



ZONING BOARD OF APPEALS

Town of Chilmark

May 16, 2023

FROM: Alison Kisselgof

SUBJECT: ZBA Special Permit Applications May 25, 2023

This provides a summary of the Special Permit applications that will be heard at the May 25th ZBA meeting – materials for these projects can be found on the ZBA's agenda page for this meeting:

<https://www.chilmarkma.gov/zoning-board-appeals/agenda/zoning-board-appeals-meeting-39>

1. VINEYARD LAND SURVEYING & ENGINEERING INC. FOR MAGIC VINEYARD, LLC:

Map 21 Lot 78 ~ 100 Beach Plum Lane; Article 4 Section 4.2A3

The applicant seeks to install a 20 by 40' in-ground pool with pool house that meet the 50-foot setbacks from the lot lines. The pool will have the minimum 4-foot enclosure. The pool will be heated with a proposed solar array. The pool will be equipped with an off-season safety cover.

2. MICHAEL BARCLAY FOR WARREN J. SPECTOR: Map 37 Lot 4 ~ 96 Squibnocket Farm Road; Article 6 Section 6.6

The applicant seeks to re-location an existing shack to a new location that does not meet the 50-foot setback from the Northern lot line. The project was reviewed by the Site Review Committee on 5/1/23.

3. SCHILLER PROJECTS FOR SCHILLER PARTNERS, INC:

Map 24 Lot 163.3 ~ 281 South Road; Article 4 Section 4.2A1:

The applicant seeks to construct an 800 square foot guest house at a location that meets the 50 foot setback requirements from lot lines.

4. SCHILLER PROJECTS FOR SCHILLER PARTNERS, INC:

Map 24 Lot 163.3 ~ 281 South Road; Article 4 Section 4.2A3:

This is a continued public hearing.

The applicant seeks to install an 18' by 60' in-ground pool with an equipment vault at locations that meet the 50-foot setbacks from the lot lines. The pool will have the minimum 4-foot enclosure. The pool will be heated with the power offset by enrolling in a green energy plan. The pool will be equipped with an automatic safety cover.

5. VINEYARD LAND SURVEYING & ENGINEERING INC. FOR LENOM HOUSE, LLC:

Map 33 Lot 16 ~ 138 Road; Article 4 Section 4.2A3, Article 6 Section 6.11 & Article 11 Section 11.6A2d5;

This is a continued public hearing.

The applicant would like to install an 18' by 50' in-ground swimming pool in an inland coastal district. The pool will be at a location that meets the 50-foot setback from all lot lines. The pool will have the minimum 4-foot enclosure. The pool will be heated by air-source heat pump with the power offset by a

proposed solar array. Pool equipment will be housed in an equipment vault. The pool will have an off-season safety cover. The applicant would also like to construct a garage which would include 648 sf of living area and add 724 sf to the main dwelling. The total living area allowed is 3,949 sf and the total proposed is 4,825 sf. The application was heard at the 1/30/23 Site Review Committee meeting and at the 2/2/23 & 3/2/23 Conservation Commission meetings.

6. SCHOFIELD, BARBINI & HOEHN INC. FOR RICHARD and PAMELA SAUBER:

Map 18 Lot 58 ~ 4 Meeting House Road; Article 4 Section 4.2A3;

This is a continued public hearing.

The applicant would like to install an 18' by 55' in-ground lap pool and equipment shed at locations that meet the 50-foot setback from the lot lines. The pool will have the minimum 4-foot enclosure. The pool will be heated by air-source heat pump with the power offset by enrolling in a green energy plan. The pool will be equipped with an off-season safety cover. The application was heard at the 1/9/23 Site Review Committee meeting.