



512 North Road

Chilmark, MA



April 18, 2023

1 inch = 70 Feet

www.cai-tech.com



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Alison Kisselgof

From: bruno@bandbhomeimprovements.com
Sent: Thursday, April 13, 2023 11:31 AM
To: 'Alison Kisselgof'
Cc: 'Seth Woods'; 'Akeyah Lucas'
Subject: RE: Permit Application for 512 North Road - Homeport Restaurant
Attachments: Homeport_A100_md REVISED PERMIT Model (1).pdf; 2022_11.09 - HOMEPORT PATIO_ELEVATIONS.pdf; 40564 (1).jpeg; 41609.jpeg

Hi Alison. Please, find attached plans that were submitted to the building dept back on Feb 8th. I am also attaching pictures of what the sail cloth would probably look like . We may keep the posts, eliminate cross beams, and attach the sail cloth to the posts. That will be fully removable at the end of the season. We will have a final design and plan submitted to you prior our site visit on the 24th. Please, help me resume deck work ASAP. New Deck will not change the existing patio footprint and will be more handicap accessible , with the same seat occupancy. Not working for 10 days will be terrible for me, pushing HP opening date for the season.

I appreciate you helping on this matter.

B and B Home Improvements
Bruno Oliveira

From: Alison Kisselgof <akisselgof@chilmarkma.gov>
Sent: Thursday, April 13, 2023 9:19 AM
To: bruno@bandbhomeimprovements.com
Subject: RE: Permit Application for 512 North Road - Homeport Restaurant

Hi Bruno,

I received your plan and check. Thank you.

Do you have any plans that show the pergola? I am specifically looking for a diagram showing the height.

Also what does "PT Deck" mean?

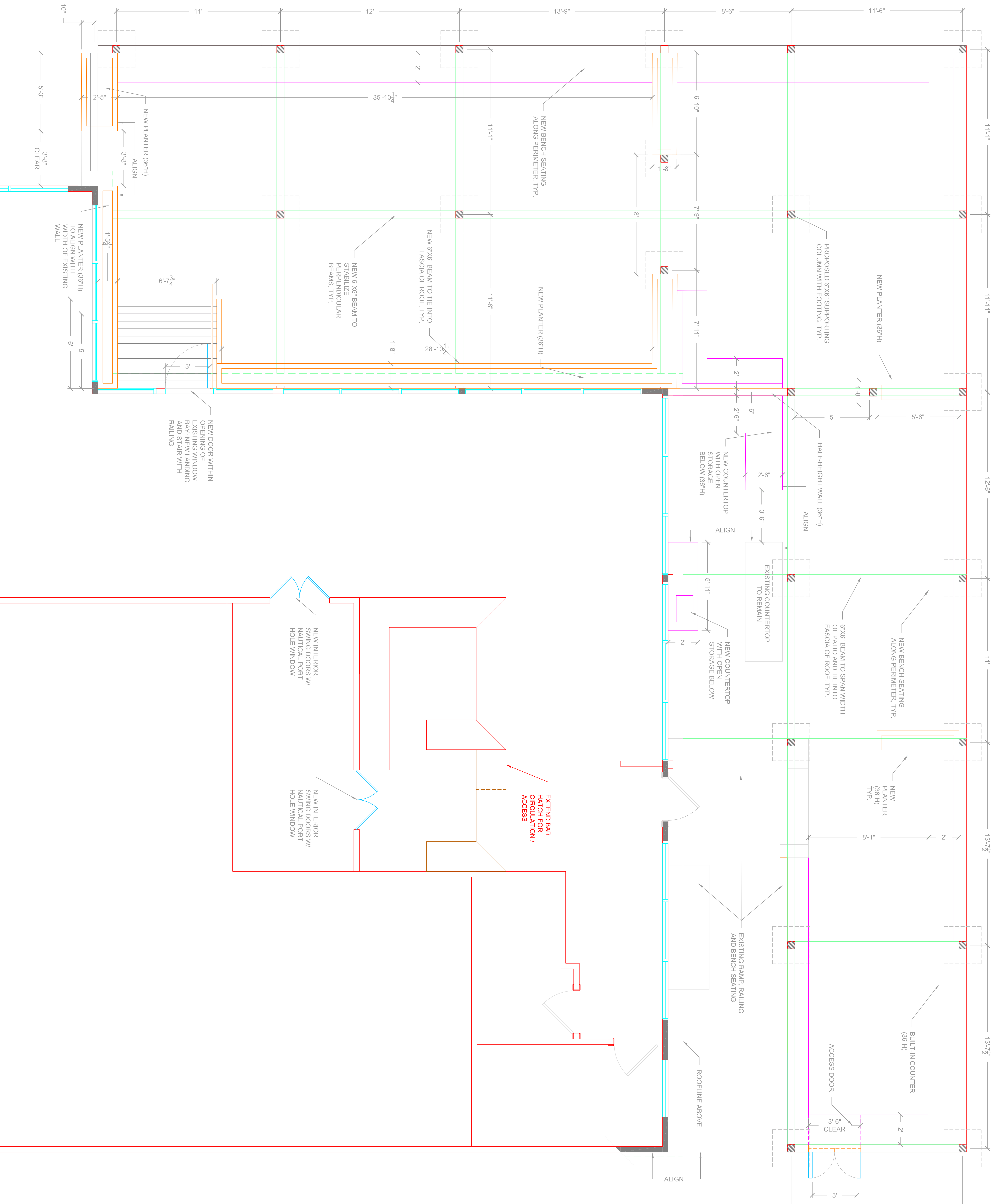
Please let me know.

