



ZONING BOARD OF APPEALS Town of Chilmark

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

THE COMMONWEALTH OF MASSACHUSETTS

To The Board of Appeals, TOWN OF CHILMARK

April 2, 2024

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 11 & Article 12, Section 12.4 (C)(1)

at the premises owned by (Owner of Record) Santiago Realty Trust

at 9 Signal Hill Lane (street address),

Assessor's parcel MAP 34 LOT 1.3

In the following respect or 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

The project consists of the demolition of a 289± S.F. attached garage and the construction of a 629± S.F. one-story addition to an existing single-family residence in its place (a net increase of 340± S.F. in building footprint). The project is located in the Inland Zone of the Coastal District and in Zone B2 of the Squibnocket Pond District.

The Applicant is seeking a Special Permit under the following Sections of the Chilmark Zoning Bylaws:

- **Article 6, Section 11:**
 - Total Living Area of Existing House and Guest House: 3,766± S.F.
 - Total Living Area of Proposed House Addition: 629± S.F.
 - Proposed Total Living Area on the Property: 4,395± S.F.
 - Allowable Total Living Area without Special Permit: 3,658± S.F.
 - Difference between Proposed and Allowable TLA: 737± S.F.
 - **A Special Permit is requested to allow 737± S.F. of Total Living Area in addition to the allowable Total Living Area allowed on the property without a Special Permit.**

Article 12, Section 12.4 (C) (1):

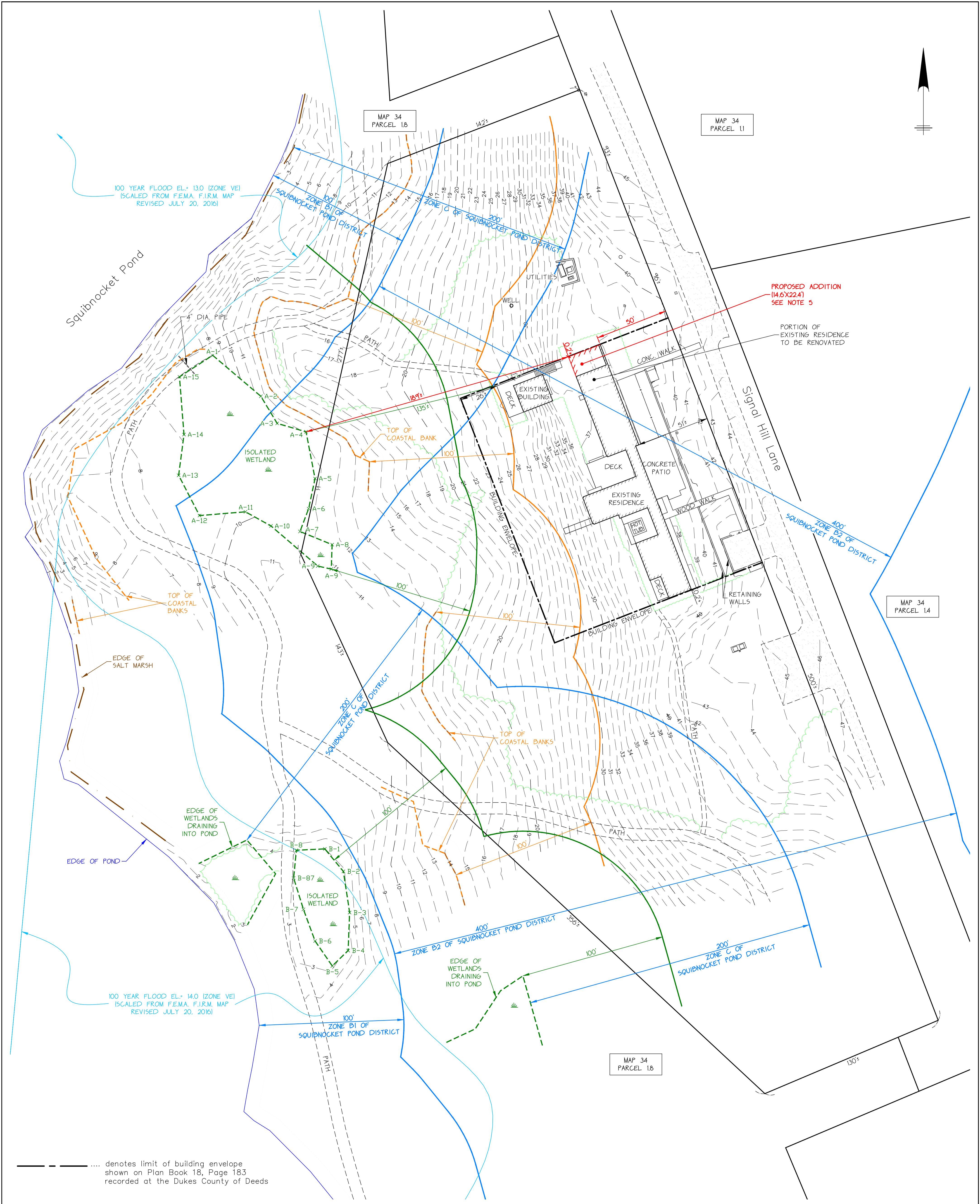
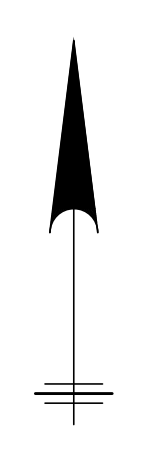
- A Special Permit is requested, pursuant to the filing made November 17, 2023, as alternative relief in the event the Building Commissioner's determination is upheld, to allow the alteration of an existing single-family residence in Zone B2 of the Squibnocket Pond District.



