



TOWN OF CHILMARK
CHILMARK, MASSACHUSETTS

THE COMMONWEALTH OF MASSACHUSETTS

TOWN OFFICES:
Beetlebung Corner
Post Office Box 119
Chilmark, MA 02535
(508) 645-2110 Fax

To The Board of Appeals, TOWN of CHILMARK

May 11, 2022

The undersigned hereby petitions the Board of Appeals to issue a Special Permit under the terms of the Zoning By-laws of the Town of Chilmark:

Article 6, Section 6.11

at the premises owned by (Owner of Record) Alan G. Hoden & Nancy Ameen

at #458 North Road (street address),

Assessor's parcel MAP 26 LOT 55

In the following respect or any limitation, extension, change, alteration or modification of use, or method of use as may at hearing appear as necessary or proper in the premises.

State Briefly Reasons for Special Permit

In accordance with Article 6, Section 6.11: to request a special permit to exceed the total living area limit on the lot.

The owners are proposing a 26' X 30' detached garage with an exercise space and recreation area on the second floor. The proposed garage location is within the 200' Roadside District requiring approval from site plan review. The proposed garage will meet building setbacks and height restrictions.

Existing and Proposed Living Area:

1. Main House: \pm 2,424 SF
 2. Cottage: \pm 552 SF
 3. Proposed Garage: \pm 709 SF (second floor only)
- proposed Total Living Area(TLA): \pm 3,685 SF

Allowable TLA on property (2.64 acre): 3,410 SF

TLA exceeded by 275 SF

Petitioner Reid G. Silva
Reid G. Silva

Address c/o Vineyard Land Surveying & Engineering, Inc.
P. O. Box 421, West Tisbury, MA 02575

Telephone Number 508-693-3774

Re: Ameen Garage Special Permit #458 North Road, Chilmark A.P. 26-55

The following is a list of considerations required under this section of the bylaw:

1. the project, when complete, would be visible, including during the winter, from public ways, water bodies, cemeteries and neighboring properties, and if so whether: a. the impact of the project on the existing rural, scenic character of the site and the surroundings has been mitigated through building siting, building design and landscape design; b. the project retains natural buffer areas or, where that is impracticable, provides sufficient landscape screening; and c. the project minimizes the impact of exterior and interior lighting on the surrounding area and minimizes glare from windows or other reflecting materials incorporated in the project;

The structure will be visible and the design is consistent with local architecture, there will be landscaping to blend the structure to the site and to provide screening.

2. the project protects the natural features of the site and retains the natural landscape of the site after completion of construction; Town of Chilmark Zoning Bylaws 2019 6 - 12

Yes, the site will be kept surrounded by natural plants and shrubs with the intent of privacy for neighbors, passersby and the property owners.

3. the project avoids altering the natural landscape, minimizes the size of lawns and recreational facilities, uses native species for landscaping, and retains natural vegetation on slopes;

Vineyard landscape firm, Crosswater Landscaping is fully engaged for this project and for the larger landscape of the property. Native species and natural vegetation are central to the landscape plan.

4. the project minimizes grading alterations and executes grading and excavation so that the contours of the land are the same following construction as those previously existing on the site and adjacent to it;

The garage site is flat and any grading will not compromise the existing contours of the property.

5. roads and other ways are designed to curve to fit the landscape and permit shared driveway entrances where possible;

The approach to the garage will break off of the existing shared driveway and will be well concealed, wooded, and will blend into the landscape nicely.

6. the project maintains the visual integrity of ridge lines by keeping construction below the ridge line and at least 10' below the average height of the existing trees on wooded ridges and hilltops on the lot;

Yes, there are many large specimen trees that will provide adequate cover, particularly in full season.

7. in open land, buildings are sited behind fields against the backdrop of adjoining woodlands;

N/A

8. the project preserves and protects natural features of the site such as scenic points, water courses, large trees, historic spots, traditional stone walls and similar community assets;

Yes, no large trees will be removed as part of the construction, and the site was specifically chosen to minimize this possibility.

9. the project incorporates measures to reduce or mitigate excessive negative water quality impacts on ponds, wetlands and other water bodies both during construction and after completion;

Yes, all proper measure will be taken to ensure proper drainage during and after construction.

10. the project is designed to minimize fossil fuel use such as by incorporating energy efficiency, conservation techniques, and using renewable energy sources.

The structure will be well-insulated, utilize state-of-art double pane windows designed to maximize energy efficiency, will use mini-splits for heating and cooling, and the garage will be equipped with charging stations for electric vehicles.

11. in relation to its construction and possible eventual demolition, the project uses environmentally sound and sustainable design and building techniques.

The construction material will be consistent with other structures on the property and on the island broadly.

