



www.souratigroup.com

Martha's Vineyard Office
107 Beach Rd., Suite 202
P.O. Box 4458, Vineyard Haven, MA 02568
Phone: 508-693-9933, Fax: 508-693-4933

Nantucket Office:
35 Old South Road, Nantucket, MA 02554
Phone: 508-228-7888, Fax: 508-228-5511

Letter of Transmittal

DATE: May 21, 2024

TO: 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

We are sending you:

Attached Prints Shop Drawings Plans Letter

Copies	Date	Job No.	Description
1	5-21-24	S426	Letter addressed to the ZBA prepared by Sarah A. Turano-Flores of Nutter McClennen & Fish LLP
1	5-14-24	S426	Site Plan, revision date May 14, 2024
1	5-14-24	S426	Architectural Plans dated May 14, 2024, prepared by Outlands Design LLC (5 sheets)

Hi Alison,

Enclosed are hard copies of the above documents as e-mailed on May 21, 2024.

Please let us know if you have any questions.

Regards,

Bryan Collins



Sarah A. Turano-Flores
Direct Line: (617) 439-2754
Fax: (617) 310-9233
E-mail: sturano-flores@nutter.com

May 21, 2024
0125428-00001

VIA ELECTRONIC MAIL AND IN HAND DELIVERY

Zoning Board of Appeals
Chilmark Town Hall
c/o Building Department
401 Middle Road
Chilmark, Massachusetts 02535

Re: Section 6 and 12 Special Permit Applications
9 Signal Hill Lane, Chilmark, Massachusetts

Dear Chair Malkin and Members of the Board:

As you may recall, I represent James Adams, Trustee of the Santiago Realty Trust (“Trust”), and owner of 9 Signal Hill Lane in Chilmark (the “Property”). At the last hearing concerning this Property, held on February 22, 2024 the Board considered an application for a Special Permit pursuant to Article 6, Section 6 (“Residential Building Size Regulations”) of the Chilmark Zoning Bylaws (“Bylaws”), seeking permission to demolish the existing attached garage (289 s.f.), and to construct in its place, a 623¹ square foot addition (the “Project”). The Board also heard testimony concerning: i) the Trust’s appeal of a Determination by Building Inspector Adam Petkus (“Determination”) that Article 12 of the Bylaws, the “Squibnocket Pond District” provisions (“SP District”), is triggered by the Project; together with alternative applications for: ii) a Special Permit and iii) a Variance under the SP District provisions, in the event this Board decided to uphold the Determination, and concluded that the SP District provisions applied.

After hearing comments from the Board at the last hearing, I requested a continuance on behalf of the Trust so that the Project team could review the Project, and if possible, revise the plans to address the concerns raised by the Board. In the ensuing weeks, George Sourati and I met with Building Inspector Petkus to discuss the process moving forward, and I also conferred with Town Attorney Michael Goldsmith (both of whom are copied on this correspondence).

Thereafter, the Project team met extensively with the family to completely revamp the proposed design, and to eliminate the two proposed new bedrooms from the Project. The result is reflected on the revised plans that are included in this supplemental filing (copies of which were

¹ Since the original filing, the proposed addition has gotten smaller. As shown on the plans included with this supplemental filing, the addition is now proposed to be 589 s.f. in area.

Chilmark Zoning Board of Appeals

May 21, 2024

Page 2

originally filed with this Board on April 22, 2024). As shown on the revised plans, the existing and proposed bedroom count remains the same, with no new bedrooms.

On May 1, 2024, our Project team appeared before the Board of Health to present the revised plans. At that meeting, the Board of Health voted unanimously to confirm that the enclosed plans include no new bedrooms.

In consequence, although it remains our belief that the Property is exempt from the SP District provisions, the revised plans meet the criteria for a Special Permit under Section 12.4(C)(1). This is because the proposed design does not include any new bedrooms and the proposed addition does not exceed the 25% limitation set forth in that section of the Bylaw.

We will appear at the Board's hearing on May 23, 2024, to ask that the Board approve our requests for Special Permit under Section 6.11 and Section 12.4(C)(1). If those applications are approved, we will then ask the Board for permission to withdraw our applications for a Variance and for the Appeal of the Building Inspector's Determination.

Thank you for your patience as we worked our way through this process. We look forward to answering any questions the Board might have on Thursday.