Petitioner George Sourati

Address George Sourati, Representative
PO Box 4458, 107 Beach Road Suite 202,
Vineyard Haven, MA 02568

Telephone Number 508 - 693 - 9933



100 YEAR FLOOD EL. 13.0 (ZONE VE)
[SCALED FROM F.E.M.A. F.I.R.M. MAP
REVISED JULY 20, 2016]

PROPOSED ADDITION
(14.6X22.4)
SEE NOTE 5

PORTION OF
EXISTING RESIDENCE
TO BE RENOVATED

MAP 34
PARCEL 1.4

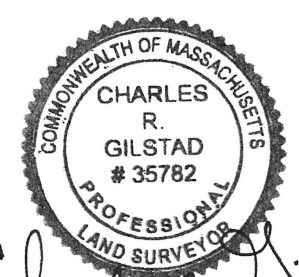
MAP 34
PARCEL 1.8


..... denotes limit of building envelope
shown on Plan Book 18, Page 183
recorded at the Dukes County of Deeds

NOTES:

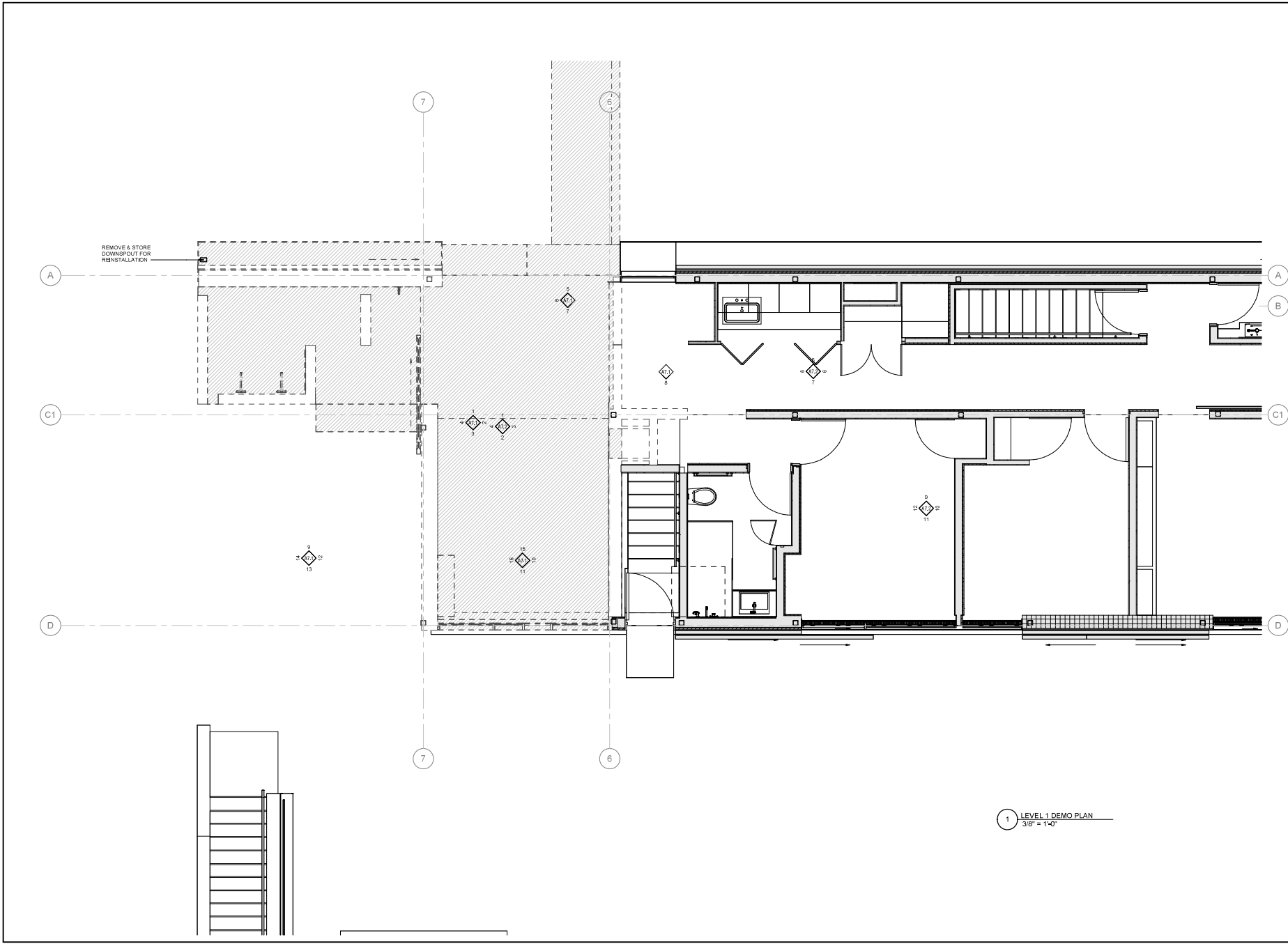
1. LOT AREA: 3.63+ ACRES
2. DATUM: NAVD 1988.
3. THE ENTIRE LOT LIES WITHIN COASTAL DISTRICT.
4. THE ENTIRE LOT LIES WITHIN NHESP PRIORITY HABITATS OF RARE SPECIES JURISDICTION.
5. THE PROPOSED ADDITION IS LOCATED IN THE INLAND ZONE OF THE COASTAL DISTRICT.
6. WETLANDS AND SALT MARSH WERE FLAGGED BY LEC ENVIRONMENTAL CONSULTANTS, INC. REFER TO WETLAND DELINEATION REPORT DATED 1-19-24 PREPARED BY LEC ENVIRONMENTAL CONSULTANTS, INC.
7. THE ENTIRE LOT LIES WITHIN SQUIBNOCKET POND DISTRICT.