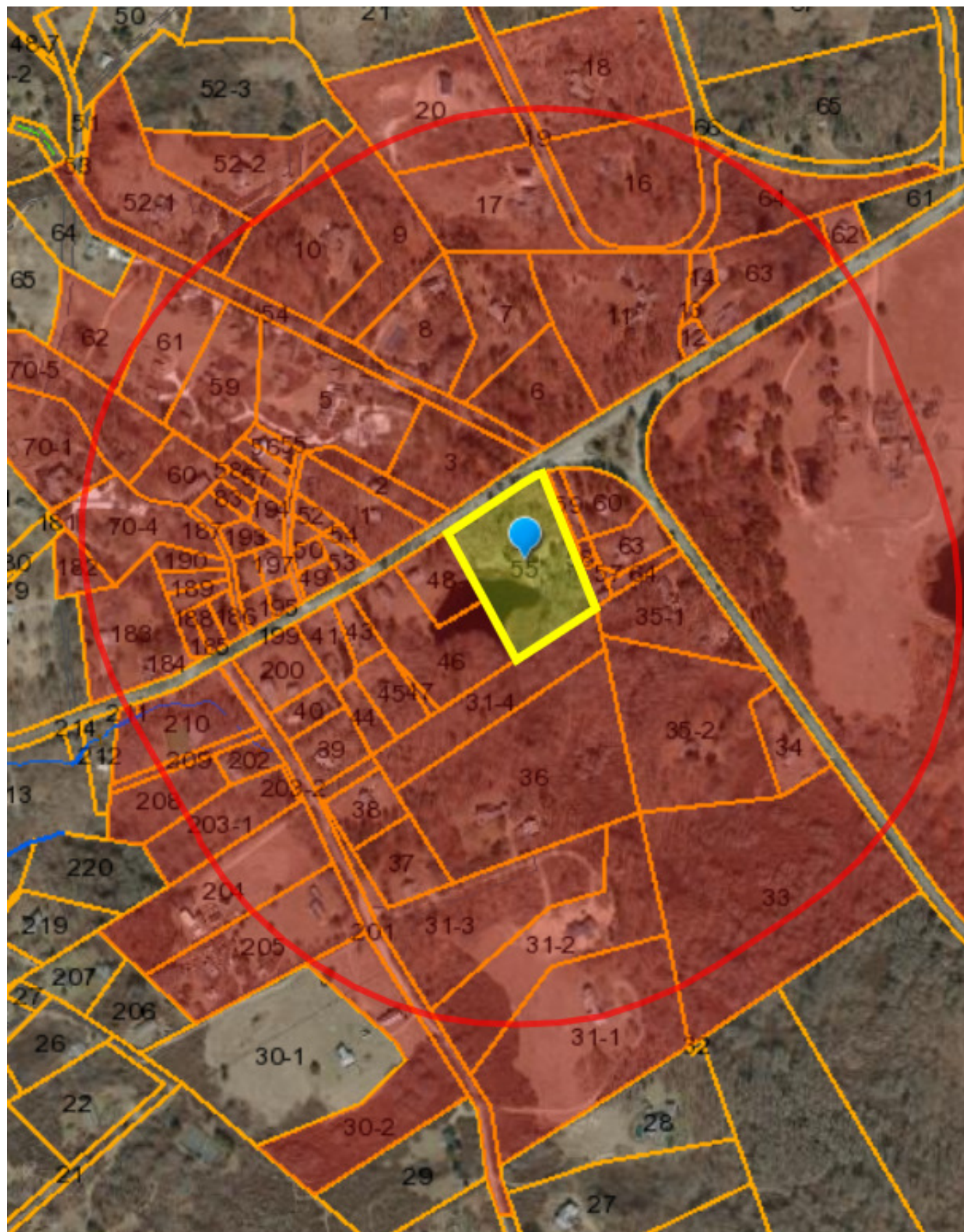
12. the project avoids significant adverse impacts on habitat, including: a. whether the project meets the requirements and/or recommendations of the Massachusetts Natural Heritage and Endangered Species Program (NHESP) if the project triggered its review; and b. if the project involves the clearing of more than one acre of NHESP Core or Priority Habitat, whether the project minimizes habitat fragmentation and has a defined development envelope limiting the disturbed area to the smaller of 35% or 2 acres of the designated habitat; and

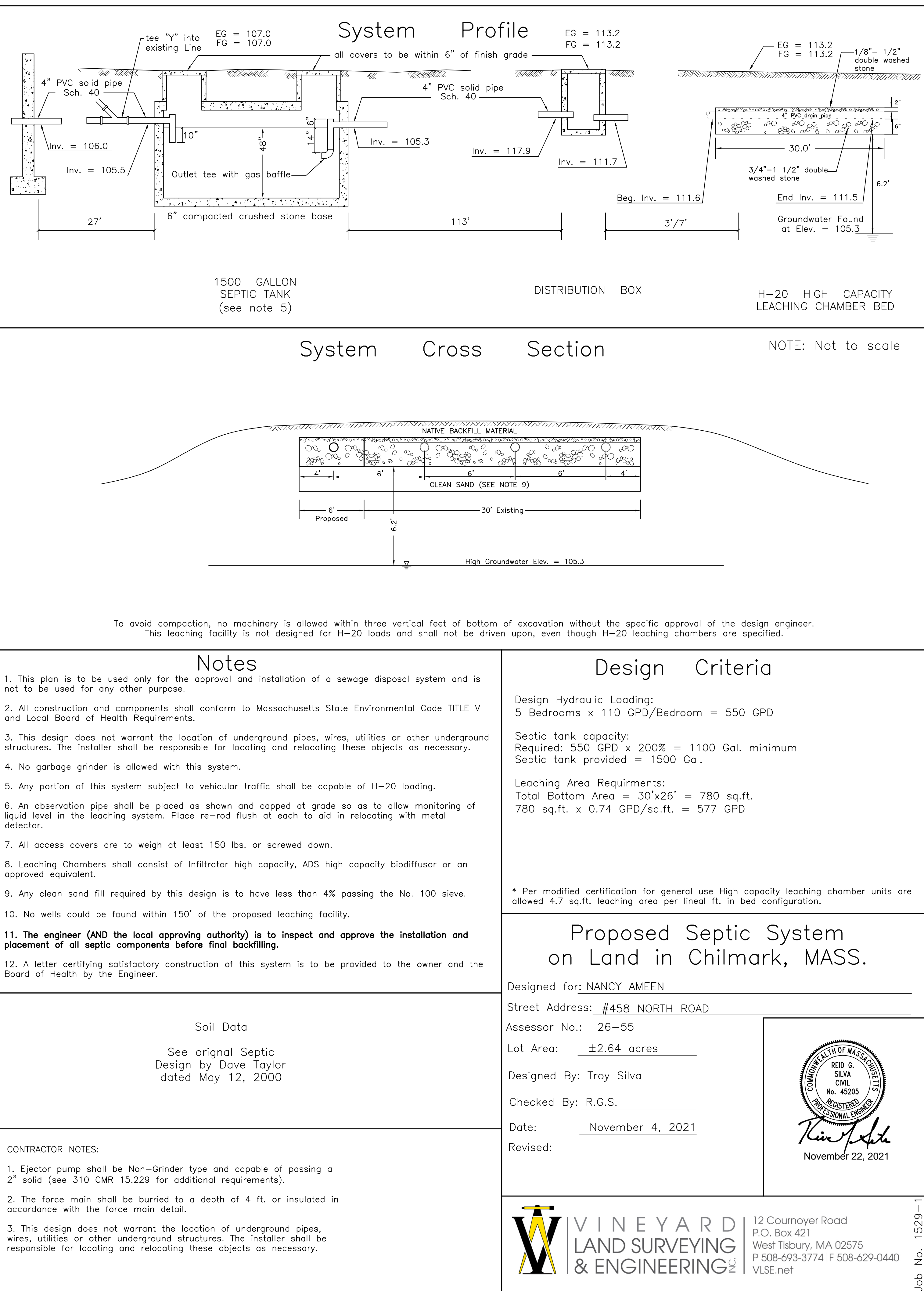
The project is not located within NHESP priority or estimated habitat.