Sincerely,

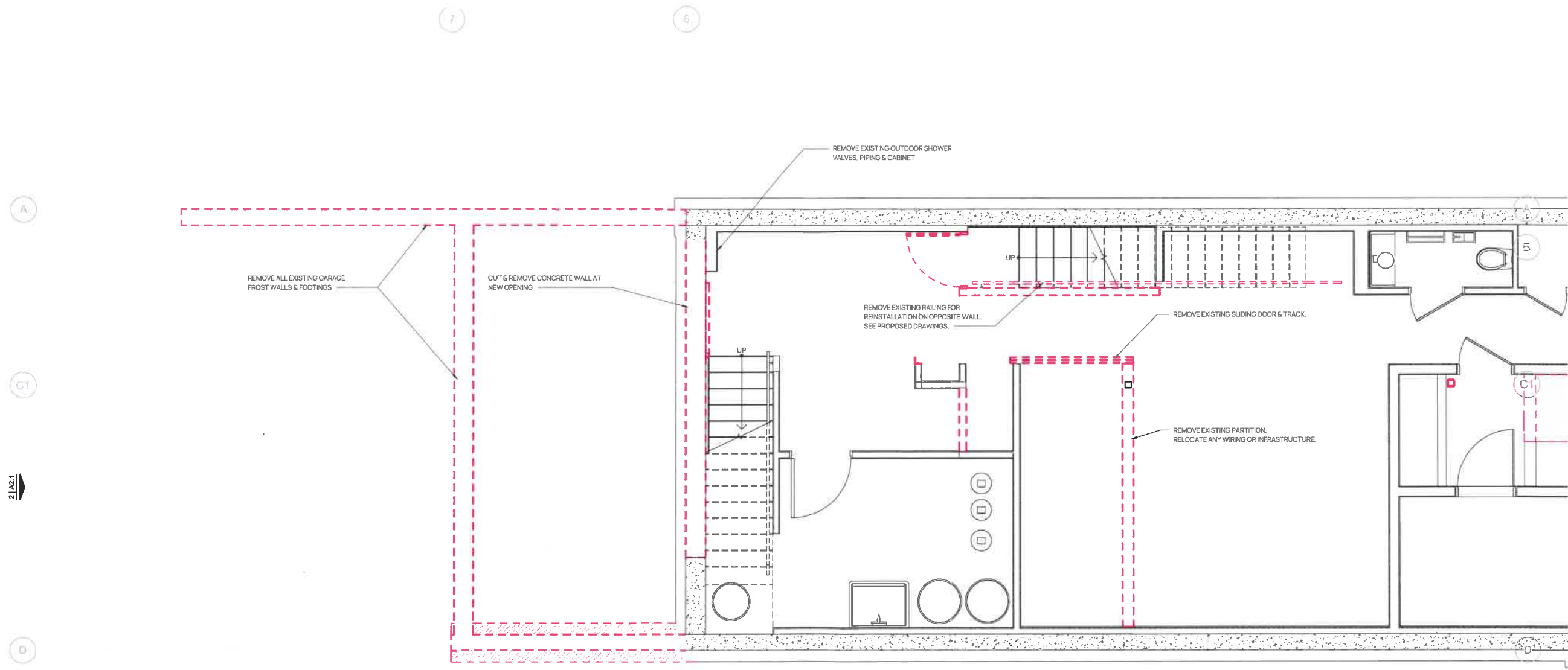


Sarah A. Turano-Flores

Enclosures

cc: James Adams, Trustee of the Santiago Realty Trust
George Sourati, Sourati Engineering Group, LLC (Project Engineer)
Tim Stewart, Outlands Design LLC (Project Architect)
Building Inspector Adam Petkus
Town Attorney Michael Goldsmith

