

# Tashmoo Woods Property Owner's Association

Request for a Special Permit Modification

PBSP-19



# Property & Special Permit Information

Original Special Permit issued 1983

Modified Special Permit issued 1995

Total Development Acreage: 103 +/-

Total Acreage of Conservation/Passive Recreation: 35 +/-

Total Number of Condos: 54 – 3 to a building – 18 buildings

Total Number of Single-Family Dwellings: 20

50 Foot No-Development Buffer around development



# Tisbury, MA

Contact



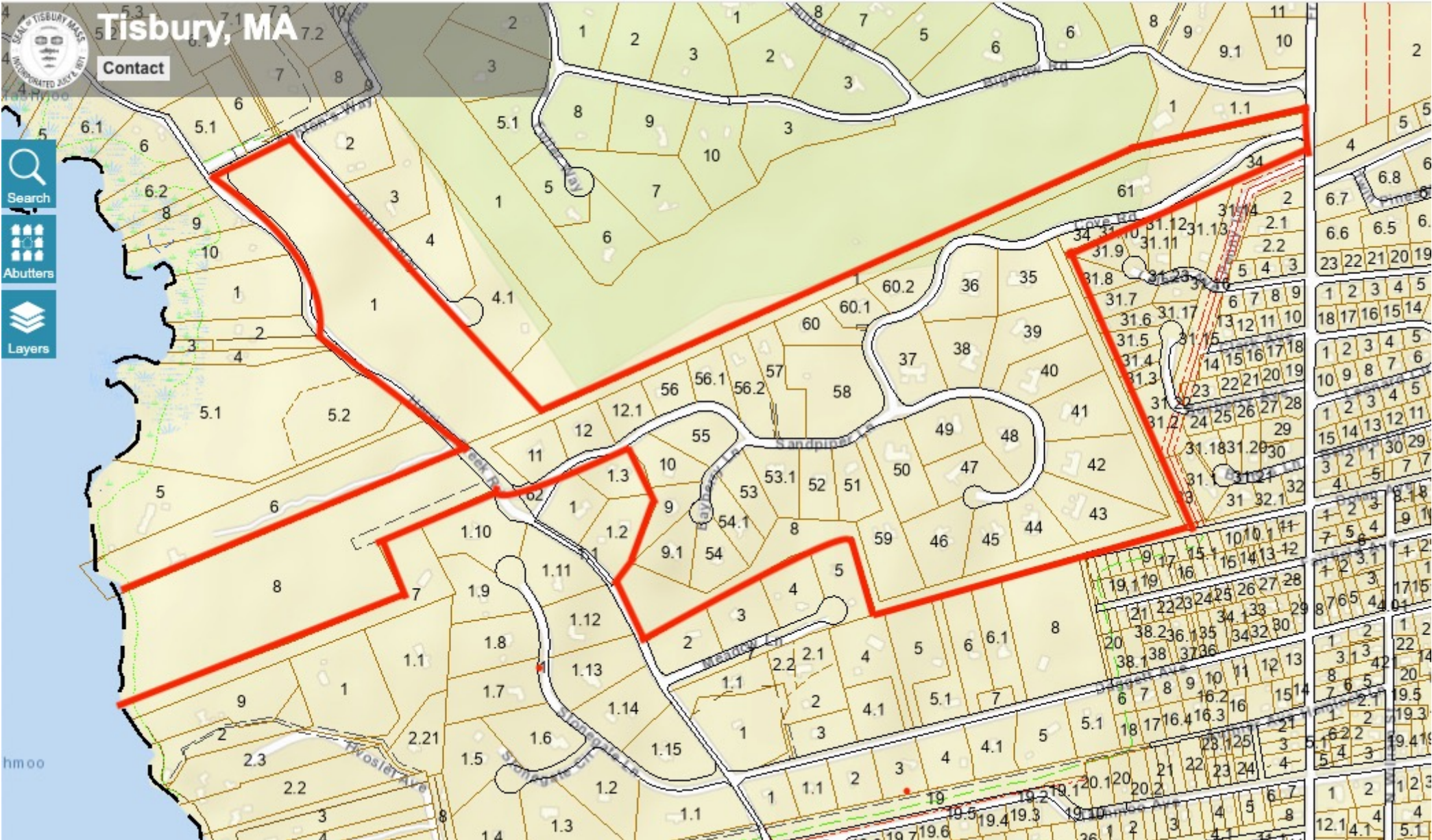
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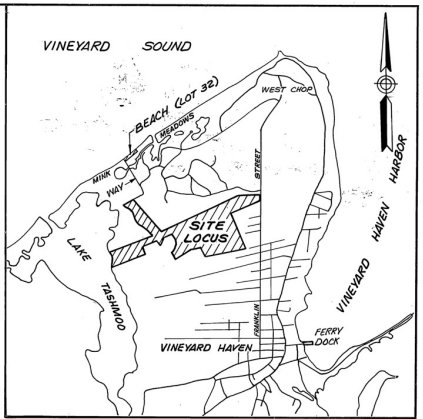
Layers