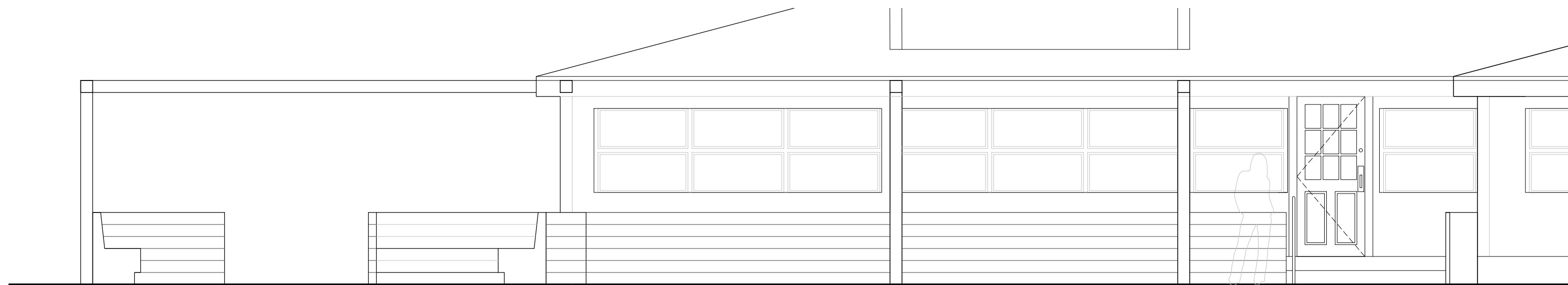
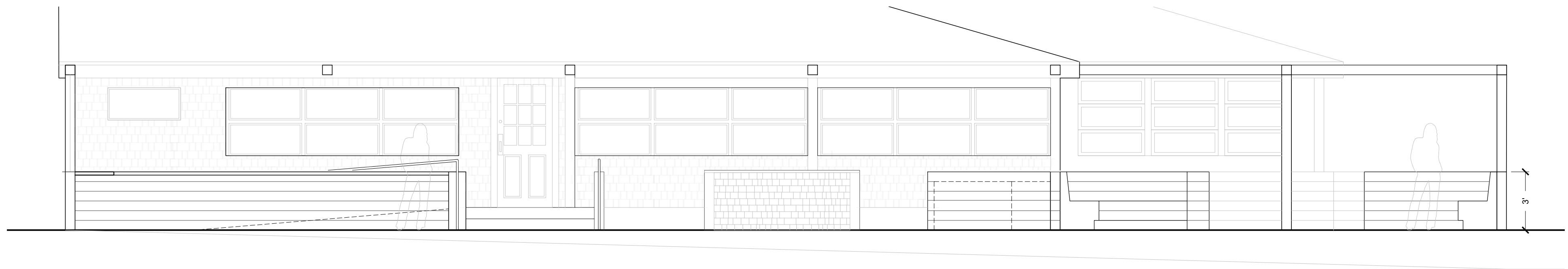