Site Plan
in
Chilmark, Massachusetts
Assessor Parcel 34-1.3
prepared for
Santiago Realty Trust
Scale 1"=30' June 2, 2023
Revision Date February 9, 2024


Charles R. Gilstad
2/9/24


Sourati Engineering
Group LLC
Professional Land Surveyors

P.O. Box 4458
107 Beach Road, Suite 202
Vineyard Haven, MA 02568
Phone (508) 693-9933 Fax (508) 693-4933

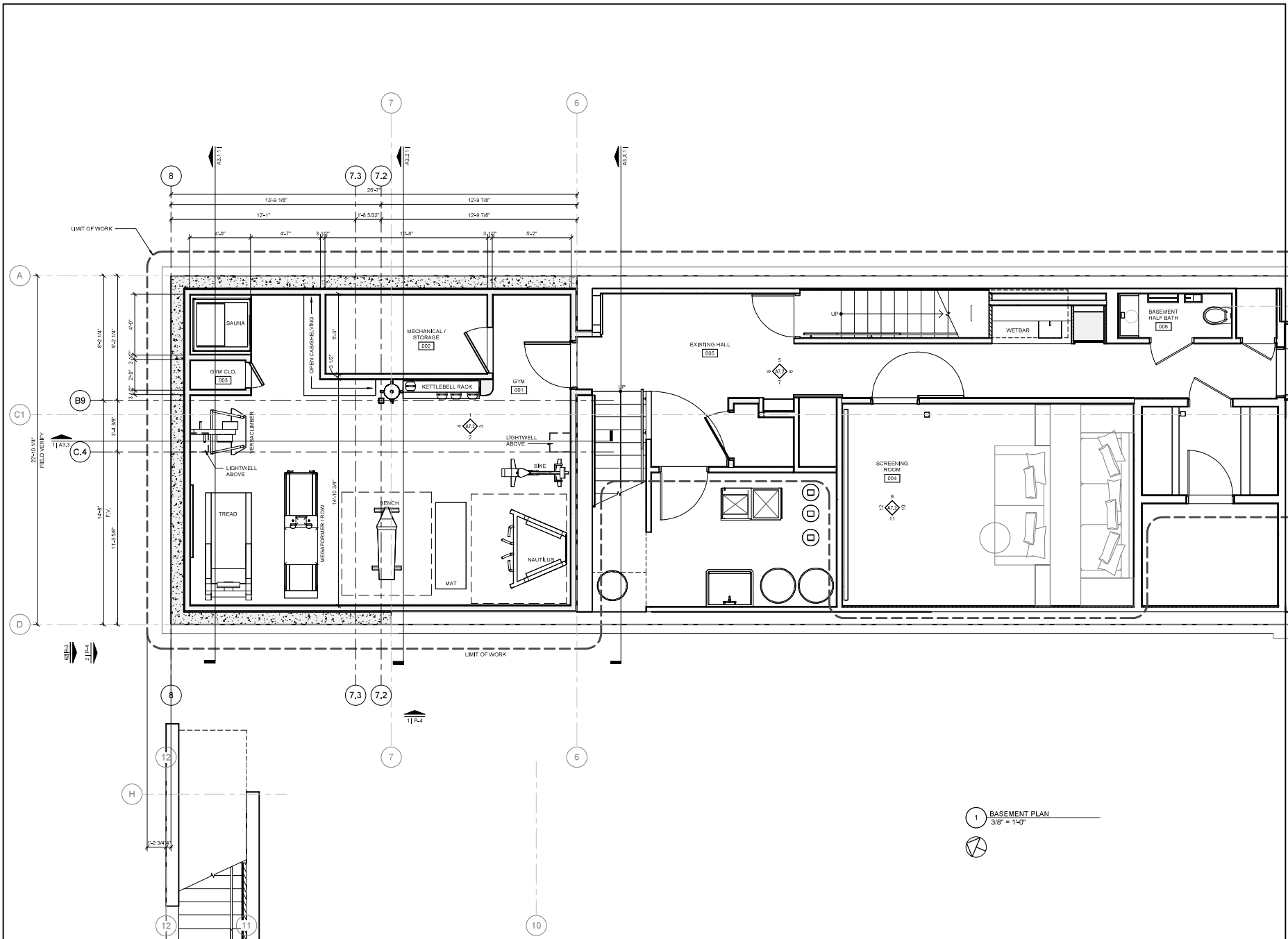


REVISION

06.02.23	Structural Progress

FIRST FLOOR
DEMO

D1.1



1 BASEMENT PLAN
3/8" = 1'-0"

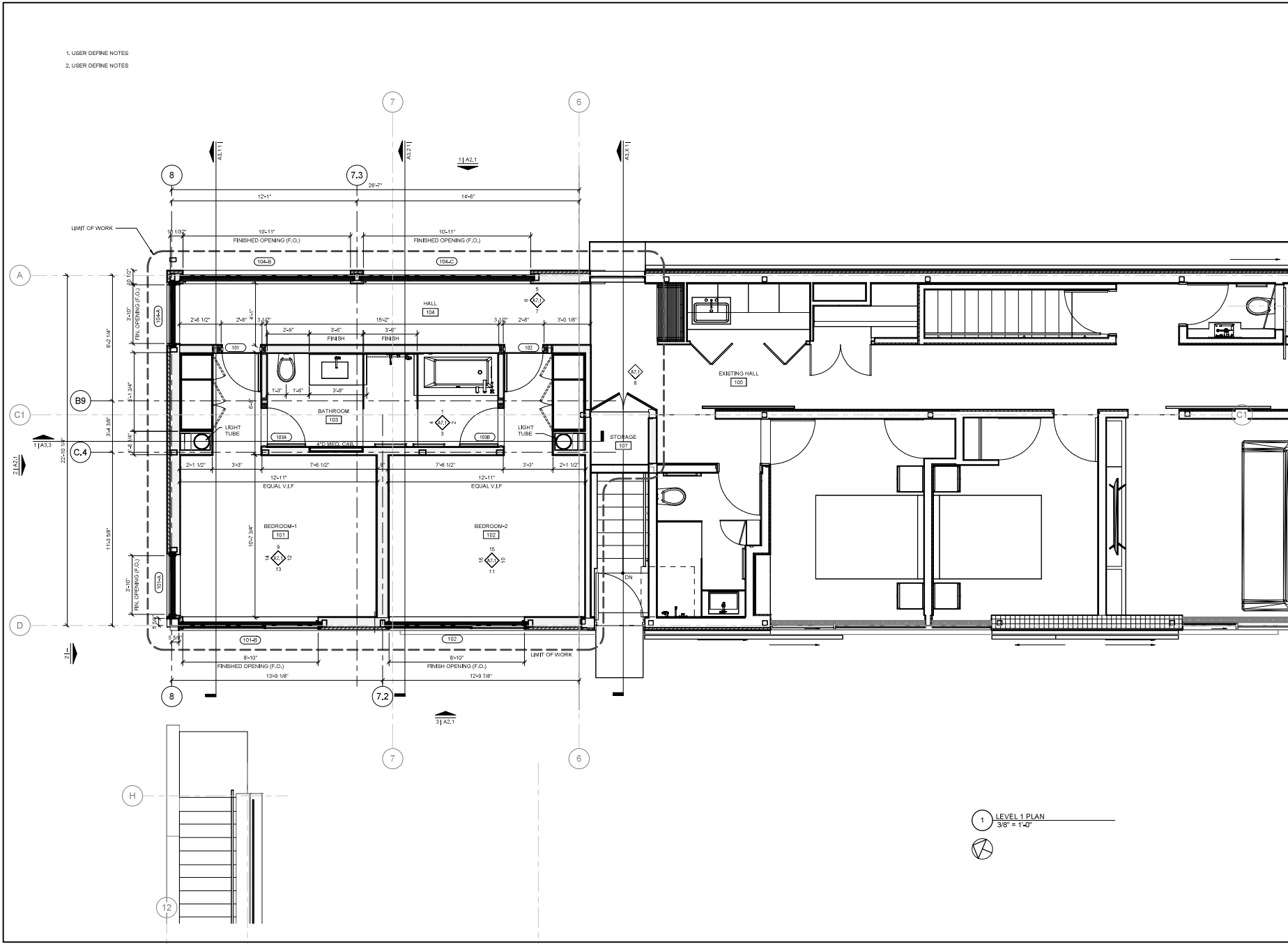


REVISION	DATE	DESCRIPTION