13. The project protects and preserves historical and archaeological resources.

The project does not propose removal or disturbance of any historical and/or archeological resources.

Toby Hoden and Nancy Ameen



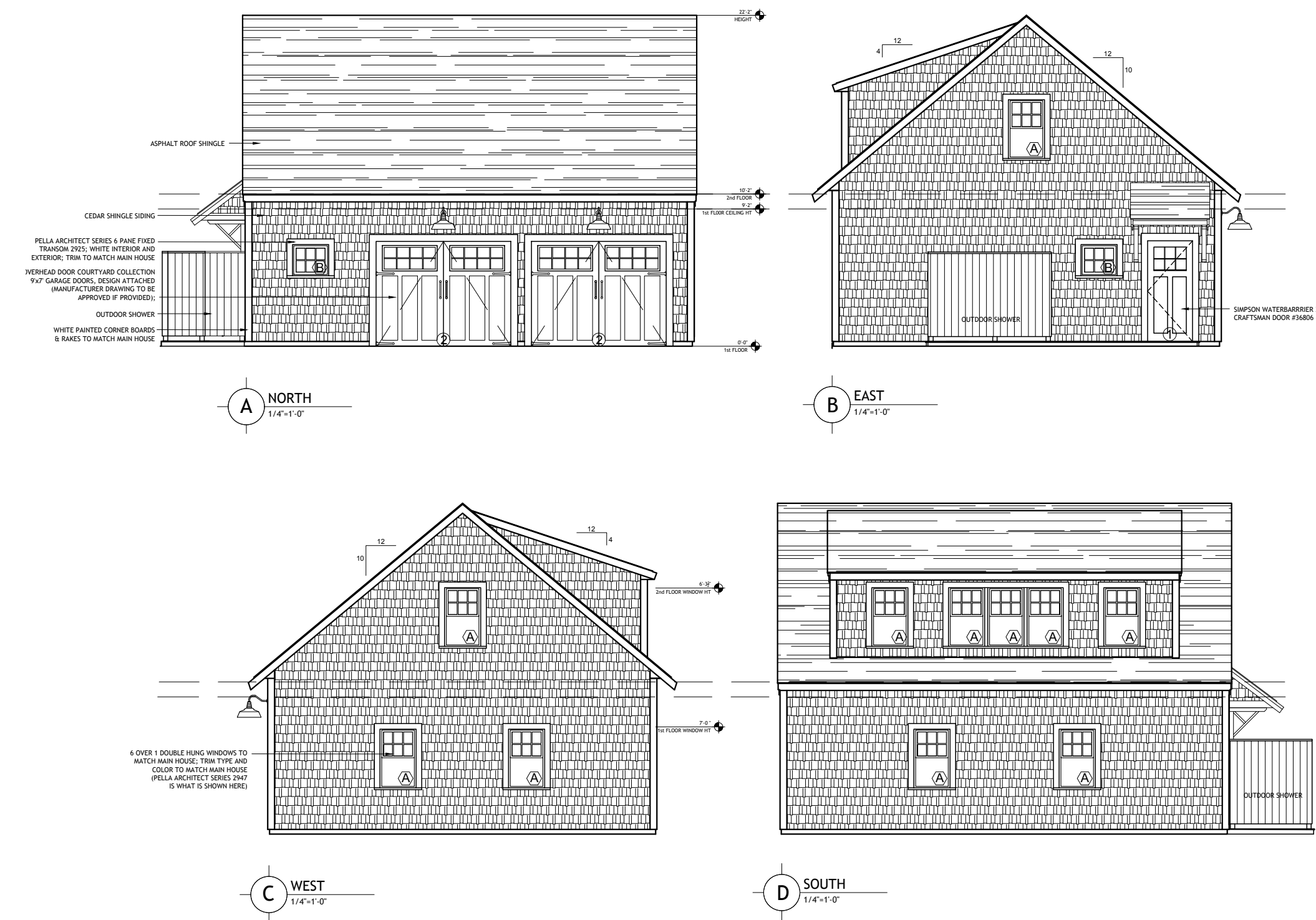


OLSON // TWOMBLY
interior design

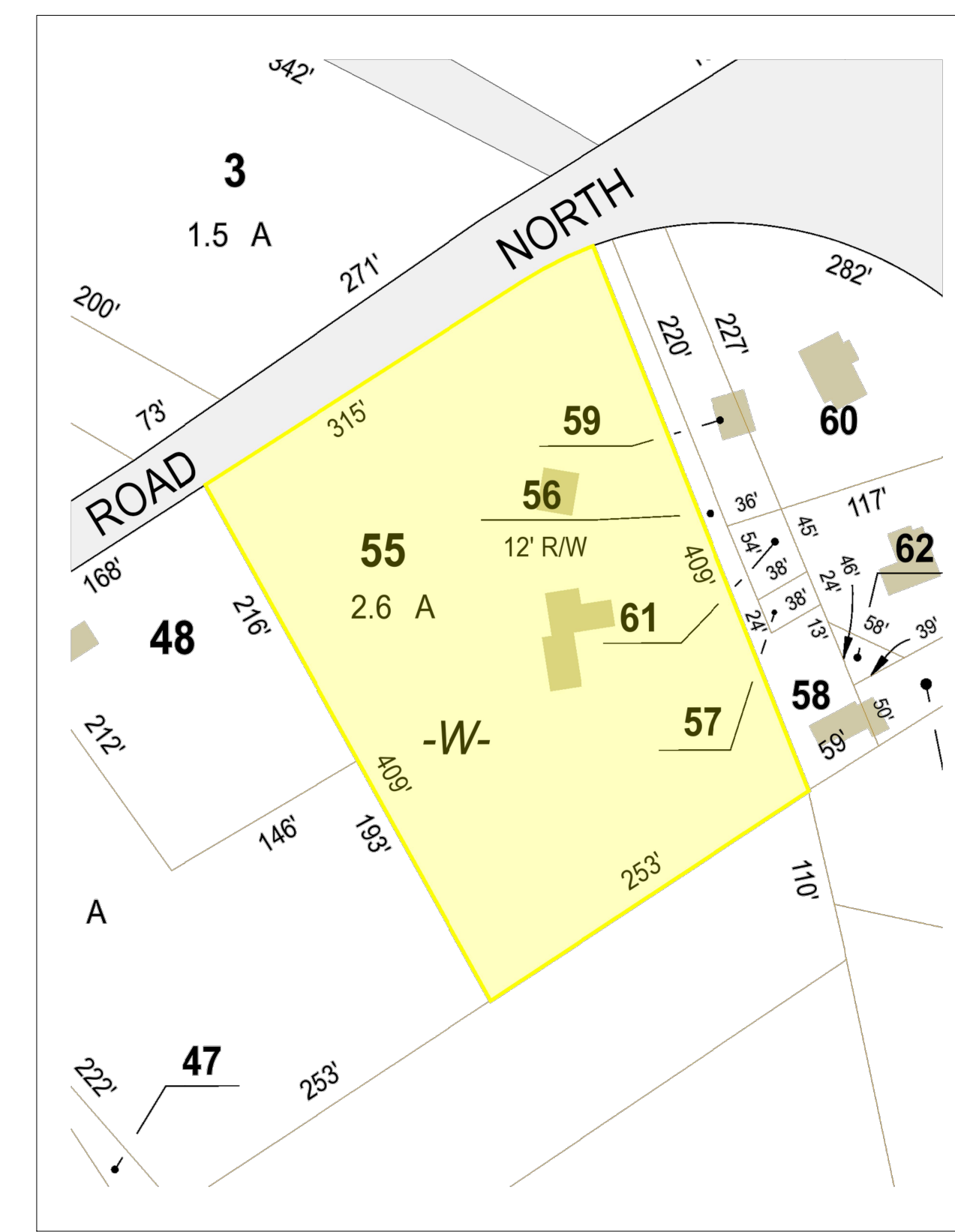
458 NORTH ROAD
CHILMARK, MA

1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE ARCHITECT, INTERIOR DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED PLEASE CONTACT THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

3. ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, ENGINEER OR INTERIOR DESIGNER.



GARAGE EXTERIOR WINDOW AND DOOR SCHEDULE							
EXTERIOR WINDOWS							
TYPE	OPERATION	QTY	MANUFACTURER	MODEL	FINISH	SIZE	REMARKS
1	DOUBLE HINGE	1	PELLA	ARCHITECT SERIES 2047	WHITE	2'-0" X 3'-0" X 3'-0"	6-LITE
2	FIXED	2	PELLA	ARCHITECT SERIES 2050	WHITE	2'-0" X 3'-1" X 3'-1"	6-LITE
EXTERIOR DOORS							
TYPE	OPERATION	QTY	MANUFACTURER	MODEL	FINISH	SIZE	REMARKS
1	SLIDING	1	EMERSON	CHAMP FARM 3000	WHITE	8'-0" X 6'-6"	STOCK
2	OVERHEAD DOOR	2	OVERHEAD DOOR	COURTLYND MODEL #912	WHITE	8'-0" X 7'-0"	STOCK/ATOR WINDOW/SEEN HINGES & PULLS

[illegible]COVER PAGE, SITE PLAN
AND WINDOW SCHEDULE

AS NOTED

JANUARY 17,
2022

C-1

project

458 NORTH ROAD
CHILMARK, MA

notes

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2. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS. CONTRACTORS UNDERTAKING WORK WITHOUT FIRST SECURING AND MAINTAINING NECESSARY APPROVALS, PERMITS AND LICENSES ETC., DO SO AT THEIR OWN RISK ENTIRELY AND ASSUME FULL RESPONSIBILITY FOR THEIR ACTIONS AND ANY CONSEQUENTIAL DAMAGES TO OTHER PARTIES SUCH AS PROPERTY OWNER, DESIGNER OR ARCHITECT.

3. ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, ENGINEER OR INTERIOR DESIGNER.

