #

2558

COMMONWEALTH OF MASSACHUSETTS - TOWN OF TISBURY

PETITION TO THE ZONING BOARD OF APPEALS

1. **Petitioner/Appellant (Owner)**
(Please See #8 below)

Name: Simon & Annabelle Hunter
Mailing Address: 60 Mount Aldworth Road
Vineyard Haven, MA 02568

Signature: S. Hunter AM Hunter

Email: lux@nobnocket.co
Home #: lux@nobnocket.co
Work #: lux@nobnocket.co

2. **Property:**

Registry of Deeds, Book 1395 Page 157, or Land Court # _____
Tisbury Assessor Parcel # 12-01-15
Location (Street & Number) 60 Mount Aldworth Road, Vineyard Haven MA 02568
(Brief directions to property)

3. **Property Owner:**

Name and Address: Simon & Annabelle Hunter
60 Mount Aldworth Road, Vineyard Haven MA 02568

Signature: S. Hunter AM Hunter

(By signing this petition, the property owner also authorizes the Board's entry to the property for inspection purposes.)

4. **Nature of Application (Circle one and complete):**

(a)
or

I am requesting a special permit for:

7 Room Bed and Breakfast

(b) I am requesting a variance from:

or

(c) I am appealing the decision of the Building/Zoning Inspector or Board
Dated _____ for _____

5. Petition is made under the Zoning By-law, Section(s) 04. 07. 04

6. Attorney Name, phone # & email: (if applicable):

7. Agent Name, Address, phone & email (if applicable):

8. ****If petitioner is not the property owner (i.e. renter in a leased building), written authorization from the property owner must be submitted in writing with this application. Contractors, surveyors, etc. are to be listed under #7 (Agent).**

9. Petitioner is advised that proceedings and requirements of the ZBA are governed by statutes of the Commonwealth, Tisbury Zoning By-law, and Board of Appeals' Rules and Regulations (copies available for inspection at the Town Clerk's office). Consult those documents for information and requirements. Under the Tisbury Zoning By-law, Special Permits and Variances are "exceptions," and the petitioner must evidence exceptional and appropriate circumstance(s) to warrant consideration.

Simon & Annabelle Hunton

Nobnocket Boutique Inn
60 Mount Aldworth Road
Vineyard Haven, MA 02568

10th September, 2025

Tisbury ZBA
c/o Alycelee Pigman

Jeff Kristal, Michael Ciancio, Neal Stiller, Anthony Holland, Akeyah Lucas

Re.: Special Permit Requirement for Operation of Nobnocket Boutique Inn

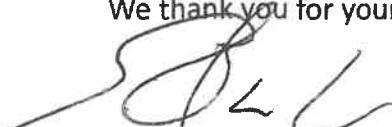
Dear ZBA Board,

We kindly ask that the requirement to appear before the board to petition for the issuance of a Special Permit be removed.

The Special Permit and conditions were put in place due to the behavior of a previous owner some 20 years ago that caused concern and disturbance of neighbors.

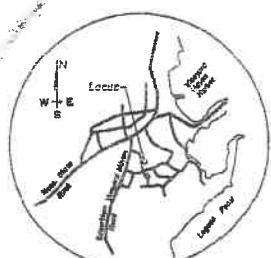
We feel that after our 10 years of ownership and operation of the inn with not one single negative comment from any neighbors and given the positive contributions we have made to the Town of Tisbury, that we should no longer be held to the unnecessary burden to petition every two years in order to continue our business.

We thank you for your consideration.


