

11/28/2023
MEMORANDUM

To: Chilmark Planning Board
Rich Osnoss, Chair

From: Squibnocket Pond District Advisory Committee
Leanne Cowley, co-chair

Re: **SPDAC Report from Site Review Meeting 9/25/23 - Liman proposal**

Description of the proposed development: Lot 38 is located in the Squibnocket Pond District Zone D. The applicant seeks to replace the dwelling. New location would be 100 feet from nearest wetland and be closer to the 50-foot setback from lot line than current location. Gabled or hip roof proposed would not exceed 24 feet. Lot 32 is located in the Squibnocket Pond District Zone B2. The applicant seeks to alter the existing dwelling to a smaller footprint for use as a functional barn with an apartment for the caretaker. This is an initial review – the applicant plans to return to the Site Review Committee when project is more developed.

Street Addresses: 24 & 34 Blacksmith Valley Rd., Map 35, Lots 32 & 38

Owner: Doug Liman, 71 Hudson St., #6, New York, NY 10013

Applicant: **Chris Alley, calley@sbhinc.net**

| <u>Squibnocket Pond District Advisory Committee</u> | <u>Members Present:</u> |
|---|-------------------------|
| Leanne Cowley (North Side Resident) | x |
| Bill Rossi (Board of Selectmen) | x |
| Candy Schweder (ConComm) | x |
| Peter Cook (Planning Board) | x |
| Stephen McGee (Historical Commission) | |
| Luiza Vickers (South Side Resident) | x |
| Jan Buhrman (BoH) | |

The Site Review Committee and the Squibnocket Pond Committee reviewed the preliminary plans and asked questions concerning living quarters above the barn, historical status of the buildings (both are less than 100 years old, so not historical), potential livestock (additional sheep), whether a bedroom count can be shared between the two buildings (unclear), and adherence to the 25% space increase limit, and distance of the proposed buildings from the wetlands. There was discussion of which might be more important: wetland buffers or currently required setback lines. A denitrifying septic system is planned.

Findings and Recommendations. The Squibnocket committee agreed with the Site Review Committee that the project as presented would have minimal visual impact on the Squibnocket Pond District. Both committees preferred that the project be further from the pond and wetlands, which will bring the project within setback requirements and therefore require ZBA

review. Board of Health & Conservation Commission should also be consulted. If the applicant plans to move internal property line, the Planning Board should review the project as well.

The Squibnocket Pond District Advisory Committee voted unanimously to accept the proposal with the caveats placed by Site Review.

Submitted by Leanne Cowley, Co-Chair, Squibnocket Pond District Advisory Committee

cc: Jennifer Christy; Chris Alley; Lenny Jason, Chilmark Building Inspector; Alison Kisselgof; SPDAC Committee Members