

## TOWN OF CHILMARK APPLICATION FOR SITE REVIEW

Filing Fee: Cash \$20 Date: 10/10/18 Check #: 9549

Application #:

Assessors Map: 35 Lots: 12, 13, 15

Street Address: 18 Blacksmith Valley Road

Owners: Steven Galante and Leanne Cowley

Owner's mailing address: 15 Ingersoll Rd.; Wellesley, MA. 02481-1118

Applicant(s): Chuck Sullivan

Applicant's address: P.O. Box 989; OB

Applicant's phone number: 508-693-0500

**Description of the proposed development:** Renovate and expand a pre-existing, non-conforming dwelling that is on a 2.64-acre non-conforming parcel. The non-conforming current roof ridge height is approximately 21.6 feet above mean natural grade and the proposed new ridge height is 23.9 feet above mean natural grade. The addition will increase the current living area from 1,911 sq. ft. to 3,259 sq. ft. (+1,348 sq. ft.). The project is in the Squibnocket Pond District.

### REPORT OF THE SITE REVIEW COMMITTEE

Date: 10/10/18

Committee members present:

Name	Present	Name	Present
Clarissa Allen, Chair	X	Sandy Broyard	X
Bill Rossi		Katie Carroll	
Jan Buhrman		Cathy Thompson	X
Lenny Jason		Squib. Pond Dist. Adv. Comm.	X

Permits required:

Action	Y	N
Building Permit	Y	N
Board of Health	Y	N
Conservation Commission	Y	N
Historical Commission	Y	N
Planning Board	Y	N
Zoning Board of Appeals	Y	N

**Findings and recommendations:** The lot is open terrain. The Committee had a difficult time seeing how increasing the non-conforming height of this structure satisfies the requirements in Zoning Bylaws Section 8.3 and Section 12.6B. The design does not seem to contain architectural features of a house built in Chilmark before 1850. The proposed ridge however, will

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**not break the skyline or impede ocean views. The Committee does not think there will be a detrimental impact to the District if the proposal does not exceed the ridge height of the existing non-conforming height of approximately 21.6 feet above mean, natural grade. The applicant will need to meet with the Board of Health and ZBA before obtaining a Building Permit.**