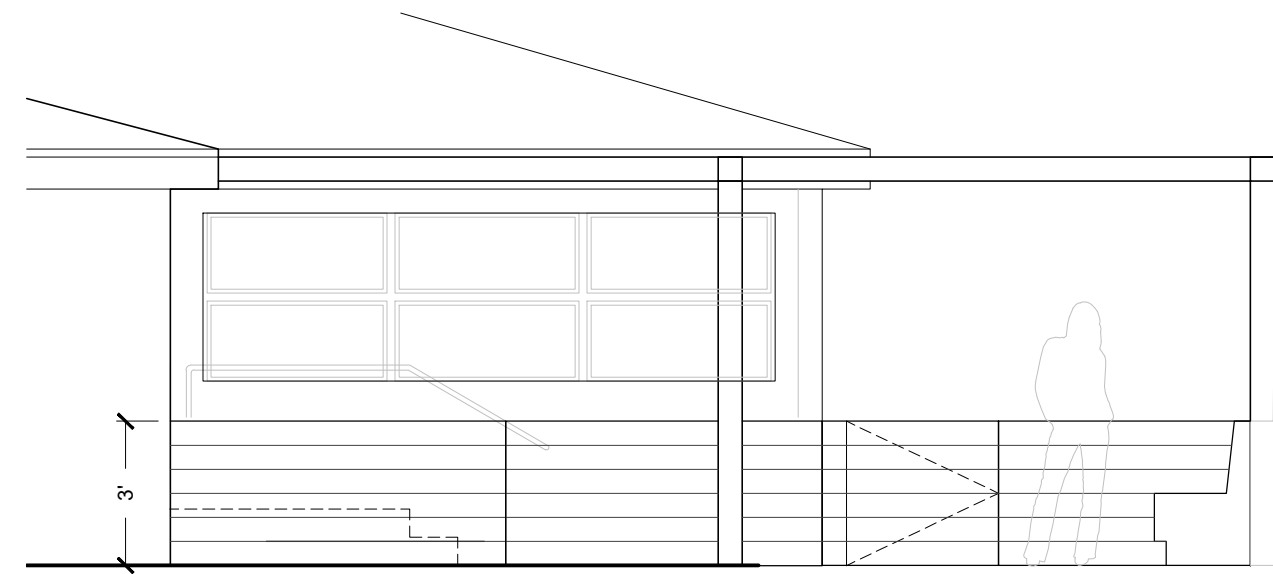
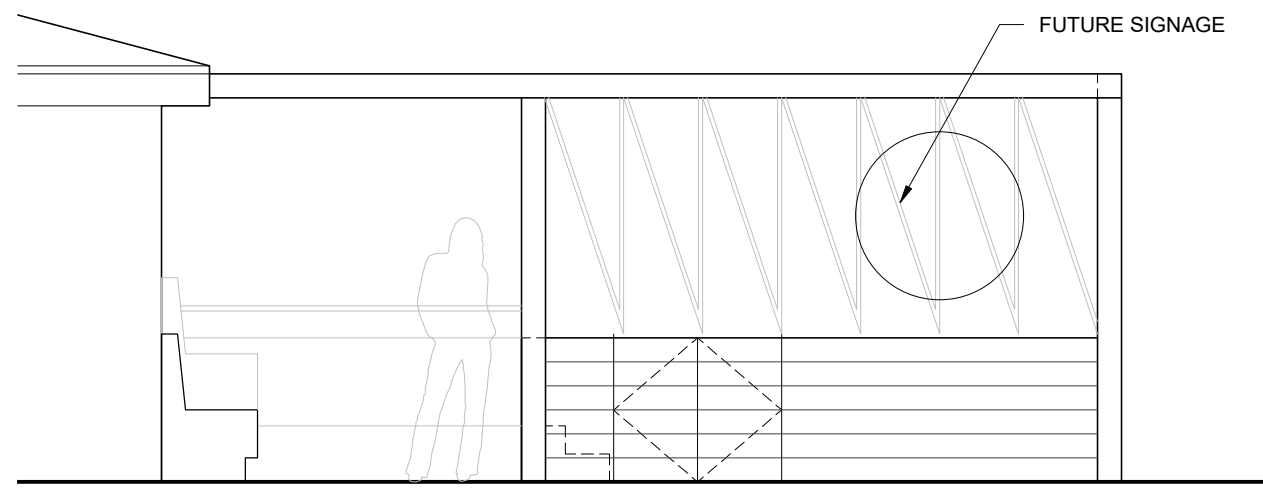
Thank you.

