



PBSP-27

Planning Board Special Permit

Status: Active

Submitted On: 3/18/2024

Primary Location

No location

Applicant

Christopher Scott

508-889-8524

cscott@shmarinas.com

12 Nonnamesett Rd
PO BOX 2133
Edgartown, MA 02539

Legal Property Owner Information

Owner Name*

SHM Vineyard Haven, LLC

Owner Full Mailing Address*

14785 Preston Rd Ste 975

Owner Phone Number*

5088898524

Owner Email Address

cscott@shmarinas.com

Owner Type*

LLC

What are you applying for?*

New Special Permit

Who is applying?*

The Legal Property Owner

Is there an agent representing the applicant for this application?*

No

Please complete the following sections with information about the parcel where the structure/use will take place. If you do not have this information, it can be found on the Tisbury GIS website: <https://www.axisgis.com/TisburyMA/>

Property Street Number & Name*

80 Lagoon Pond Rd

Map, Block & Lot (Example 20-A-16)*

9-B-3

Property Zoning District*

Waterfront/Commercial

Waterfront/Commercial District Special Permits

Warehouse in the Waterside Management Area.
TZBL 06.06.01

Outdoor Storage of Bulk Materials in the Waterside
Management Area. TZBL 06.06.02

Any Change or Substantial Extension of a Non-
Conforming Use. TZBL 06.06.03

Reconstruction, Extension, or Structural Change of a
Non-Conforming Structure. TZBL 06.06.03


A Marina. TZBL 06.06.04

Facilities for Water-Based Recreational Activities.
TZBL 06.06.05

Land based Waterborne Passenger Transportation
Facilities. TZBL 06.06.06

Research or Training Facilities Dedicated Primarily to
Marine Purposes. TZBL 06.06.07

Food Service Establishment in the Commercial
Management District. TZBL 06.06.08

Accessory Use(s) to a Water Dependent Use(s). 
TZBL 06.06.09

Any Operation Which Renders Land Area Impervious
to Water Including, but Not Limited To the Building
of Any Structure, or the Paving of Any Walking,
Driving, or Parking Surface. TZBL 06.06.10

Specially Permit General Questions

Provide a brief explanation of why your proposal does not significantly conflict, in size and appearance, with the existing use of the property.

The current site has 3 Residential Units, with 25 Parking Spaces, 3 are reserved for housing the remainign are leased to commuters annually. The housing is used for our employee housing, both year round and summer help, but is preferences for year round employees. We are seeking a special permit to remove the existing 3 deteriorating structures and rebuild 2 new structures, each duplex housing, for a total of 4 units. The new housing will be relocated to the north side of the property to allow for better flow of traffic and potential SUP path access (100 Lagoon Property line). The new housing will reduce the current commercial spaces down to 18, with required amount being reserved for housing residents. The new buildings will be raised to accomodate current flood plain heights, on sewer, and will be finished to fit local aesthetics. The building will allow susbstantial visual improvements, from new native plantings, a retianing wall that could allow for additonal on street parking and allow for easy changes to Lagoon Pond rd. The housing will help Safe Harbor meet its conditions to provide housing for its employees and allow us to sabilize our workforce now and into the future.

Provide a brief description of why this proposed use would not significantly increase traffic congestion or hazards.

We currently have 25 spaces with annual parking, the new plan would reduce that, reducing traffic from that, the additional housing would be for employees right next door to the site, greatly reducing traffic from housing residents.

Provide a brief description of why the proposed use would not overburden any road, public water, public property, drainage, or sewer system such that it would create a hazards affecting health, safety, or the general welfare.

We had approved sewer flow and tentatively re confirm flow, we will not be contributing any water to lagoon pond with added drainage on the site to handle roof run off, we will be keeping a gravel parking areas to keep the site permeability

Provide a brief description of why your proposal will not adversely impact the district's visual character, including views and vistas.

The project should improve the character and visual along lagoon pond rd. All housing will also be well under allowable height for the district and the new housing, landscaping and retaining walls will improve the look down lagoon pond rd.

Provide a brief description of how your proposal will improve opportunities for visual and pedestrian access within and through the district.

By moving the housing to the other side of the lot, potential SUP traffic can be seperated comfortably from the housing.

Does your proposal meet the lot area, setbacks, and height requirements as established in TZBL 13.00?

Yes



Does your proposal include industrial activities or heavy manufacturing?

No

What is the proposed Floor Area Ratio? See TZBL 06.08.00

11%

What is the proposed percent of the lot that will be open space, free from impervious surfaces? See TZBL 06.08.00

89%

What percent of the lot area for off-street loading, delivery, and parking? See TZBL 06.08.00

60%

Where will this proposed use/structure take place?

Both the Waterside Management and the Commercial Management Areas