4. CONTRACTOR TO PROVIDE SUBMITTALS AND SAMPLES TO INTERIOR DESIGNER FOR:
-SHOP DRAWINGS FOR ALL MILLWORK
-TILE SAMPLES
-WOOD SAMPLES
-PAINT SAMPLES
-PLUMBING SPECS SUBMITTAL
-LIGHTING SPECS SUBMITTAL
-GLASS SHOWER DOORS

revisions

date no. revision

title

GARAGE:
EXTERIOR ELEVATIONS &
FLOOR PLANS

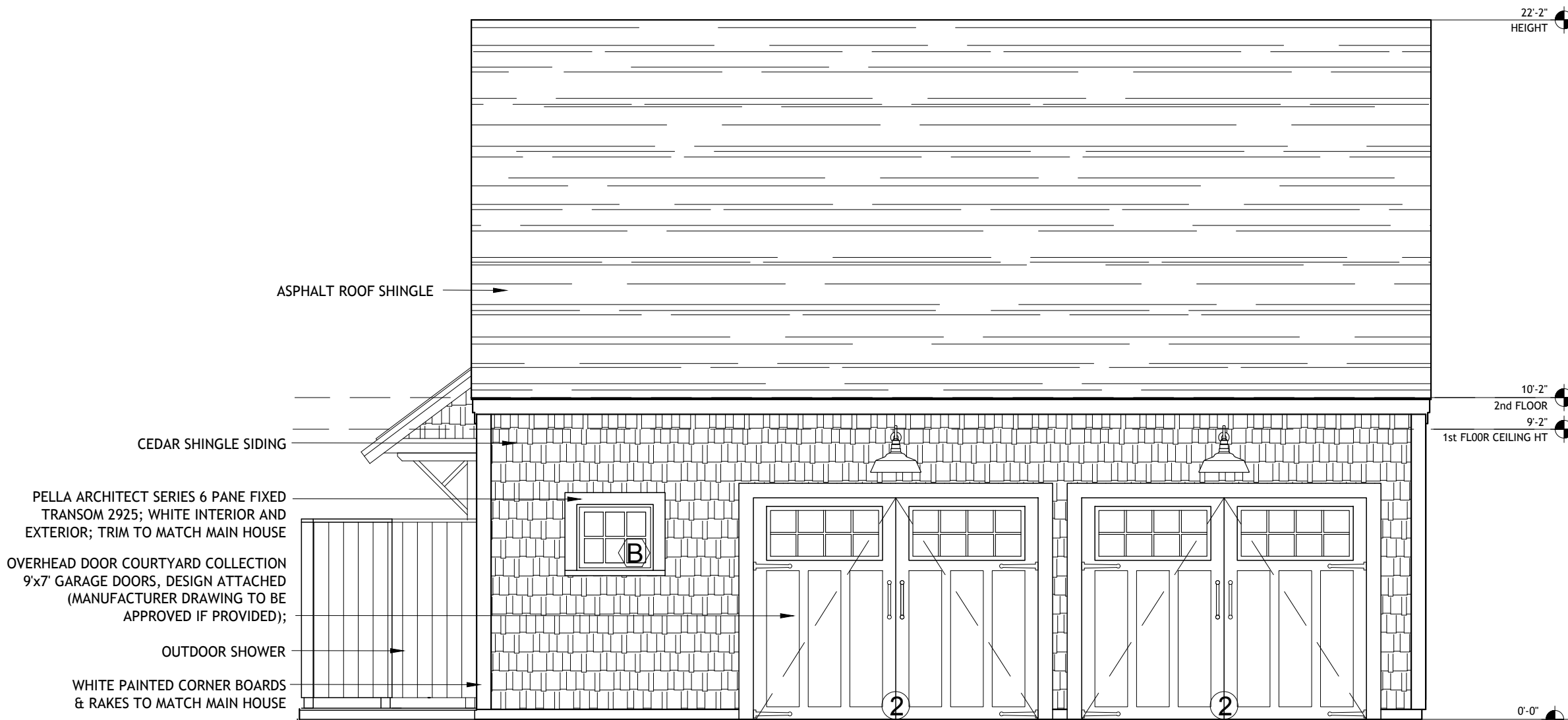
scale

AS NOTED

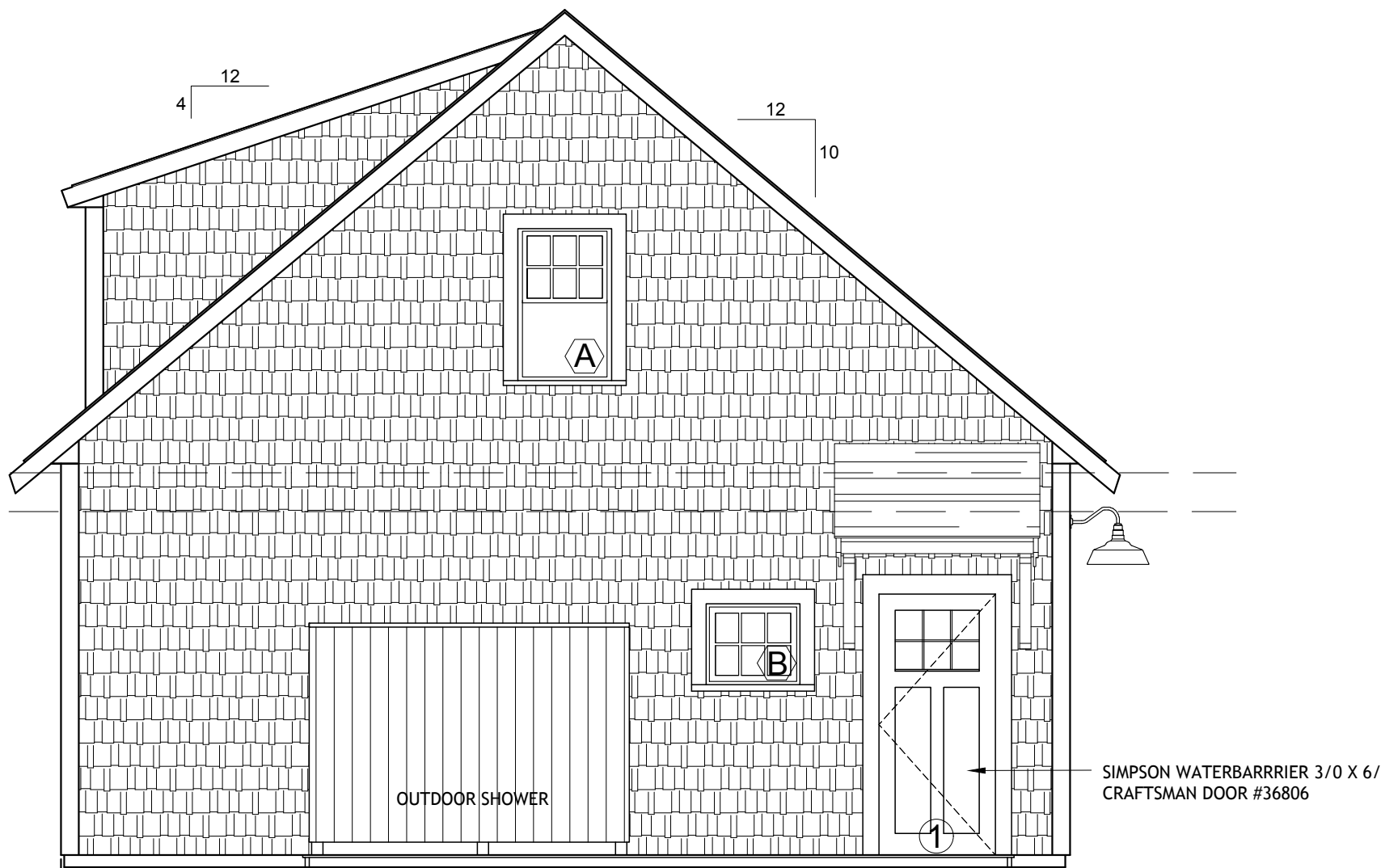
