

## TOWN OF CHILMARK APPLICATION FOR SITE REVIEW

**Filing Fee: \$20    Cash                      Date:                      Check #:**

**Assessors Map: 11   Lot: 50**

**Street Address: 36 South Road**

**Owners: Eric Glasgow; Grey Barn Real Estate Holdings, LLC**

**Owner's mailing address: 22 South Rd.; Chilmark 02535**

**Applicant(s): Same**

**Applicant's address:**

**Applicant's phone number: 508-645-1151**

**Description of the proposed development:** Build a 1,200 sq. ft., 2-bedroom accessory dwelling for agricultural staff housing on a 3-acre parcel. The roof ridge will be 24 feet above grade. The property has a principal dwelling. The project is in the South Road Roadside District. The dwelling is 130 feet from South Road. The use is exempt from zoning regulations because it is for agricultural staff housing. The dimensional specifications need to be confirmed and approved by the Building Inspector.

### REPORT OF THE SITE REVIEW COMMITTEE

**Date: 4/10/19**

**Committee members present:**

<b>Name</b>	<b>Present</b>	<b>Name</b>	<b>Present</b>
Clarissa Allen, Chair	X	Sandy Broyard	
Bill Rossi	X	Jan Buhrman	
Rich Osnoos	X	Janet Weidner	
Lenny Jason		Squib. Pond District Advisory Committee (SPDAC)	

**Permits required:**

<b>Action</b>	<b>Y</b>	<b>N</b>
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 applicant agreed to relocate the structure toward South Rd. to meet the 50-foot setback distance from lots 51, 52. The structure will now be approximately 118 ft. from South Rd. The applicant will need to meet with the Building Inspector to confirm the structure meets zoning structural specifications and to review the specific language for a recommended deed restriction. The applicant will also need to meet with the Board of Health to

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**review the new location for the house before obtaining a Building Permit. The Committee recommends the applicant file a deed restriction at the Registry outlining the following concept: The 1,200 sq. ft. agricultural housing structure shall be modified to conform with zoning regulations should it be removed from Grey Barn Real Estate Holdings, LLC and is no longer eligible for the agricultural use exemption. This restriction shall be filed at the Registry before obtaining a Building Permit.**

**Separately, the Committee reviewed a proposed vent hood addition to the bakery. The Committee agreed both the vent hood and the 1,200 sq. ft. agricultural housing structure will have a minimal impact on the Roadside District.**