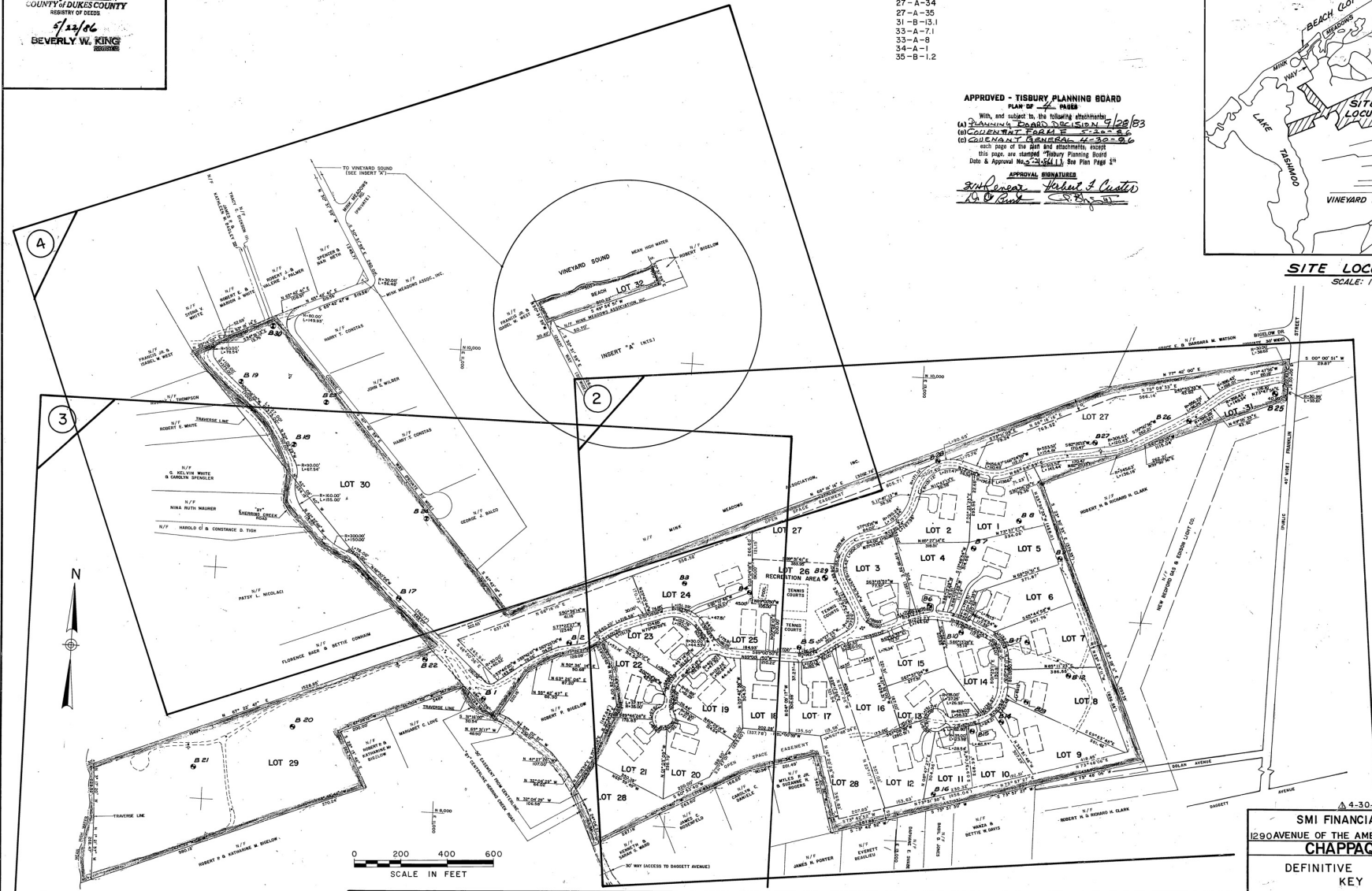
RECEIVED-ENTERED  
 4/22/86  
 COUNTY OF DUKE COUNTY  
 BEVERLY W. KING

ZONING- RESIDENTIAL DISTRICT 50  
 ASSESSORS' MAP NUMBERS-  
 27-A-1  
 27-A-34  
 27-A-35  
 31-B-15.1  
 33-A-7.1  
 33-A-8  
 34-A-1  
 35-B-1.2

