

## TOWN OF CHILMARK APPLICATION FOR SITE REVIEW

Filing Fee: \$20

Date: 11/08/17

Check #: 2526

Application #:

Assessors Map: 33 Lot: 122

Street Address: 225 State Road

Owners: Mr. Zabel

Owner's mailing address: N/A

Applicant(s): Reid Silva; Vineyard Land Surveying & Engineering

Applicant's address: P.O. Box 421; WT 02575

Applicant's phone number: 508-693-3771

**Description of the proposed development:** Convert a pre-existing, non-conforming 750 sq. ft. garage that does not meet the minimum setback distance from the lot line into a studio with a sink, toilet and electric service. The roof ridge height is 21' 11" and will not change. The studio will be insulated and be heated. A deck will be added to the side of the building not facing State Road. If built the current living area for the lot will exceed the Special Permit trigger for a 3.1-acre parcel. The project is in the State Rd. 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 applicant will need to meet with the Board of Health and Board of Appeals before obtaining a Building Permit. The main house is listed in the Town's Master Plan as an important historic resource to the Town. Perhaps a Special Permit can be sought to exempt the living area of the historic house under Article 6 Section 6.11 in addition

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**to the Special Permit required for the alteration of a non-conforming structure and its change in use. The Building Inspector should also determine if the barn is an historic structure and whether or not the Historical Commission needs to review the plans. The project will have a minimal impact on the roadside district.**