

March 27, 2015

TO: Distribution

FROM: Chuck H.

SUBJECT: ZBA Special Permit Decisions

This outlines the decisions reached at the February and March Board of Appeals meetings and the April 22 agenda.

**February 4, 2015 Decisions (January 22 meeting postponed to 2/4 due to snow).**

1. **CONTINUED TO FEBRUARY 25: Reid Silva for Keith McNally; Article 4 Section 4.2A3; 34 Windy Gates Rd.; Map 30 Lot 104.1:** Construct a 48' x 18' built-in swimming pool with the related four-foot high pool enclosure and sound-insulated shed for the pool equipment. The pool will also have a heat pump water heating system. The power use will be offset by purchasing NStar renewable green energy to run the pool equipment.
2. **APPROVED: Reid Silva for Talia Herman Trust; Article 4 Section 4.2A1; 91 Gosnold's Way; Map 14 Lot 31:** Construct an 800 sq. ft. guesthouse in a location that meets the minimum 50-foot setback distance from the lot lines.
3. **CONTINUED TO FEBRUARY 25: Reid Silva for GEM Irr. Trust; Article 4 Section 4.2A3; 5 North Abel's Hill Rd.; Map 24 Lot 161:** Remove an existing built-in swimming pool and construct a new 20' X 50' built-in pool with the required 4 foot high pool enclosure. The pool equipment will be located in the existing pool vault/mechanical room. The pool water will not have an auxiliary heating system. The project is within the South Road Roadside District.

**February 25, 2015 Decisions.**

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3. **APPROVED: Katy Plasse and Sam Decker; Article 6 Section 6.6; 31 Eben's Lane; Map 13 Lot 23.2:** Allow construction of a single-family dwelling on a 0.55-acre Youth Lot in a location that does not meet the minimum 50-foot setback distance from the south lot line. The structure is approximately 28 feet from the lot line.
4. **APPROVED; THIS APPROVAL WAS APPEALED: George Sourati for Hank and Carol Goldberg; Article 6 Section 6.11B2; 97 Pasture Lane; Map 20 Lot 47.13:** Add approximately 1,165 sq. ft. of living space to the existing single-family residence with 5,125 sq. ft. of living space. The total area of living space on the 4.2-acre parcel with the addition will be 6,290 sq. ft. The maximum allowable area by Special Permit is 6,300 sq. ft.

### March 25, 2015 Decisions.

1. **APPROVED: Joseph Dick for Doug Liman; Article 8 Section 8.3; 34 Blacksmith Valley Rd.; Map 35 Lot 38:** Alter two pre-existing, non-conforming structures. The garage roof will be reconfigured and the doors will be changed. An addition is proposed for the main house that is designed to be consistent with the historic character of the building. The changes will not increase the non-conformity of either structure.

### April 22, 2015 Agenda.

1. **George Sourati for Hank and Carol Goldberg; Article 4 Section 4.2A3; 97 Pasture Rd.; Map 20 Lot 47.13:** Construct a 22' X 48' heated built-in swimming pool.
2. **James Moffatt for Banta-Abel's Hill Nominee Trust; Article 8 Section 8.3; 11 South Abel's Hill; Map 24 Lot 229:** Alter a pre-existing, non-conforming pump house on a 1.14-acre parcel. The existing 10' X 11' structure will be demolished and is less than the minimum 25-foot setback distance from the south and east lot lines. The new pump house will be approximately 12' X 18' but, will not increase the non-conformity of the structure as its footprint will not be closer to the lot lines.
3. **Calder Martin and Caitlin Cook; Article 6 Section 6.9; 10 Ridge Hill Rd.; Map 11 Lot 46.2:** Create a buildable homesite lot on town-owned land off South Road and build a single-family residence. The lot is approximately 1.01-acres. The applicants will lease the property from the Town of Chilmark for a 99-year term.
4. **Chris Alley for Christina Lurie; Article 11 Section 11.6A.2.b(i)a.; 2 Gosnold's Way; Map 14 Lot 1:** Rebuild an existing two-bedroom single-family dwelling within the Shore Zone of the Vineyard Sound Coastal District. An addition of not more than +250 sq. ft. is also proposed. The property is currently owned by Nathaniel L. Harris, Jr. and Jane Harris Ash et. al.