APPROVED - TISBURY PLANNING BOARD  
 PLAN OF 4-30-86  
 With, and subject to, the following attachments:  
 (A) SUBMITTAL BOARD DECISION 4/22/86  
 (B) COMMENTARY 4/22/86  
 (C) CONSENT RESOLUTION 4/22/86  
 Each page of the plan and attachments herein  
 this page, are stamped "Tisbury Planning Board  
 Date & Approval No. 3-2-86(1), See Plan Page 1"  
 APPROVAL SIGNATURES  
 3/28/86 [Signature] 4/22/86 [Signature]  
 [Signature] [Signature]



SITE LOCUS PLAN  
 SCALE: 1" = 2000'



DESIGN BY: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 IN CHARGE: \_\_\_\_\_

0 200 400 600  
 SCALE IN FEET

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASS.  
 6-1-83  
 DATE [Signature]

I HEREBY CERTIFY THAT A NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF THE PLANNING BOARD DECISION AND APPEAL WAS ENTERED IN THE LAND COURT UNDER DOCKET #111770. FINAL JUDGMENT ENTERED AFFIRMING THE PLANNING BOARD DECISION.  
 22 Aug 1986 [Signature]  
 DATE TOWN CLERK, TOWN OF TISBURY, MASSACHUSETTS



4-30-86 PLANNING BOARD REVISIONS

SMI FINANCIAL CORPORATION 1290 AVENUE OF THE AMERICAS NEW YORK, N.Y.		
CHAPPAQUONSETT		
DEFINITIVE SUBDIVISION KEY PLAN		
H.W. MOORE ASSOCIATES INC. 112 SHAWMUT AVENUE, BOSTON	SCALE: 1" = 200'	DATE: MAY 31, 1983 SHEET 1 OF 4
APPROVED: _____	DATE: _____	

H-220  
 D-207615  
 0288

# Current Special Permit

4. All single family dwelling structures to be constructed within the development will not exceed a floor area (including decks) of 3400 sq. ft. or a building footprint of 1700 sq. ft. Each single family dwelling structure will also not exceed the maximum allowable number of bedrooms, herein prescribed as a total of 4 bedrooms.

5. The location of the new structures will be consistent with the setbacks of the existing building envelopes depicted on the Site Plan for Tashmoo Cove, Tisbury, Mass., prepared by Schofield, Barbini & Hoehn, Inc. Proposed Phases IV & V, scale 1"=100', dated 16 August 1994 and revised 27 September 1995 (Plan No. MV-4046.

- Total square footage of floor area, including decks, shall not exceed 3,400 square feet or,
- Total footprint area of a structure shall not exceed 1,700 square feet and,
- Dwellings shall be limited to 4 bedrooms.

# Requested Special Permit Change

The original 1983 Special Permit and the 1995 Special Permit shall remain in force except that all dwelling structures shall now conform to R-10 setbacks as established in Section 13, Appendix A of the Tisbury Zoning Bylaws, in accordance with Section 08.01.03 of the Tisbury Zoning Bylaws and outlined below:

Front Setback: 20 Feet

Side Setbacks: 10 Feet

Rear Setback: 20 Feet

Height: 35 Feet

The maximum number of bedrooms shall be the number of bedrooms allowed by the Tisbury Board of Health in accordance with Massachusetts and Tisbury wastewater regulations.

# Reasons for Modification Request

- COVID has changed the way many people work, and some homeowners may want or need a home office space.
- People are enjoying their own property more, adding additional outdoor living space like a larger deck or screened porch is desired.
- The dwellings are now becoming multi-generational and the need for additional gathering spaces or an additional bedroom (within Board of Health regulations) is needed for many longtime owners to enjoy their homes with their expanding families. Additional space at homes lessen the need to find nearby rentals for family or guests.

# Why You Should Support Our Request

- TWPOA has been a good steward of the common lands and conservation areas and have regulated all construction and modifications to structures within the Tashmoo Wood to ensure they are in keeping with the neighborhood.
- The neighborhood has now matured after initial development with the visual appearance of the structures and natural areas clearly established. The TWPOA will continue to ensure this neighborhood aesthetic is protected.
- This modification will provide a clear standard to homeowners and the Tisbury Building Department regarding the allowable size and setback for structures in Tashmoo Wood.
- Anyone wishing to add a bedroom that does not have the additional capacity already approved by the Tisbury Board of Health will be required to upgrade their septic system to a denitrification system, thus providing a benefit to the watershed.