06.02.23	Structural Progress	

BASEMENT FLOOR PLAN

A1.0

1. USER DEFINE NOTES
2. USER DEFINE NOTES



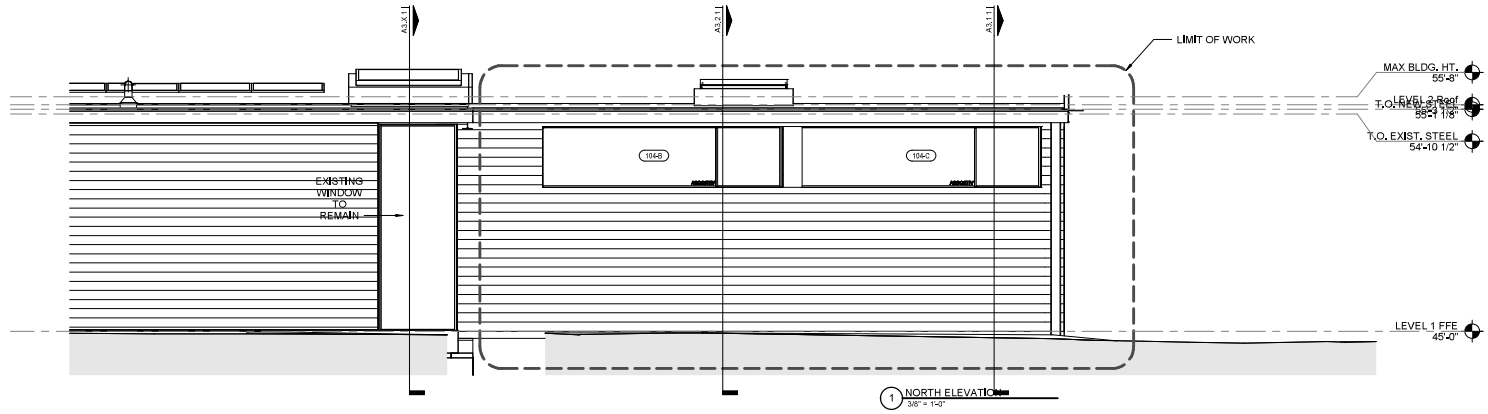
1 LEVEL 1 PLAN
3/8" = 1'-0"



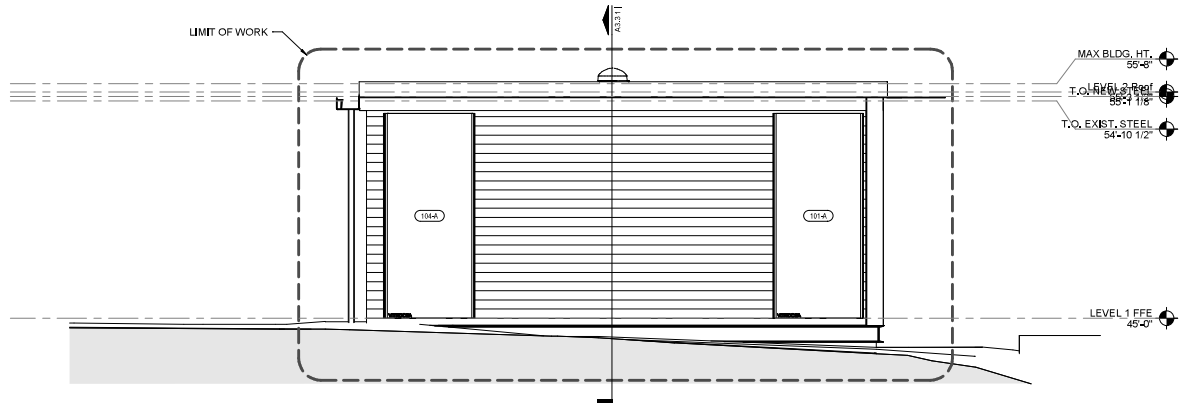
REVISION	DATE	DESCRIPTION
06.02.23	Structural Progress	