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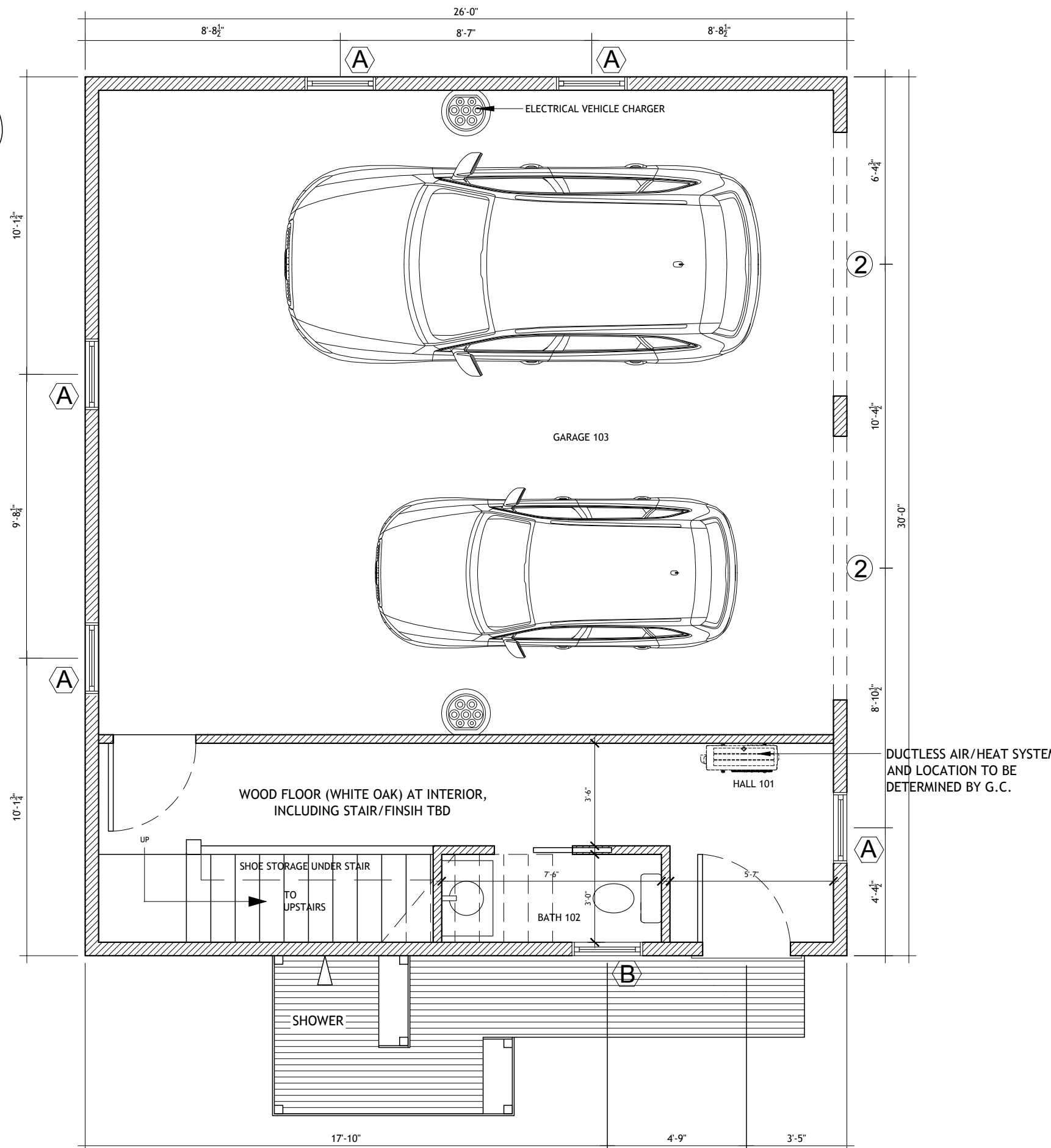
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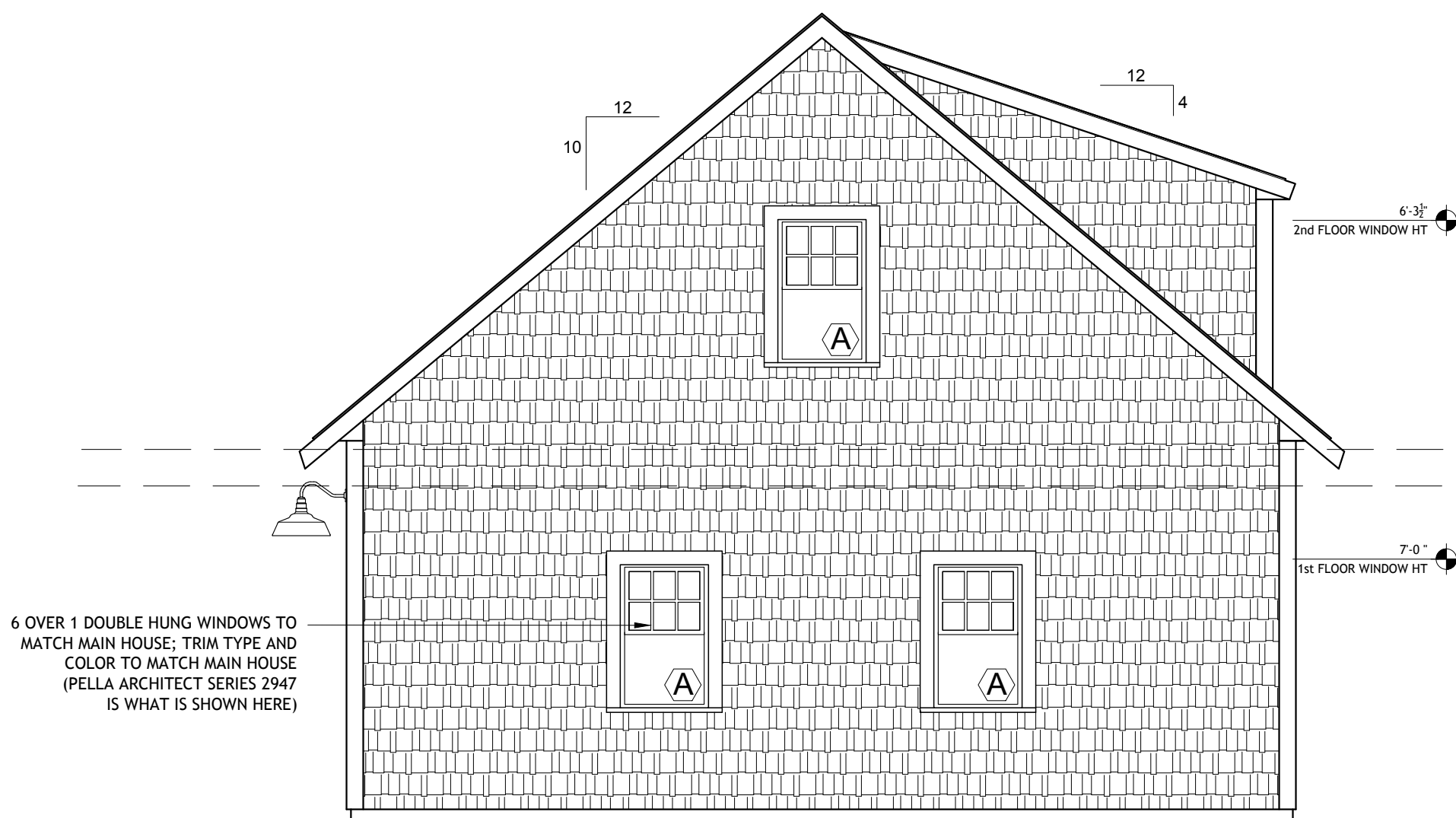
A NORTH
1/4"=1'-0"



