



ZONING BOARD OF APPEALS

Town of Chilmark

ZOOM Meeting Agenda

Date	March 24, 2022	Start Time	9:00 am
Place	via Zoom	Stop Time	10:00 am

PERSONS ATTENDING

1	Russell Maloney - Chairman	2	Frank Lo Russo – Vice Chairman
3	Allison Burger	4	Wendy Weldon
5	Chris Murphy	6	Joan Malkin - Alternate
7	Joe Chapman - Alternate	8	Alison Kisselgof – Admin.

Join Zoom Meeting
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Meeting ID: 948 9897 9294
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RECEIVED

9/12am

MAR - 2 2022

Nancy J. Belas
 Town of Chilmark
 Board of Selectmen
 Front Desk

MEETING AGENDA ITEMS

9:05 AM: PUBLIC HEARING ~ REID SILVA FOR ORCHARD HILL NORTH LLC; 61 North Road (Map 3 Lot 5): Application for Pool Special Permit under By-law Article 4 Section 4.2A3

SITE VISIT 3/23 at 9:20 am

- The applicant would like to construct a 20' X 60' in-ground swimming pool with the required 4-foot high pool enclosure that meets the minimum 50-foot setback distance from the lot lines. The pool will have an automatic safety cover. The pool water will be heated with an electric air-source heat pump and the power used will be supplied by 100% renewable energy from a public utility company. The pool equipment will be stored in a proposed pool cabana.

9:10 AM: PUBLIC HEARING ~ REID SILVA FOR THE YARD, INC.; #6 The Yard (Map 26 Lot 95): Application for Special Permit under By-laws Article 6 Section 6.6, Article 8 Section 8.3

2 SITE VISIT 3/23 at 9:05am

- The applicant seeks to allow for alteration and expansion of a pre-existing, non-conforming structure and use. The proposed structure will be used as an office and rehearsal area. The applicant also requests a reduction in setback from 25' to 23' to an interior lot line.

3	<p><u>9:15 AM: PUBLIC HEARING ~ REID SILVA FOR THE YARD, INC. ; #1 The Yard (Map 26 Lot 92): Application for Special Permit under By-law Article 6 Section 6.11</u> The applicant seeks to expand an existing structure that would exceed the total living area limit by 208 sf. The proposed expansion would bring the total living area to 3,131 sf.</p>
4	<p><u>9:20 AM: PUBLIC HEARING ~ REID SILVA FOR THE YARD, INC. ; #7 The Yard (Map 26 Lot 91): Application for Special Permit under By-laws Article 6 Section 6.11, Article 8 Section 8.3</u> The applicant seeks to alter the pre-existing, non-conforming structure by removing the 4-bedroom dwelling from the attached theater and reconstructing it as a standalone structure. The applicant also seeks to expand the dwelling to 3,739 sf which would exceed the total living area limit by 641 sf.</p>
	<p><u>9:25 AM: CONTINUED PUBLIC HEARING ~ GEORGE SOURATI FOR MAKENA B. HERGET 1983 TRUST; 73 Quenames Road (Map 17 Lot 51): Application for Pool Special Permit under By-law Article 4 Section 4.2</u> This is a continued public hearing – eligible voting members: Russell, Allison, Wendy, Chris & Frank. Construct an 18’ X 44’ in-ground swimming pool & 7’ x 10’ spa with the required 4-foot high pool enclosure that meets the minimum 50-foot setback distance from the lot lines. The pool will have and winter safety cover. The pool water will be heated with an electric air-source heat pump and the power used will be supplied by 100% renewable energy from a public utility company. The pool equipment will be stored in a proposed 8 x 15’ pool equipment shed.</p>
	<p><u>9:30 AM: CONTINUED PUBLIC HEARING ~ GEORGE SOURATI FOR JOAN & JAMES HARTLEY; 72 Cobbs Hill Rd (Map 11 Lot 25.1): Application for Pool Special Permit under By-law Article 4 Section 4.2A3</u> This is a continued public hearing – eligible voting members: Russell, Allison, Wendy, Chris & Joan. Construct a 20’ X 45’ in-ground swimming pool with the required 4-foot high pool enclosure that meets the minimum 50-foot setback distance from the lot lines. The pool will have and winter safety cover. The pool water will be heated with an electric air-source heat pump and the power used will be supplied by 100% renewable energy from a public utility company. The pool equipment will be stored in an above-ground, soundproof pool equipment shed.</p>
	<p><u>9:35 AM: CONTINUED PUBLIC HEARING ~ GEORGE SOURATI FOR JOAN & JAMES HARTLEY; 72 Cobbs Hill Rd (Map 11 Lot 25.1): Application for Special Permit under By-law Article 6 Section 6.11</u> This is a continued public hearing – eligible voting members: Russell, Allison, Wendy, Chris & Joan. Construct a pool house / gym with 907 sf. Total living area for property proposed is 4,825 sf which is 600 sf more than the allowable total without a special permit.</p>
7	<p>Topics not reasonably anticipated by the Chair at the time of posting.</p>
8	<p><u>ADMINISTRATION:</u> - 2/24/22 meeting minutes. - Legal notice fee continued discussion.</p> <p>Next Possible Meeting April 28, 2022 @ 9:00 am</p>