FIRST FLOOR PLAN

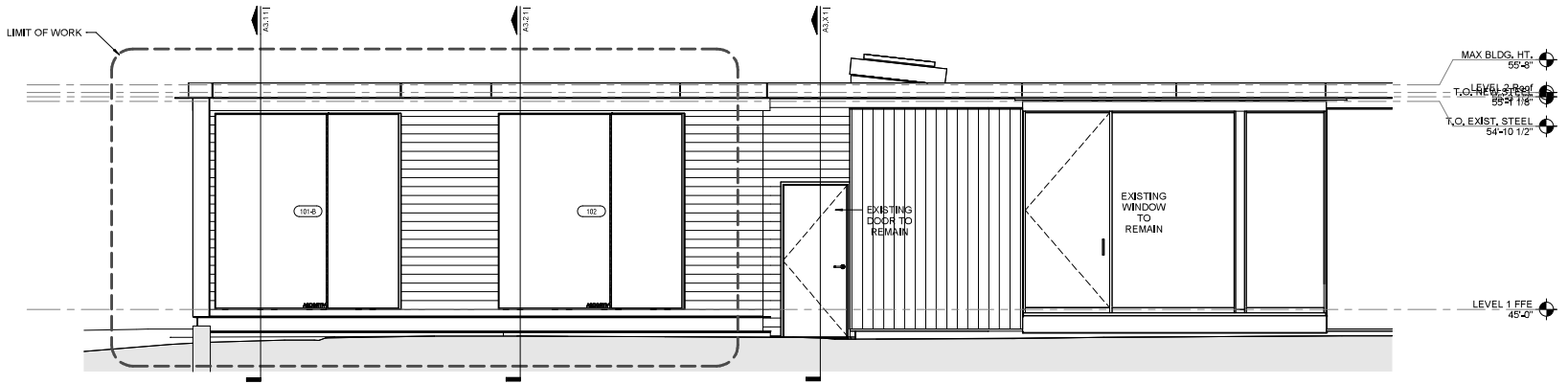
A1.1



1 NORTH ELEVATION
38' - 11/2"



2 WEST ELEVATION
38' - 11/2"



3 SOUTH ELEVATION
38' - 11/2"

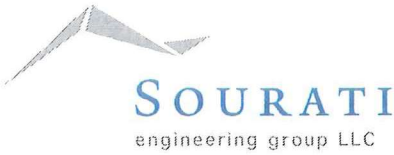


REVISION

06.02.23	Structural Progress

EXTERIOR ELEVATIONS

A2.1



June 2, 2023

Zoning Board of Appeals
Town of Chilmark
PO Box 119
Chilmark, MA 02535

Re: **Santiago Realty Trust**
9 Signal Hill Lane
Assessor's Map 34, Parcel 1.3
Chilmark, MA 02535
Proposed Addition

The following addresses Article 6, Section 6.11.B.2a of the Chilmark Zoning Bylaws:
The Total Living Area limit for a lot established in subsection B.1 may be exceeded, up to the cap established by this subsection, by special permit, as provided in the remaining provisions of this Bylaw. Subject to the exception provided for in subsection B.3, no special permit may be issued for any project if the project would result in the Total Living Area of the lot exceeding 6000 sq ft for 3 acres:

Total Living Area Calculations:

Total Living Area of Existing House:	3,316± sq ft
Total Living Area of Existing Guest House:	379± sq ft
Total Living Area of Proposed House Addition:	623± sq ft
Total Proposed Living Area on Parcel 1.3:	4,318± sq ft

Lot Size= 3.63± acres

Maximum Allowable Total Living Area without Special Permit = 3,658± sq ft
 $3,500 \text{ (sq ft)} + (250 \text{ (sq. ft)} \times (3.63-3)) = 3,658 \text{ sq ft}$

Maximum Allowable Total Living Area with Special Permit = 6,158± sq ft
 $6,000 \text{ (sq ft)} + (250 \text{ (sq. ft)} \times (3.63-3)) = 6,158 \text{ sq ft}$