6682520.1



A

C1

D

7

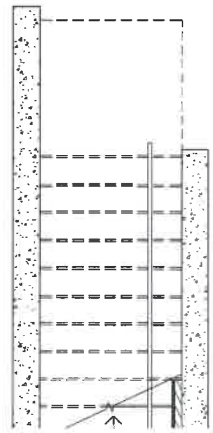
6

7

6

2 | A2.1

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

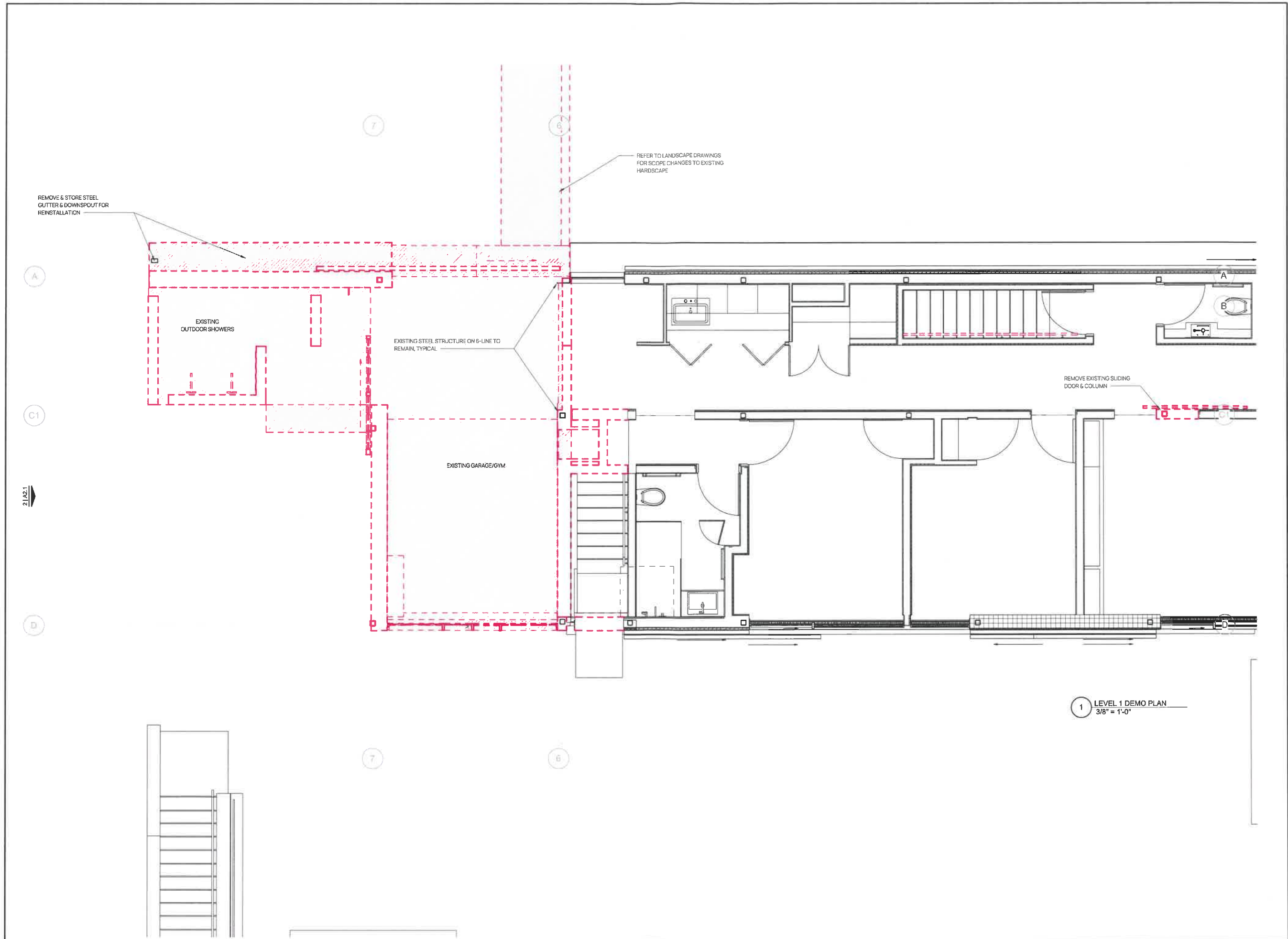


OUTLANDS DESIGN
 INFO@OUTLANDSDESIGN.COM
 413.331.6286

REVISION	
05.14.24	ZBA Submission

BASEMENT
 DEMO PLAN

D1.0