Sincerely,
Alison

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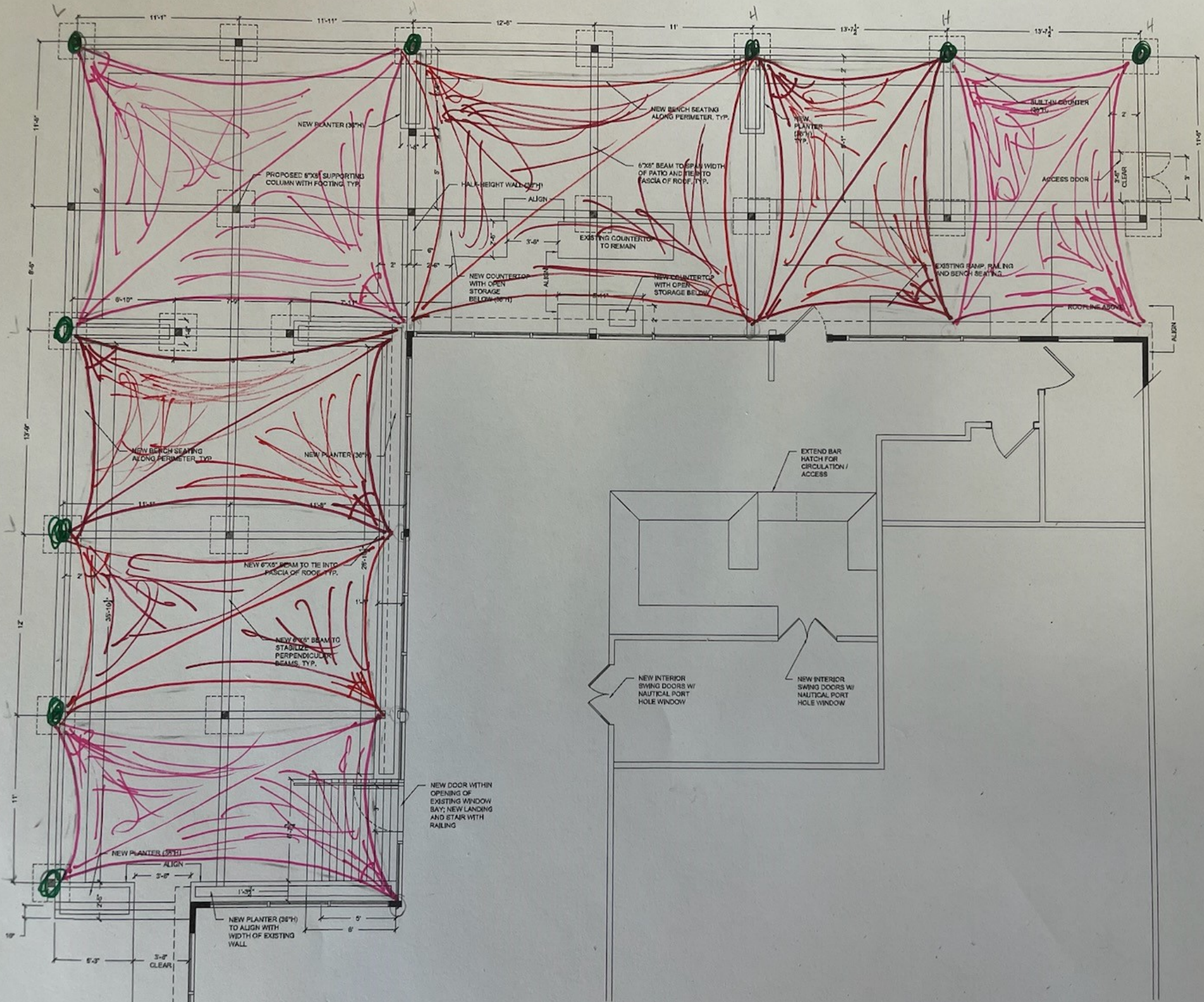
Alison Kisselgof
Board Administrator, Town of Chilmark
(508) 645-2114 Office | (508) 560-4089 Mobile | (508) 645-2110 Fax



