

**TOWN OF CHILMARK APPLICATION FOR SITE REVIEW**

**Filing Fee: \$20**

**Date:**

**Check #:**

**Application #:**

**Assessors Map: 21 Lot: 33**

**Street Address: 76 Menemsha Inn Rd.**

**Owners: 76 Menemsha Inn Rd., LLC**

**Owner's mailing address: N/A**

**Applicant(s): Matt Cramer; Hutker Architects**

**Applicant's address: P.O. Box 2347; VH 02568**

**Applicant's phone number: 508-693-3344**

**Description of the proposed development:** Remove an existing dwelling, utilities and bridge and construct a replacement 3-bedroom dwelling, utilities with associated landscaping and site work. An existing stairway and bridge will be rebuilt; the new dwelling foundation will be approximately 1,624 sq. ft. for 2,575 sq. ft. of living space. There will also be 207 sq. ft. of retaining walls, 896 sq. ft. of decks and 851 sq. ft. of courtyard space. The roof ridge height will not exceed 18 feet above grade and the flat roof sections will not exceed 13 feet above grade. A new septic system will be installed. The project is in the Vineyard Sound Coastal District.

**REPORT OF THE SITE REVIEW COMMITTEE**

**Date: 4/11/18**

**Committee members present:**

<b>Name</b>	<b>Present</b>	<b>Name</b>	<b>Present</b>
Clarissa Allen, Chair	X	Sandy Broyard	X
Bill Rossi		Katie Carroll	
Jan Buhrman		Peter Cook	X
Lenny Jason		Maureen Eisner	

**Permits required:**

<b>Action</b>	<b>Y</b>	<b>N</b>
<b>Building Permit</b>	<b>Y</b>	<b>N</b>
<b>Board of Health</b>	<b>Y</b>	<b>N</b>
<b>Conservation Commission</b>	<b>Y</b>	<b>N</b>
<b>Historical Commission</b>	<b>Y</b>	<b>N</b>
<b>Planning Board</b>	<b>Y</b>	<b>N</b>
<b>Zoning Board of Appeals</b>	<b>Y</b>	<b>N</b>

**Findings and recommendations:** The 8/10/16 report determined the lot to be open terrain. The applicant will need to meet with the Board of Appeals, Conservation Commission and Board of Health before obtaining a Building Permit. The project will have a minimal impact on the Coastal District.