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

OUTLANDS DESIGN
INFO@OUTLANDSDESIGN.COM
413.531.6286

REVISION	
05.14.24	ZBA Submission

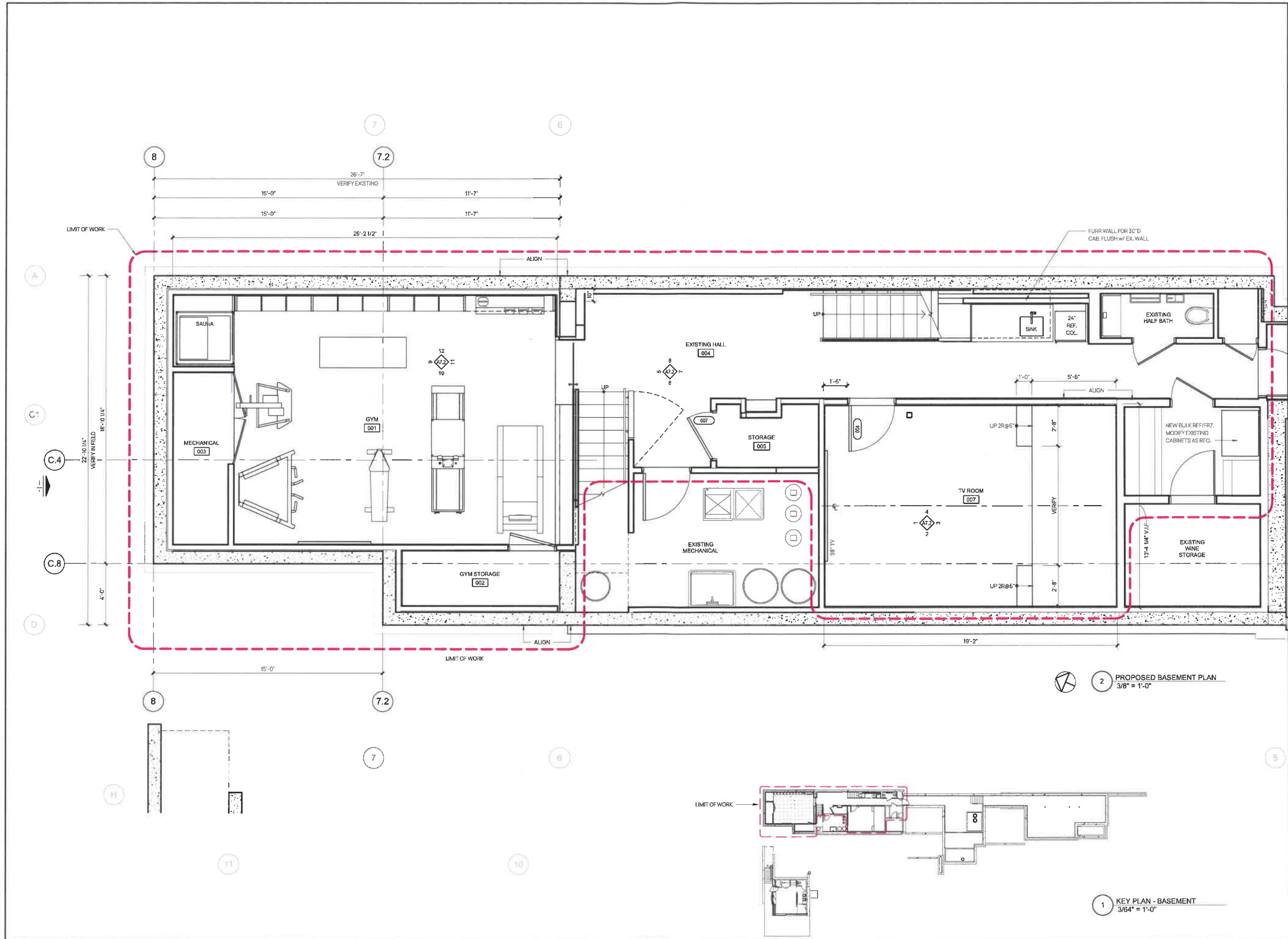
FIRST FLOOR
DEMO

D1.1

REVISION	
06.02.23	Structural Progress
06.27.23	Doors & Windows
07.06.23	PROGRESS
07.28.23	PRICING SET
05.14.24	ZBA Submission

