



# HISTORICAL COMMISSION

## Town of Chilmark

### **MEETING NOTES - APPROVED**

#### **May 2, 2022 (via ZOOM)**

Present for the Historical Commission and attending the Zoom meeting were Jane Slater - Chair, James (Jim) Malkin, Barbara Armstrong, John Flender, Lenny Jason and Alison Kisselgof - Administrator. Kara Shemeth, Jonathan Scott, James (Jim) Mahoney & Chuck Sullivan also attended. Steve McGhee was not in attendance.

The meeting came to order at 3:06 PM.

**1 QUITSA LANE EXPANSION REQUEST:** Jonathan Scott joined the meeting to discuss a request to designate the historic house at 1 Quitsa Lane as a guesthouse so the owners could expand the other dwelling on the property which was built afterwards. The property is less than 3 acres which is below the minimum acreage for a guesthouse (reference By-law 4.2A1); however, both structures were built prior to the By-law's introduction. The issue was brought before the Historical Commission to see if they would offer support to the Zoning Board of Appeals application in the interest of preserving the historic house.

Jonathan recounted some of the history of the property. He mentioned By-law 4.2A1g allows for an historic house to be designated a guesthouse even if over 800 square feet. The historic house is 1326 square feet.

Alison mentioned that there is no special permit on file for this property because it is pre-existing and therefore neither dwellings are designated as a guesthouse.

Lenny said that the simplest option would be to expand the historic house. He mentioned that the house had previously been altered by adding dormers. Jonathan said the historic house was within the setback on the east side and very close to the other dwelling on the west side. Jim Malkin supported Lenny's suggestion of adding onto the historic house. Barbara mentioned that she felt an addition would look better on the secondary dwelling. Lenny offered that Jonathan could just apply to the Zoning Board of Appeals for a special permit for expansion of a pre-existing, non-conforming structure and see if the Board would approve the request.

Jim Malkin made a motion to take no position on this request and forward it to the Zoning Board of Appeals. John seconded the motion. Vote = Slater - aye, Malkin - aye, Flender - aye, Armstrong - aye, Jason - aye.

**443 SOUTH ROAD DISCUSSION:** Chuck Sullivan shared some pictures of the current property at 443 South Road. He said that the owners wanted to move the side building, which is to the left of the main house, to the back on the property. Chuck said that he hadn't determined if the current building could be relocated or would have to be demolished and rebuilt. The owners also want to add an addition of a bedroom to the side of the main house. Chuck showed the floor plan and pointed out where the bedroom would be added. He mentioned that the siding would be natural cedar to match the rest of the house.



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Lenny asked if Chuck came before the Commission for permission to demolish the building proposed to be moved. If this building is historic, Lenny mentioned that the Martha's Vineyard Commission (MVC) would need to approve the demolition. Lenny also said that Chuck would need to bring this project before the Zoning Board of Appeals. Chuck was unsure if this building was 100 years old and said that he would get back to the Commission with this information.

Jim Malkin asked if the side building could be preserved and moved, which was his preference. Chuck wasn't sure the structure was capable of being moved since the first floor was partially in the ground. Lenny asked if the addition to the main house could be put on the back instead of the side. Chuck answered that it may not work for the floor plan and it would bring the house closer to the wetlands but said that he could talk to the owners about the suggestion.

The Commission had no recommendations on the proposal at this time and would like a determination of the age of the side dwelling.

**NORTH ROAD STONE WALL RESTORATION CONTINUED DISCUSSION:** Alison said that she did not get an estimate yet from Jimmy Morgan. She mentioned that she researched previous stone wall projects and found none of those projects were as expansive as the wall along the Lundgren property. Alison recounted size and costs for previous projects.

John asked about whether the owner would be paying for the restoration in part or in full. Alison answered that this was still being determined but a possibility.

The Commission will wait until the estimate is available and continue this discussion at the next meeting.

**WIND FARM IMPACT ON HISTORICAL HOUSES IN CHILMARK:** Since two of the Commission members needed to leave for another meeting, this topic will be discussed at the next meeting.

**APPROVAL OF MEETING MINUTES:** A motion was made to accept the 3/21/22 minutes as written. The motion was seconded and passed.

Vote = Slater - aye, Malkin - aye, Flender - aye, Armstrong - aye. (Lenny Jason abstained from voting since he was not present at the March meeting.)

**OTHER TOPICS:** Jim Mahoney is working on the new barn at Beetlebung Farm and joined the meeting to discuss the stone wall on in the vicinity. The location of the wall is to the left of the parking area on Middle Road and the length is ~60-70 feet. Jim Mahoney asked if the Historical Commission would have any objection to the wall being removed during construction and rebuilt with improvements after the barn's completion. Jim Mahoney said the owner of the property is offering to reconstruct the wall without any funds from the town. Jim Mahoney offered to send pictures of the wall to Alison for distribution to the Commission.



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A motion was made by Lenny to approve the request subject to seeing pictures of the stone wall. Jim Malkin seconded. Vote = Slater - aye, Malkin - aye, Flender – aye, Armstrong – aye, Jason – aye.

Rather than bring this issue up at the next meeting for approval, Jim Malkin suggested that Jane as the Chair could approve after viewing the pictures.

### **DOCUMENTS:**

3/21/22 Draft Minutes

443 South Road pictures and plans

### **NEXT POSSIBLE MEETING:** June TBD

With no further business to conduct the meeting adjourned at 3:57 PM.

Respectfully submitted by Alison Kisselgof, board administrator.