Yours sincerely,

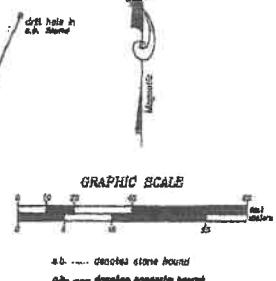
Annabelle & Simon Hunton





Locus Map
not to scale

Jeanne C. Pothier
and
Richard G. Pothier
Assessor Parcel
12-8-18

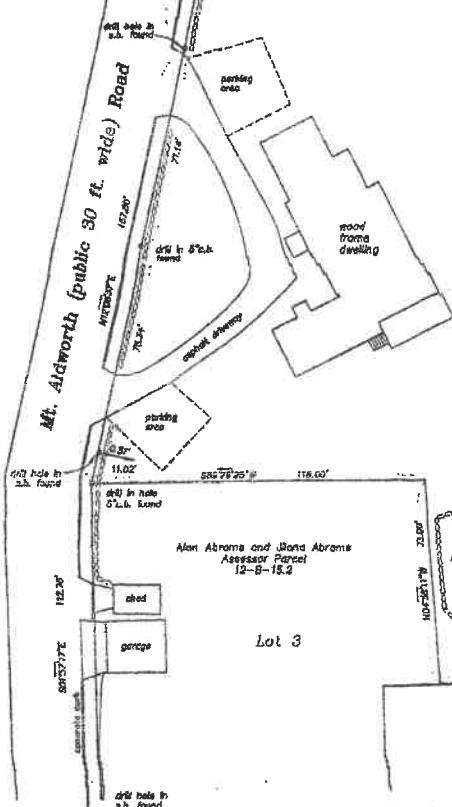


Plan References

1. Plan Book 18, Page 41.
2. Plan Book 18, Page 4.
3. Tisbury Case File No. 6372.
4. Book 210, Page 467 February 1948.
5. Plan Book 10, Page 89 April 25, 1922.

John T. Hughes Life Estate
Assessor Parcel
12-8-17

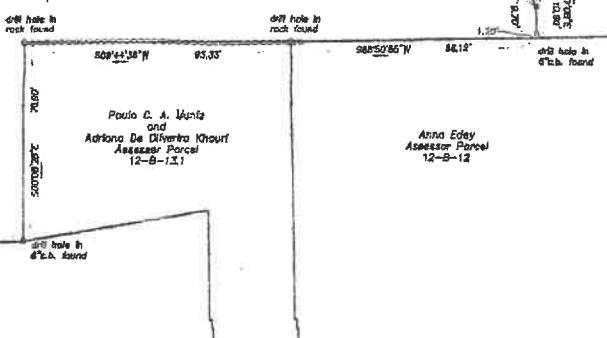
lot area
78,914± sq.ft.
1.81± acres



Alan Abrams and Linda Abrams
Assessor Parcel
12-8-15-2

Lot 3

Christopher P. & Caroline A. Dogland
Assessor Parcel
12-8-13



Paulo C. A. Murti
and
Adriana De Oliveira Khouri
Assessor Parcel
12-8-12-1

Anna Edley
Assessor Parcel
12-8-12

Notes

1. This plan shows the perimeter and combines Tisbury Assessor Parcels 12-8-16 and 12-8-15-1 into one lot.
2. This plan combines Lot 1 and Lot 2 as shown on plan references 2 lots one lot.

This survey and plan were prepared in accordance with the
Procedural and Technical Standards for the Practice of Land
Surveying in the Commonwealth of Massachusetts.

I certify that this plan conforms to rules and regulations of the
Registers of Deeds of the Commonwealth of Massachusetts.

U.D.L. Chapter 41, Section 81a

I certify that the property lines shown on this plan are the lines
dividing existing ownership, and the lines of the streets and ways
and easements, if any, as shown on the plan or state already
established, and that no new lines for division of existing
ownership or for new ways are shown.