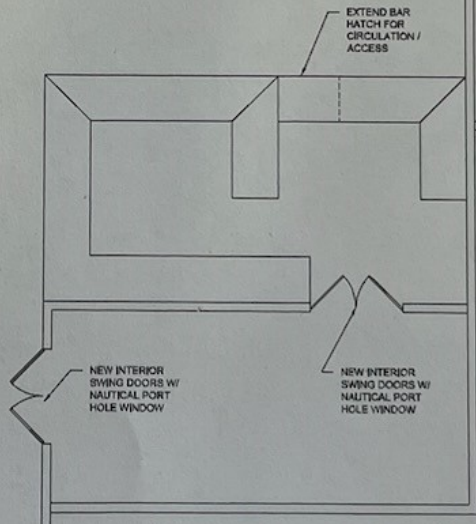


SCALE: 1/4" = 1'-0"





NEW DOOR WITHIN OPENING OF EXISTING WINDOW BAY; NEW LANDING AND STAIR WITH RAILING



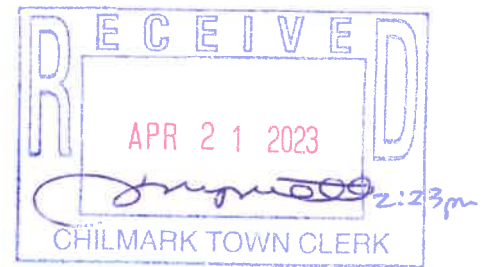
NEW INTERIOR SWING DOORS W/ NAUTICAL PORT HOLE WINDOW

NEW INTERIOR SWING DOORS W/ NAUTICAL PORT HOLE WINDOW

EXTEND BAR HATCH FOR CIRCULATION / ACCESS

April 19, 2023

Site Review Committee
Town of Chilmark



RE: Bruno Oliveira for Chilhead Ventures LLC; 512 North Road (Map 27.1 Lot 85)

Dear Committee Members:

We the concerned citizens, taxpayers and/or voters of the Town of Chilmark respectfully request that you refer this application to the Zoning Board of Appeals so that all the abutters within 300 feet will be notified and every one that is concerned will have a right to have their voices heard. Work that commenced on the exterior of the Homeport in April began with no building permit. A Stop Work Order was issued on April 11, 2023.

Please see attached screen shots to verify the following notices.

1. Homeport went to the Conservation Commission on Dec 8, 2022:

Request for Determination of Applicability

Applicant: Chilhead Ventures, LCC

Address: 512 North Road (AP 27.1-85)

Representative: Reid Silva (VLS)

Project: Applicant is seeking permission to remove an existing patio at the Homeport Restaurant, excavate, replace a failing pump chamber then restore patio as previously existing. This was approved by ConCom

2. Homeport went to the Conservation Commission on Feb 2, 2023:

Request for Determination of Applicability

Applicant: Chilhead Ventures, LLC (the Homeport)

Address: 512 North Road (AP 27.1-85)

Project: Applicant is seeking permission to construct a pergola on an existing stone patio within 100' buffer zone of a wetland resource. This was approved by ConCom

In neither of these Requests for Determination of Applicability was there any mention of a raised wooden deck. There are several cement footings that have already been poured that appear would be supports for posts for a Pergola and not just deck supports.

