

TOWN OF CHILMARK APPLICATION FOR SITE REVIEW

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

Assessors Map: 26 Lot: 88

Street Address: 521 South Road

Owners: The Farm Group Nominee Trust

Owner's mailing address: 521 South Rd.; Chilmark 02535

Applicant(s): Same and Lenny Butler

Applicant's address:

Applicant's phone number: N/A

Description of the proposed development: Construct a 90' long; 49' wide agricultural barn with a roof ridge height of 30 feet above mean natural grade. The location does not meet the minimum 50-foot setback distance from the east lot line. The barn is in the Middle Road Roadside District. The first floor of the barn will have the following uses: Retail farm stand for farm products and prepared added value farm products; storage for the farm stand; storage for curing and processing farm-raised crops; carpentry workshop and tool storage; livestock housing; 2 mechanical rooms; feed and equipment storage for chickens; feed grain and equipment storage for other farm animals; farm crew locker room; root cellar. The second floor of the barn will have: open barn space with a loft above for hay and mulch; farm office; 1/2 bath; commercial kitchen; kitchen entry way and grain mill; wash and pack room for farm produce and flowers.

Several hoop greenhouses were constructed in the South Road Roadside District behind the bank and across from the Community Center.

REPORT OF THE SITE REVIEW COMMITTEE

Date: 1/11/21

Committee members present:

Name	Present	Name	Present
Clarissa Allen, Chair	X	Sandy Broyard	X
Bill Rossi	X	Peter Cook	X
Rich Osnoss		Janet Weidner	X
Lenny Jason	X	Squib. Pond District Advisory Committee (SPDAC)	

Permits required:

Action	Y	N
Building Permit	Y	N
Board of Health	Y	N
Conservation Commission	Y	N
Board of Selectmen	Y	N
Planning Board	Y	N

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Zoning Board of Appeals	Y	N
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Findings and recommendations: The applicant will need to meet with the Board of Health for the ½ bath and commercial kitchen and review and agree upon a Memorandum of Understanding (MOU) between the owners and the Board of Selectmen regarding the specific uses and current and future operating arrangements for the barn and farm before obtaining a building permit. The barn as proposed will have a minimal impact on the Middle Road Roadside District. The hoop greenhouses will also have a minimal impact on the South Road Roadside District as they meet the criteria outlined in Article 11 Section 11.0 of the zoning bylaws—preserving the values as outlined while contributing to the maintenance of sound local economies and private property values.