BASEMENT FLOOR PLAN

A1.0



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

1 KEY PLAN - BASEMENT
 3/64" = 1'-0"

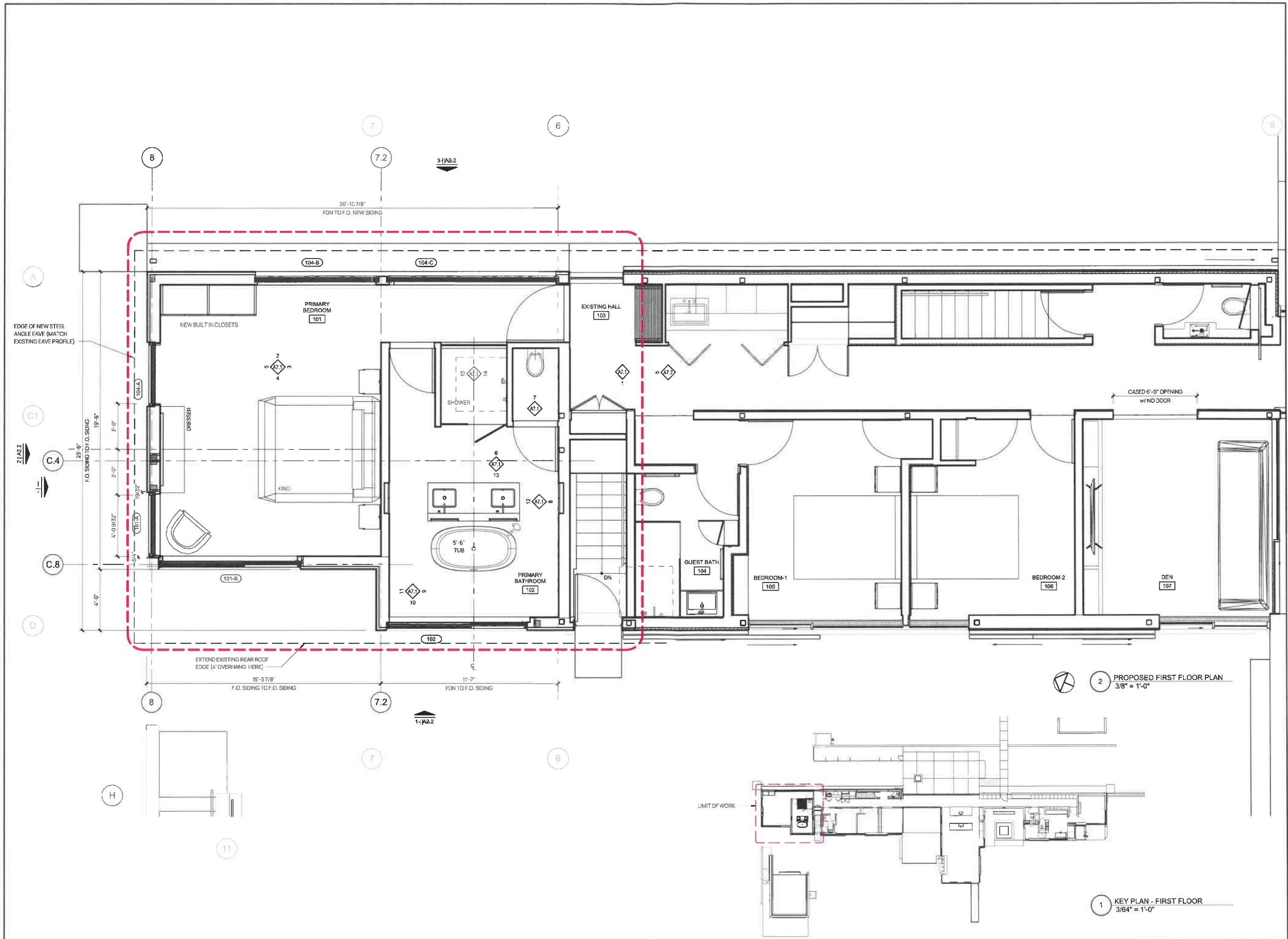
OUTLANDS DESIGN
 INFO@OUTLANDSDESIGN.COM
 413.531.0266

REVISION

05.02.23	Structural Progress
06.27.23	Doors & Windows
07.06.23	PROGRESS
07.28.23	PRICING SET
05.14.24	ZBA Submission

FIRST FLOOR PLAN

A1.1



2 PROPOSED FIRST FLOOR PLAN
 3/8" = 1'-0"

1 KEY PLAN - FIRST FLOOR
 3/64" = 1'-0"

LIMIT OF WORK

EDGE OF NEW STEEL ANGLE EAVE (MATCH EXISTING EAVE PROFILE)

