



ZONING BOARD OF APPEALS

Town of Chilmark

401 Middle Road, PO Box 119
Chilmark, MA 02535
(508) 645-2114

NOTICE OF DECISION ON SPECIAL PERMIT

WILLIAM ROSSI
23 North Slope Lane

On Thursday, October 26, 2023, the Chilmark Zoning Board of Appeals held a public hearing via ZOOM conference call at the request of William Rossi to construct an accessory apartment in an existing garage.

The property is located at 23 North Slope Lane (Map 20 Lot 45.1).

APPLICABLE LAW:

The application was made in accordance with Article 6 Section 6.12 Chilmark Zoning By-law for an accessory apartment.

APPLICANT PROVIDED MATERIALS:

- APPLICATION – received on September 27, 2023.
- SITE PLAN – prepared by Kent Healey, Scale 1" = 10'; dated August 6, 1999.
- EXISTING ELEVATIONS – "A201" prepared Morgan Studio; Scale 1/4" = 1'; dated August 1, 2023.
- FIRST FLOOR PLAN – "A101" prepared Morgan Studio; Scale 1/4" = 1'; dated August 1, 2023.

NOTICE:

A public hearing notice was advertised in the Vineyard Gazette on two consecutive Fridays, October 6 and October 13, 2023. Hearing notices were posted by the Town Clerk, placed on the Town's website, placed on the Zoning Board of Appeals bulletin board, and distributed to appropriate town departments. Abutters within 300 feet, certified by the Assessors' Office, were notified by mail on October 6, 2023.

HEARING:

A public hearing was opened on October 26, 2023 at 10:24 AM and closed on October 26, 2023 at 10:32 AM.

FINDINGS:

- The property is 4.6 acres.
- A secondary dwelling on the property consists of a guest house on second floor and a garage on the first floor.
- The existing garage will be converted to an 800 sf accessory apartment.
- The principal dwelling is owned by the same party who is a year-round resident of Chilmark and resides in the main dwelling.
- The accessory apartment is intended for family use.
- No letters of objection or support were received.

DECISION:

The Board voted unanimously to approve this application with five of five in favor.



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CONDITIONS:

- This special permit is conditioned on approval by the Board of Health.
- The guest house and accessory apartment cannot be combined into a single dwelling.

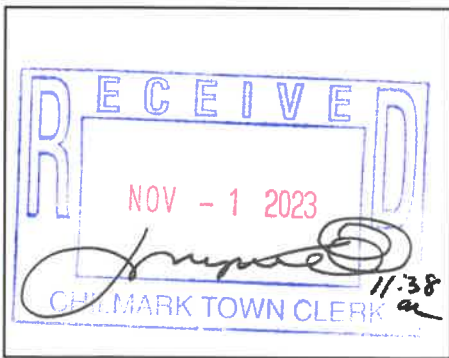
COMPLIANCE:

- The applicant/owner may not change any conditions specified above without first seeking further Zoning Board of Appeals approval.
- The applicant/owner shall comply with any applicable Conservation Commission Order of Conditions, Massachusetts Department of Environmental Protection Wetlands Order of Conditions, Board of Health regulations and Building Code.
- This Decision and any building record of the recording of both the decision and any building or other plans must be submitted to the Board of Appeals before a building permit may be issued. All plans to be recorded must be printed on 8 ½" by 14" plain paper.
- Compliance with this Special Permit will be enforced by the Zoning Enforcement Officer.

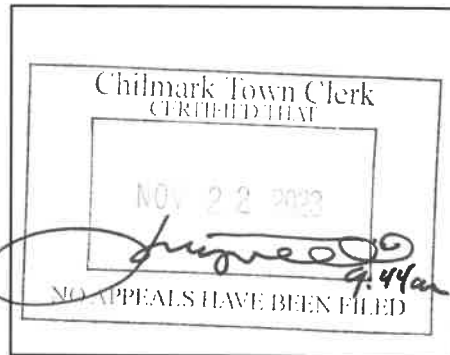
Any appeal from the decision of the Board of Appeals must be made to the Superior Court to the Land Court and must be filed within twenty calendar days following the filing of the decision with the office of the Town Clerk, as evidenced by the date of the Clerk's date stamp and signature below, as provided in Section 17 of Massachusetts General Law Chapter 40A.

 Administrator for the Chairman, Board of Appeals

Copies to Applicant, Town Clerk, Building Inspector, Planning Board, Board of Health, Tax Collector, Assessor, Select Board, noticed parties, and any person requesting a copy at the public hearing.



Received by Town Clerk



End of Appeals Period Attestation by Town Clerk