

# HUTKER

ARCHITECTS

## 11 Hill Land (Assr Pcl 31-42)

### Chilmark Consideration by the Zoning Board of Appeals Responses

1. Per the Site Review Committee findings the project will only be minimally visible through the trees and will be in front of a currently existing building resulting in no change to the view.
2. Yes, the project will maintain the existing open landscape around the new building and will not disturb any natural landscape.
3. The project is in an existing lawn that will not expand and will be using vegetation that is native to the area.
4. The project is purposefully located in an existing open lawn area and the existing flat character will be maintained.
5. The project will be using the existing driveway.
6. The project will have no impact on the ridgeline. The new building will be at a lower elevation than the existing garage and placed so that the two overlap visually. Both are behind natural screening.
7. The project is sited between the trees and an existing garage.
8. The existing natural vegetation and trees will be blocking the view of new construction from all public areas to the new building.
9. During construction runoff would be controlled through the use of silt fence and waddles. We would get a design from the civil engineer for this work. After construction we would capture the roof runoff through the use of perimeter drain that would capture roof run off. We can also add site area drains if required and capture all water in a subsurface retention structure that would put the water back into the ground. This would also be designed by the Civil Engineer.
10. All appliances are to be electric high efficiency units. The insulation will exceed current energy code requirements reducing the energy needed to heat and cool the building, and all HVAC units will be selected to minimize energy requirements using a energy recovery system.
11. The project is built to a high energy standard meant to last a lifetime and use minimal energy along the way. There will be natural materials and no petroleum-based trim used in the construction.
12. The project is located in an existing lawn. No trees will be removed, or habitats impacted with the siting of the building.
13. The projects design is meant to copy the existing home's aesthetic and in that may visually minimize visual impact. It is designed to fit in (not stand out).