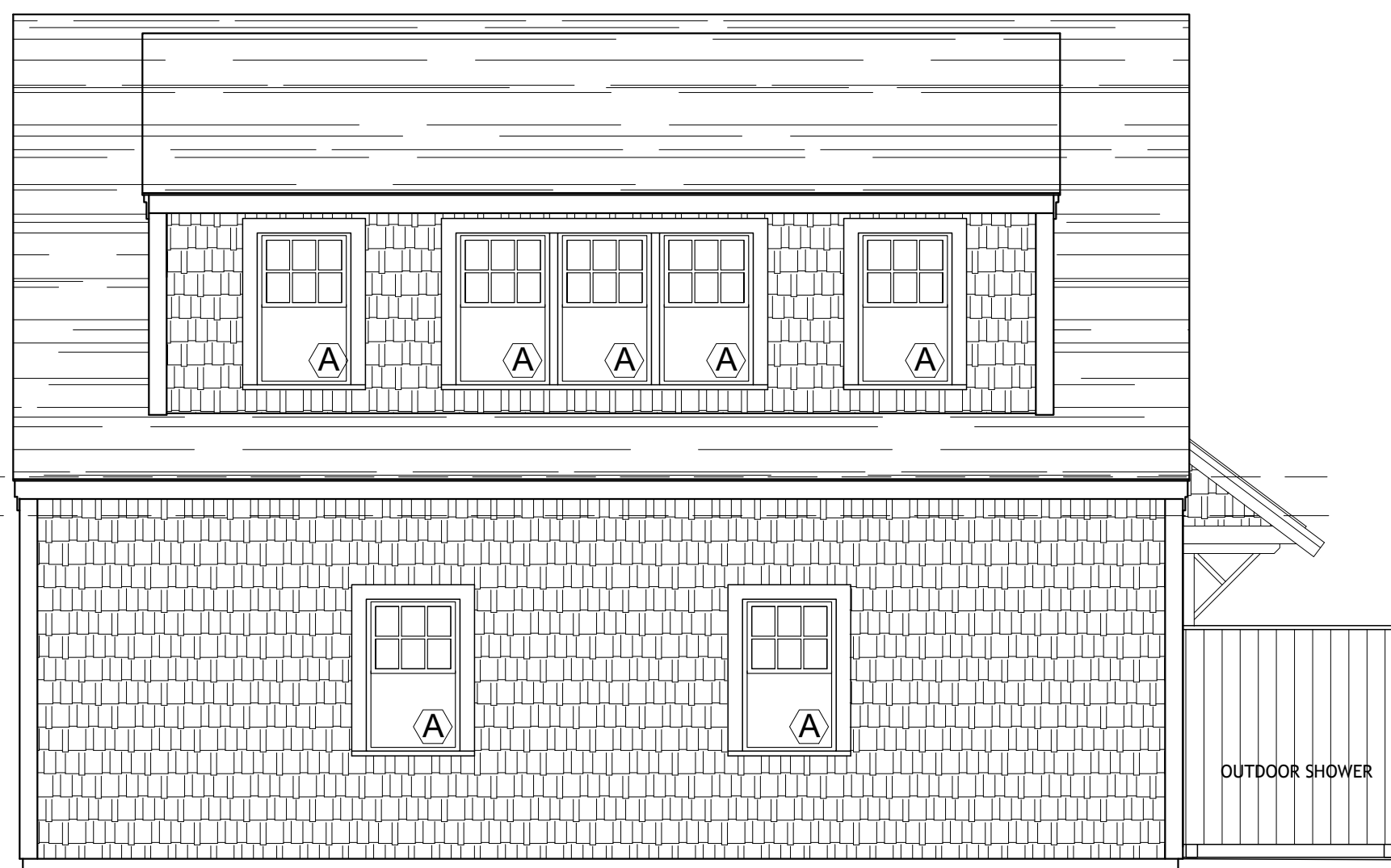
B EAST
1/4"=1'-0"



