



ZONING BOARD OF APPEALS

Town of Chilmark

ZOOM Meeting Agenda - *revised*

Date	June 22, 2023	Start Time	9:00 am
Place	via Zoom	Stop Time	11:00 am

PERSONS ATTENDING

1	Chris Murphy - Chair	2	Allison Burger
3	Frank Lo Russo	4	Joan Malkin
5	Russell Maloney	6	Fred Khedouri - Alternate
7	Joe Chapman - Alternate	8	Alison Kisselgof – Administrator

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MEETING AGENDA ITEMS

1	<p>9:05 AM: PUBLIC HEARING ~ HUGH WEISMAN FOR 33 LAKE RD REALTY TRUST; 33 Lake Road (Map 35 Lot 6): Application for Special Permit under By-laws 6.6 & 8.3</p> <p>Site Visit: June 21st at 10:45 AM</p> <p>The applicant seeks to remove an existing 10' x 27' portion of the dwelling and replace with a 12' x 37' addition on a 2.9 acre lot. The existing peak of the roof is ~13' 6", the highest point of new roof will be ~11' 6". Setback along the Northern boundary line will be reduced from 18' to 13'. The property is in the Squibnocket Pond District and was reviewed by Site Review Committee on 5/1/23.</p>
2	<p>9:10 AM: PUBLIC HEARING ~ SOURATI ENGINEERING GROUP FOR DARK STAR RIDGE, LLC ; 20 Tennis Lane (Map 3 Lot 27): Application for Special Permit under By-law 6.6</p> <p>Site Visit: June 21st at 10 AM</p> <p>The applicant seeks to construct a 720 sf garage on a 3.04 acre lot. The proposed garage is located 12' from the eastern lot line.</p>

9:15 AM: PUBLIC HEARING ~ VINEYARD LAND SURVEYING & ENGINEERING FOR GENE B. LIEBEL; 140 State Road (Map 33 Lot 17): Application for Special Permit under By-law

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3

Site Visit: June 21st at 10:30 AM

The applicant seeks to demolish a 1507 sf existing dwelling and 1109 sf deck and construct a 1550 sf house with 775 sf deck. The proposed dwelling would meet the 25-foot setback from lot lines. The property is in the shore zone of the Coastal District and was reviewed by the Site Review Committee on 5/1/23.

9:20 AM: CONTINUED PUBLIC HEARING ~ VINEYARD LAND SURVEYING & ENGINEERING FOR LENOM HOUSE, LLC; 138 State Road (Map 33 Lot 16): Application for Special Permit under By-laws 4.2A3, 6.11 and 11.6A2d

> ZBA voting members: Chris, Russell, Fred, Allison and Joe

4

The applicant would like to install an 18' by 40' 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 shed. The pool will be equipped with 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 4,693 sf. The application was heard at the 1/30/23 Site Review Committee meeting and at the 2/2/23 & 3/16/23 Conservation Commission meetings.

5

Topics not reasonably anticipated by the Chair at the time of posting

ADMINISTRATION: Approval of 4/27/23 & 5/25/23 draft meeting minutes

6

**Next Possible Meeting: June 29 @ 9:00 AM
Site Visits on June 28 @ 9:00 AM.**