The Zoning Board of Appeals has not been involved in this proposed expansion. We feel the ZBA needs to see and understand what these plans entail, as well as how all the Home Port abutters and all visitors to Menemsha will be visually affected by the proposed structure. No abutters were notified of the potential major visual change to the area. Boards should be put up so that everyone can see what this will look like before it is permitted. There should be an on-site visit not via zoom. This needs to be seen in person to appreciate the impact to the surrounding residential community and all visitors to Menemsha.

The Conservation Commission decided that the proposed pergola over existing stone patio was inconsequential. To the Conservation Commission it is not any further detriment to the resource. We understand and appreciate that.

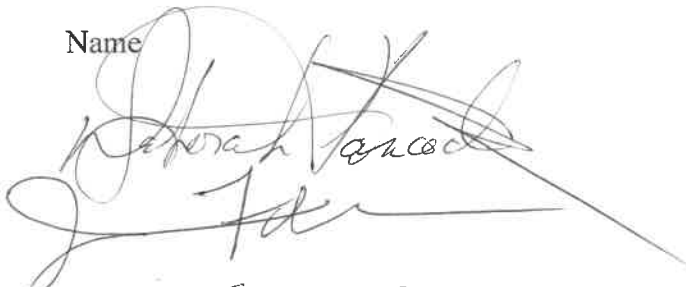
Through perseverance by several members of the community and town officials this project is now before the Site Review Committee. We implore you to make certain this goes through the proper channels before this is allowed to be built in the North Road Roadside District. It is a pre-existing non-conforming use; there are no commercial zones in Chilmark; setbacks from lot lines are not met, and it is changing the visual character of the community.

We do not wish to prevent the Homeport from opening on schedule but hope that they would put back the stone patio as they said they were going to do in both Determinations of Applicability so they can open on schedule.

We believe that a proper application should be made to the Zoning Board of Appeals if the Homeport wishes to proceed with an elevated deck, bench seating, other proposed additions to the deck area, any fencing required above the bench seating to meet building code requirements, proposed posts (shown as 6"X 6" timbers) on the original plan submitted to the Conservation Commission to hold a pergola whether of lattice or sailcloth. Proper permitting through the proper channels is necessary to conform to our zoning by-laws and not set unnecessary precedents. We have these long-standing zoning regulations in the Town of Chilmark to prevent projects such as this from happening without proper oversight and community participation.

Thank you for your time and consideration.

Respectfully submitted,

Name	Chilmark Address
	18 Crick Hill Road
Kate Connell Barbara & Tom	14 Menonda Cross Rd
Barbara Austin	36 Bartlett Woods 3 Larsen Lane
John Austin	3 Weed Hill
Patrick K. Ekins	3 CREEK HILL
Jessica Campbell	18 CRICK HILL ROAD
Robin Smith	39R State Rd
Mary S. Larsen	88 Kings Highway
Jeffrey Maide	20 Snowfall Rd.
	44 Post oak Rd.

Signatures Continued:

Name

Chilmark Address

Debra el Fakhri
Zei Di

6 Harbor Hill Rd
Menemsha, MA
508 NORTH RD 02552
MENEMSHA, MA 02552

April 19, 2023

Site Review Committee
Town of Chilmark

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Applicant: Chilhead Ventures, LCC

Address: 512 North Road (AP 27 .1-85)

Representative: Reid Silva (VLS)

Project: Applicant is seeking permission to remove an existing patio at the Homeport Restaurant, excavate, replace a failing pump chamber then restore patio as previously existing. This was approved by ConCom

2. Homeport went to the Conservation Commission on Feb 2, 2023:

Request for Determination of Applicability

Applicant: Chilhead Ventures, LLC (the Homeport)

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Thank you for your time and consideration.

Respectfully submitted,

Name

Chilmark Address

Erwin H. Grant

509 North Road

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Thank you for your time and consideration.

Respectfully submitted,

Carol B Kenney

Name

Carol B Kenney

26 Harbor Hill Road
Chilmark Address