EXTEND EXISTING REAR ROOF EDGE (4' OVERHANG HERE)

21/32"

1/4"

C.8

D

H

11

1/4" = 1'-0"



3/4" = 1'-0"

1/4" = 1'-0"

26'-10 7/8"
 FDN TO F.O. NEW SIDING

23'-9"
 F.O. SIDING TO F.O. SIDING

15'-3 7/8"
 F.O. SIDING TO F.O. SIDING

11'-7"
 FDN TO F.O. SIDING

19'-8"
 F.O. SIDING TO F.O. SIDING

3'-0"

3'-0"

4'-0 9/32"

5/8"

10'-5"

4'-0"

7.2

6

8

7.2

6

8

7

6

8

7

6

8

7

6

8

7

6

8

7

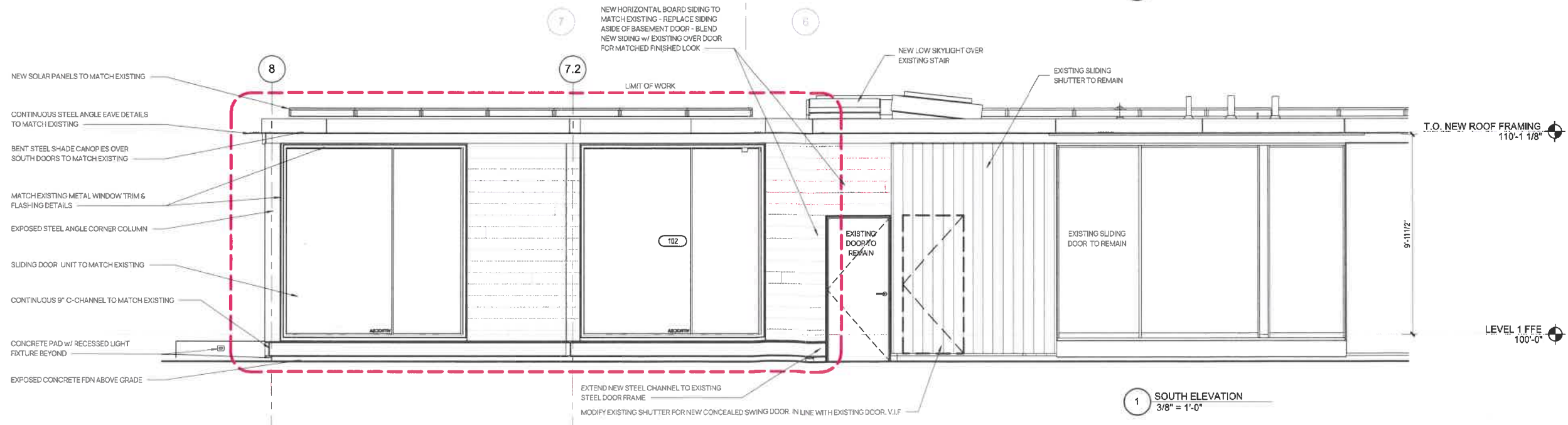
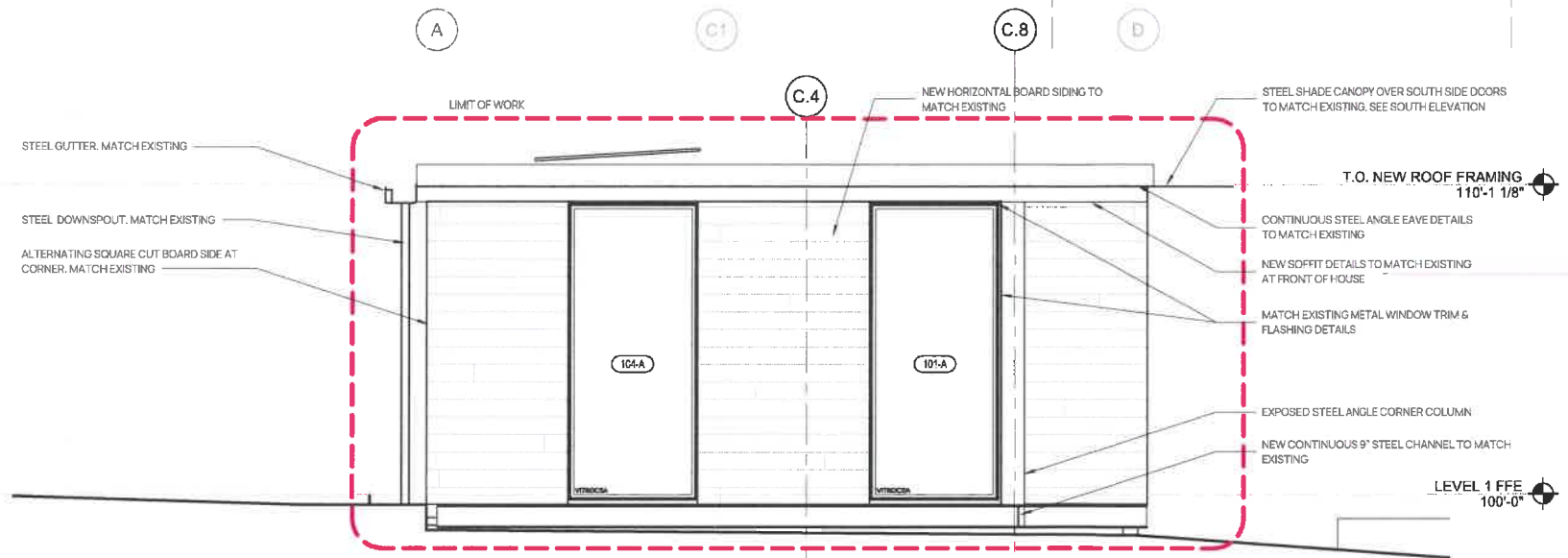
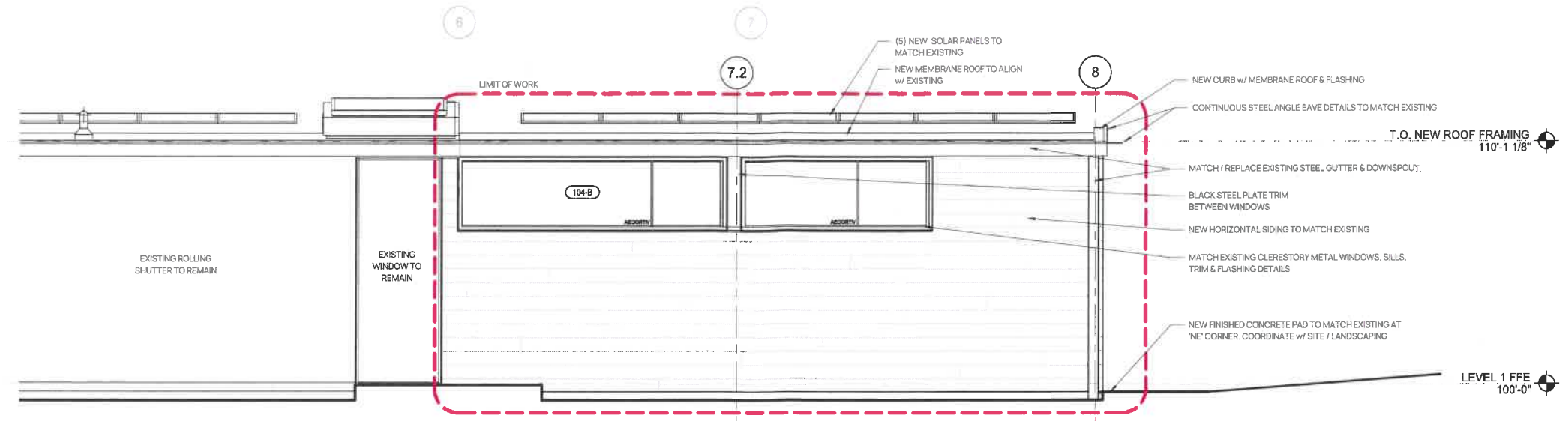
6

