

4/2/2024

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 2/12/24 – 18 Austin Pasture proposal**

Description of the proposed development: The applicant seeks to install an in-ground pool. The project is located within zone D and possibly zone C of the Squibnocket Pond District. This is a second review of this project due to a previous lack of Squibnocket Pond District Advisory Committee quorum and changes to the site plan.

Street Address and Assessors Map location: 18 Austin Pasture, Map 35, Lot 2

Owner: Deck View Nominee Trust

Mailing Address: C/O Adam M. Zaiger Trustee, Choate Hall & Stewart LLP, 2 International Place, Boston, MA 02110

Applicant: Reid Silva, reid@VLSE.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)	x

Discussion: This was a second review of an application that had not yet been reviewed by SPDAC. The pool is in the same location and has the same general description as the previous owner's application two years ago. There was discussion of nearby isolated wetlands and their distance from the pool site, and some question of whether the site was in Zone C. The project is being reviewed by ConComm. The current plan shows overlap of pool and the septic system so that needs to be addressed and a final plan reviewed by the Board of Health. There was also discussion of a proposed trench for a new waterline to the well.

Findings and Recommendations. The Squibnocket Pond committee agreed with Site Review that the pool would have minimal impact on the Squibnocket District and voted to approve the plan, subject to any required further review by ConComm. It meets requirements for pools in the District. A special permit from ZBA is needed before a building permit can be issued.

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; Reid Silva; Alison Kisselgof; Carolyn Stoeber; Adam Petkus, Chilmark Building Inspector; SPDAC Committee Members