A ZBA Special Permit is required to allow 660± sq ft of Total Living Area in addition to the allowable Total Living Area on the property without a Special Permit

$4,318 \text{ (sq ft)} - 3,658 \text{ (sq ft)} = 660 \text{ sq ft}$

June 2, 2023

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Re: **Santiago Realty Trust**
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Assessor's Map 34, Parcel 1.3
Chilmark, MA 02535
Proposed Addition

The following addresses Article 6, Section 6.11.F of the Chilmark Zoning Bylaws.

Section 6.11.F Consideration by the Zoning Board of Appeals;

- 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:**

The project will not be visible from a public way as Signal Hill Lane is a private road. There are no known cemeteries in the neighborhood. The proposed addition will be seen from Squibnocket Pond and neighboring properties, however, the addition has been designed to minimize impact on views from the Pond and neighboring properties. The addition is a 12'± high single-story structure. The addition will be at the same height as the single-family residence. Furthermore, the owner has submitted architectural plans of the addition to the homeowner's association, which has approved the project.

- 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;**

The project siting and design have been carefully addressed by the architect and the owner to minimize any impact on the rural and scenic character of the site and surrounding area. By demolishing the attached garage and constructing the addition at the north of the single-family residence, the addition will extend only 15'± beyond the face of the existing garage. The addition is only 12'± in height and will be no taller than the single-family residence. No trees or shrubs will be removed, as the addition is located in the area of an existing lawn. The homeowner's association has approved the project.

- b. The project retains natural buffer areas or, where that is impracticable, provides sufficient landscape screening;**

Natural buffers to the neighboring properties will remain.

- 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;**

Exterior lighting is kept to a minimum and will be in accordance with the Building Code and the lighting requirements listed in the Zoning Bylaw. Outside lights will be down shielded.

2. **The project protects the natural features of the site and retains the natural landscape of the site after completion of construction;**
The project is designed to protect the natural features of the site and to retain the natural landscape of the site after completion of construction. The addition is located within the Planning Board approved building envelope for the property. The limit of work area is also located within the approved building envelope.
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;**
The addition is located within an existing cleared lawn area. The size of existing lawn will not be increased. All landscaping will be done using native species and retaining natural vegetation on slopes.
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;**
Grading is kept to a minimum in keeping with the design intent.
5. **Roads and other ways are designed to curve to fit the landscape and permit shared driveway entrances where possible;**
No additional roads or driveways are proposed. Individuals will use the existing driveways and parking areas located on the property.
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;**
The ridge of the addition will be 12'± above existing grade and will match the ridge elevation of the single-family residence.
7. **In open land, buildings are sited behind fields against the backdrop of adjoining woodlands;**
Not applicable
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;**
The project is designed to protect natural features of the site. The addition will be located within a previously cleared area adjacent to the single-family residence. No trees will be removed in the area of the addition.

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;

The project will not result in negative water quality impacts on Ponds, Wetlands and other water bodies during construction and after completion. No work is proposed within 100' of a Wetland. A limit of work and a silt fence will be maintained during construction as it is the owner's desire to minimize construction impact on the native site. All site run off will be managed and maintained within the limit of work both 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 addition is a small structure with a Total Living Area of 623± sq ft, which will be insulated in accordance with the State Building Code requirements. Highly energy-efficient doors and windows will be used.

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

The addition has a wood frame and naturally weathered wood finishes, in keeping with the design of the existing single-family residence. The project will use environmentally sound and sustainable design and building techniques.

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;

The project is located in an NHESP Estimated and Priority Habitat, and we will address with NHESP any potential issues that may arise from NHESP review, however, no significant adverse effects on habitat are expected as the project is located within a previously disturbed area.

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;

Not applicable

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

The design intent of this project is for the addition to sit quietly within the natural landscape. To the extent the natural qualities of the site are deemed historical resources, they will be protected. We are not aware of any archaeological resources on the property.