8

7

6

8



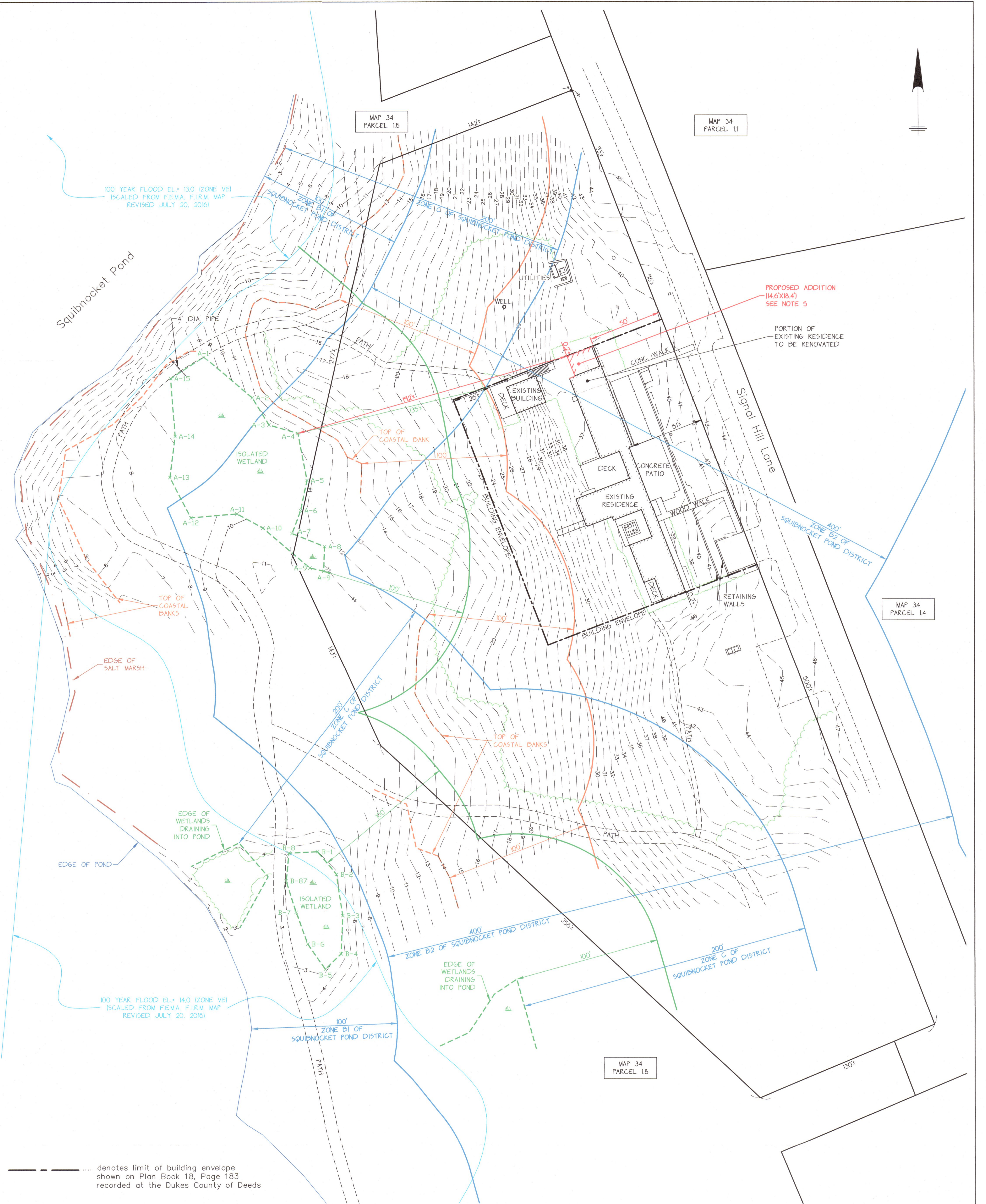
OUTLANDS DESIGN
 INFO@OUTLANDSDESIGN.COM
 415.531.6286

REVISION

05.14.24	ZBA Submission

EXTERIOR ELEVATIONS - ENLARGED

A2.2



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

PROPOSED ADDITION
(14.6X18.4)
SEE NOTE 5

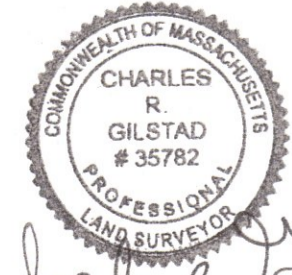
PORTION OF
EXISTING RESIDENCE
TO BE RENOVATED

100 YEAR FLOOD EL. 14.0 (ZONE VE)
(SCALED FROM FEMA F.I.R.M. MAP
REVISED JULY 20, 2016)

--- 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 1986.
 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
Revision Date May 14, 2024


Charles R. Gilstad
5/14/24

Professional civil engineers
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