Charles R. Blitzen Professional Land Surveyor

Date: _____

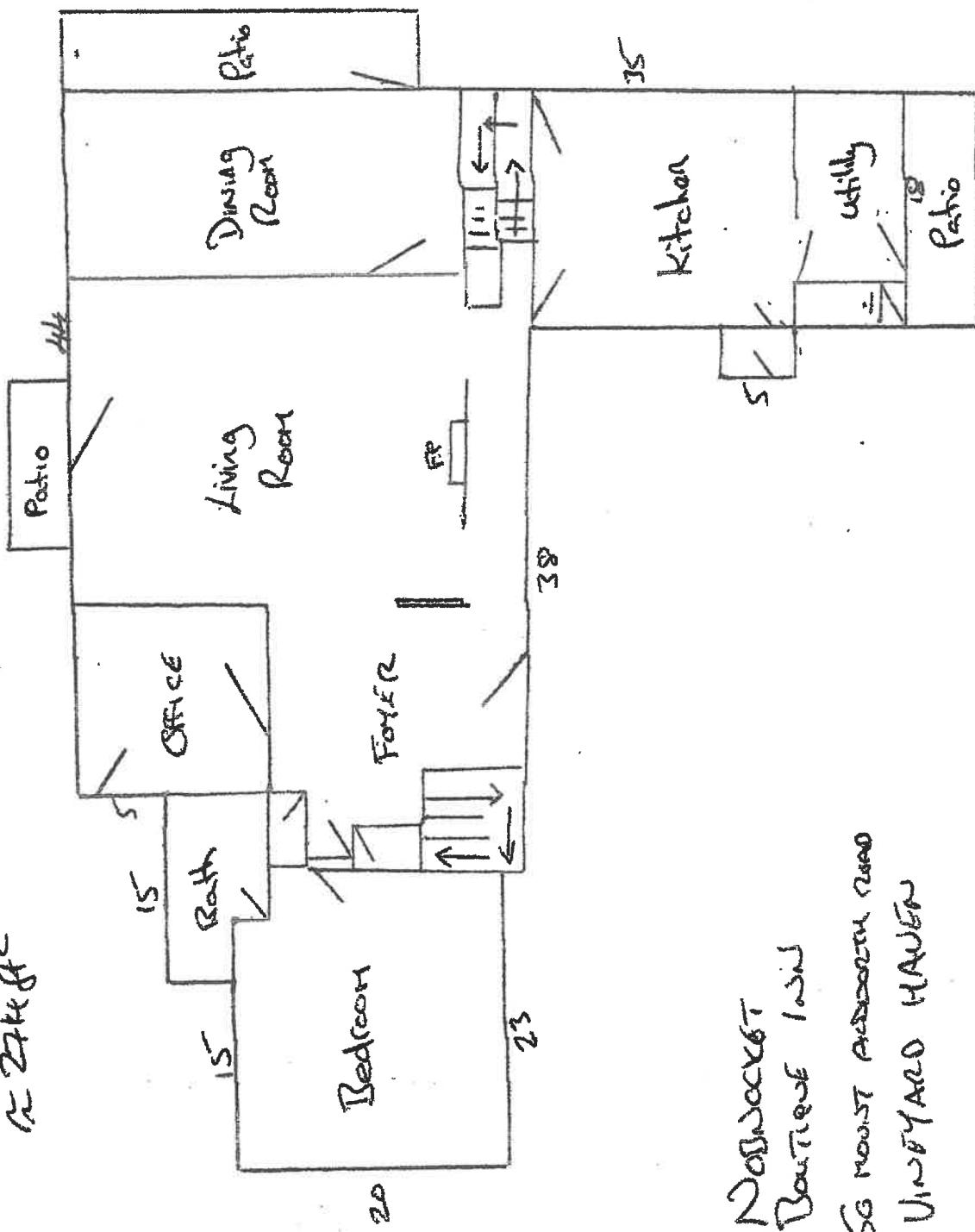
Plan of Land
in
Tisbury, Massachusetts
prepared for
IZZI LLC