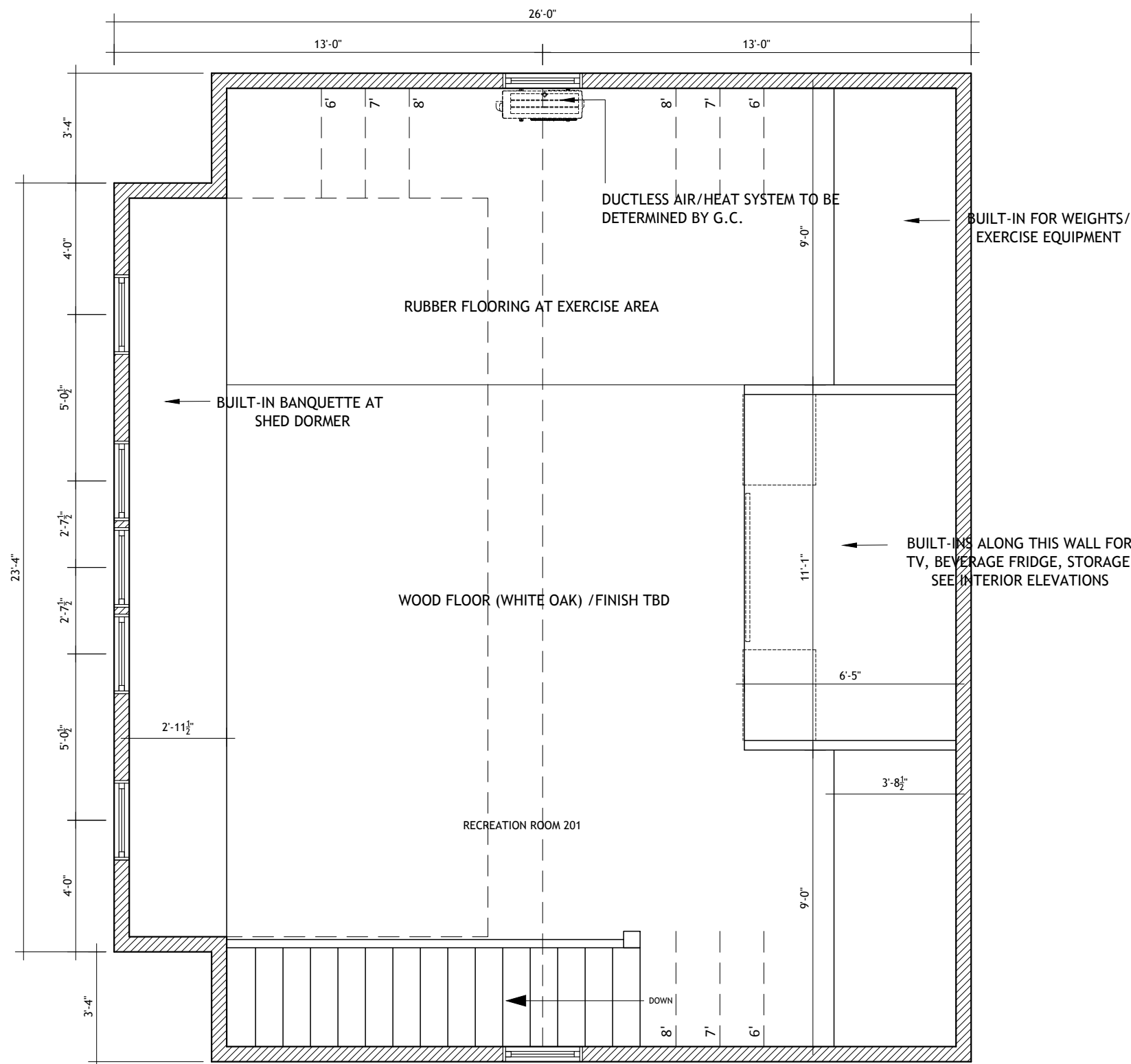
FIRST FLOOR PLAN
1/4"=1'-0"



C WEST
1/4"=1'-0"



D SOUTH
1/4"=1'-0"



SECOND FLOOR PLAN
1/4"=1'-0"