



# TOWN OF CHILMARK, MASSACHUSETTS

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**Jennifer L. Christy**  
Planning Board Administrative Assistant

To: Honorable Board of Selectmen  
From: Chilmark Planning Board  
Date: December 22, 2015  
Re: Historic House Zoning Bylaw Amendment

Selectmen:

On Monday, December 14, 2015, the Planning Board voted to recommend that Historic House Zoning Bylaw Amendments be presented to the Town's voters as an article in the warrant for the Annual Town Meeting on April 25, 2016. The Historic House bylaw amendments are enclosed.

Thank you for your consideration of these amendments.

## CHILMARK PLANNING BOARD

Rich Osnoss, Chair    John Eisner    Samuel Hart    Joan Malkin

Janet Weidner    Mitchell Posin

To see if the town will vote to amend the Zoning Bylaws by insertion of the following 3 provisions:

**1. Historic House**  
**Section 2.27**

Historic House means any one of the historic structures listed in the Appendix to the 1985 Chilmark Master Plan (as may be amended from time to time), which is classified as either “Pre-Revolutionary” or “Federal and Greek Revival Eras to Civil War”. Any addition to an Historic House completed after 1980 shall not be considered part of the Historic House.

**2. Applicability to Historic Houses**  
**Section 6.11.B.3.d**

This section is intended to encourage the preservation of Historic Houses. The square footage of an Historic House shall be excluded from the Total Living Area if its inclusion would result in the Total Living Area exceeding the applicable limit.

If the square footage has been excluded:

- i. a Special Permit shall be required prior to any renovation, remodeling or rebuilding which changes the exterior of the Historic House. The Historic Commission shall review the proposed changes and prepare a written report setting forth its determination as to whether the changes preserve the integrity of the historic features of the exterior of the house. The Zoning Board of Appeals shall consider the Historic Commission's report in making its determination whether to grant the Special Permit; and
- ii. the replication of a destroyed, or partially destroyed, Historic House by fire, hurricane or other catastrophe may be allowed by special permit. The Zoning Board of Appeals (ZBA) shall seek comment from the Historical Commission prior to making its determination as to whether to grant the special permit.

**3. Accessory Uses**  
**Section 4.2A.1 Guest Houses**

(g) An Historic House may be converted into or used as a Guest House (even if it exceeds 800 square feet) provided it meets the above requirements (a) through (d). [See section 6.11.B.3.d. Applicability to Historic Houses.]

Draft Complete: July 28, 2015

Submitted to Board of Selectmen: October 2, 2015

Reviewed & Sent to the Planning Board for public hearing: October 6, 2015

Public Hearing advertised in newspaper: October 9 & 16, 2015

Reviewed & Revised following ZBA Comment: October 13, 2015

Public Hearing: October 26, 2015, Cont'd Public Hearing December 14, 2015

Public Hearing closed and voted by Planning Board to submit the amendment to the Board of Selectmen for the Annual Town Meeting on April 25, 2016.