Scale 7"=20' October 26, 2018

Souari Engineering Group
Professional Land Surveyors

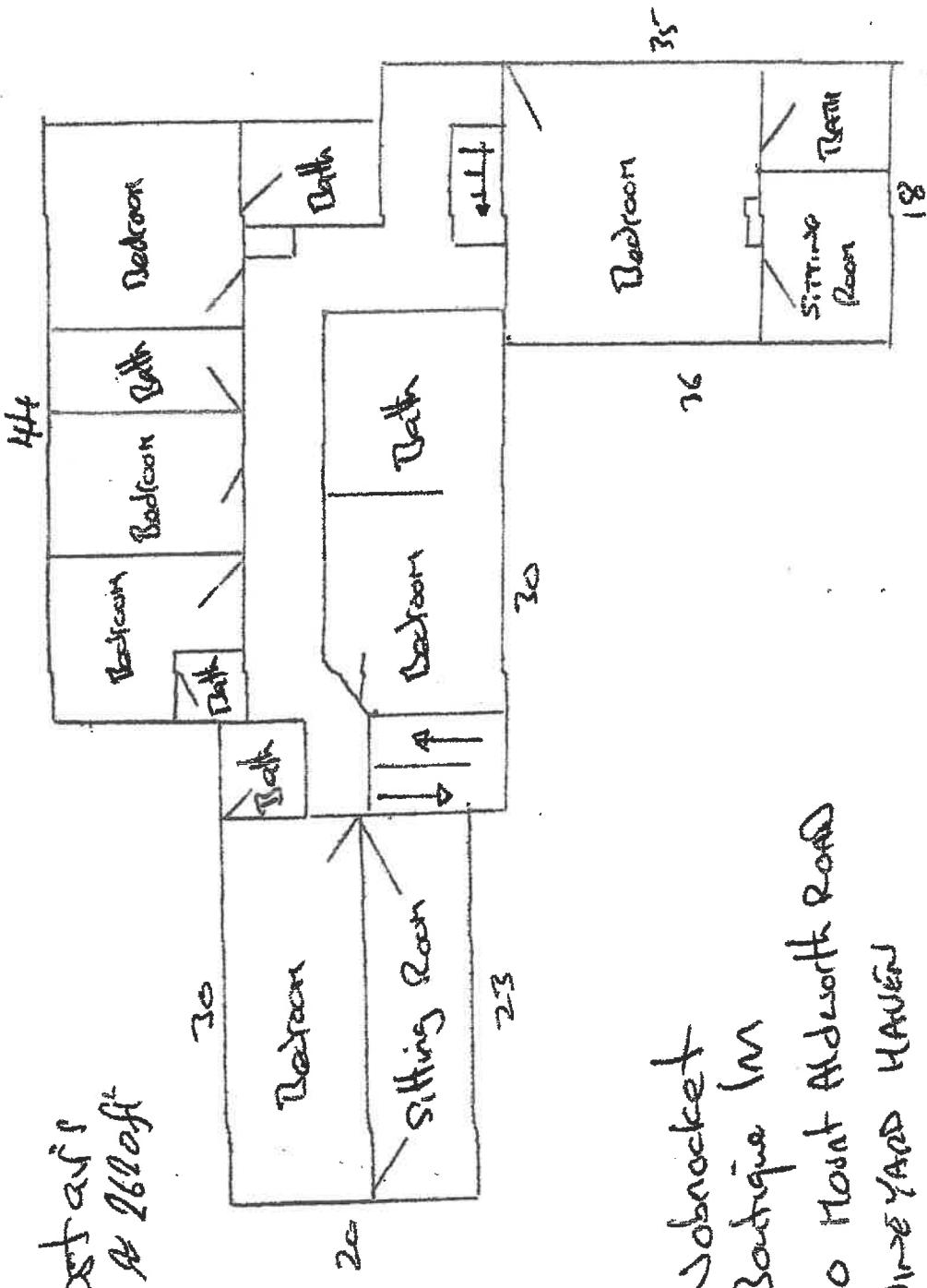
P.O. Box 1458
107 Beach Road, Suite 202
Vineyard Haven, MA 02563
Phone (508) 693-9933 www.souari.com

1) Downstairs
≈ 2748²



Downstairs
Battened Lath
60 mils insulation
Unpainted Mason

Upstairs
2600sf



Roof pocket
Battic (m)
60 foot floor to roof
Under yard walls