

TOWN OF CHILMARK APPLICATION FOR SITE REVIEW

Filing Fee: \$20

Date: 10/27/17

Check #: 9197

Application #:

Assessors Map: 17 Lot: 38.2

Street Address: 0 Blue Barque Road

Owners: Richard and Ellen Muglia

Owner's mailing address: N/A

Applicant(s): Tom Carberry; Sam Sherman Associates

Applicant's address: P.O. Box 2601; VH 02568

Applicant's phone number: 508-693-8311

Description of the proposed development: Reconstruct an early-1800's post and beam barn with a roof ridge height of approximately 26.5 feet above grade. The location meets the minimum setback distances from the lot lines. The applicant presented a draft license agreement with the Allen Farm to conduct agricultural activities on the property and use the barn to store hay, a tractor and possibly goats or sheep. It will also be used by the owners for non-agricultural purposes. The intent is to establish an agricultural use for the structure thus allowing the roof height to exceed 24 feet without requiring a Special Permit from the ZBA. The project is in the South Road Roadside District.

REPORT OF THE SITE REVIEW COMMITTEE

Date: 11/08/17

Committee members present:

Name	Present	Name	Present
Clarissa Allen, Chair		Sandy Broyard	
Bill Rossi		Katie Carroll	X
Jan Buhrman		Peter Cook	X
Lenny Jason		Maureen Eisner	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 structure will have a minimal impact on the roadside district. The Committee recommends the applicant meet with the Building Inspector and consult with town counsel to determine if

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the agricultural license and proposal meet the zoning bylaw specifications for an agricultural barn. The Committee thought that at a minimum the license would need to provide assurances that the agricultural use would in fact take place. The draft lease seemed to outline examples of potential agricultural uses. Is this transferrable to a future new owner? The Committee also suggests adding a specific term of life to the license agreement. Once executed and notarized the Committee also thinks the license should stay with the property deed in perpetuity and therefore be filed at the Registry of Deeds.