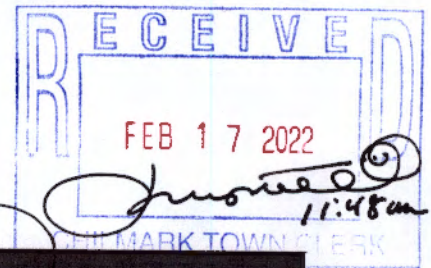




ZONING BOARD OF APPEALS
Town of Chilmark



ZOOM Meeting Agenda *revised*

Date	February 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
<https://zoom.us/j/93680979380>

Dial by your location
+1 312 626 6799 US (Chicago)
+1 646 876 9923 US (New York)
+1 301 715 8592 US (Washington DC)

Meeting ID: 936 8097 9380
Find your local number: <https://zoom.us/j/93680979380>

MEETING AGENDA ITEMS

9:05 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

1 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.

9:15 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

2 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.

3	<p>9:25 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</p> <p>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>
4	<p>9:35 AM: PUBLIC HEARING ~ REID SILVA FOR 57 WEQUOBSQUE RD REALTY TRUST; 57 Wequobsque Road (Map 30 Lot 116.2); Application for Special Permit under By-law Article 6 Section 6.6</p> <p>SITE VISIT 2/23 at 9:05 am</p> <p>The applicant is requesting to relocate an existing tennis court. The court as currently located is over the property line. The relocated tennis court would extend 4' further over the line. Both property owners have agreed to the proposed location of the court.</p>
5	<p>9:45 AM: PUBLIC HEARING ~ ANDREW KAHL FOR PAUL AND ANNE GRAND; 77 Old Farm Road (Map 7 Lot 20); Application for Special Permit under By-law Article 6 Section 6.6</p> <p>SITE VISIT 2/23 at 9:40 am</p> <p>The applicant seeks setback relief for the addition of a deck and stairway to an existing dwelling. The deck and stairs will partially fall within the 50-foot setback.</p>
6	<p>9:55 AM: PUBLIC HEARING ~ BRUCE MACNELLY FOR 239 STATE ROAD LLC; 239 State Road (Map 33 Lot 49); Application for Special Permit under By-law Article 8 Section 8.3</p> <p>SITE VISIT 2/23 at 9:20 am</p> <p>The applicant seeks to replace existing 3-bedroom residence with new 4-bedroom residence. Existing house is non-conforming as to side yard setbacks; proposed residence to conform to setback on State Road side, but seeks to maintain existing encroachment on opposite side of parcel. This project is in the State Road Roadside District and Site Review Committee reviewed at 11/22/21 meeting.</p>
7	<p>10:05 AM: DISCUSSION ~ CHRIS ALLEY FOR MAGNOLIA RE TRUST; 17 Howell Lane (Map 27 Lot 3); Request to Amend Special Permit</p> <p>The applicant is requesting to substitute a new site plan attached to the amended special permit issued on July 22, 2021 in which the language has been changed to indicate an existing bunkhouse will be demolished prior to construction of guesthouse and pool house.</p>
8	<p>Topics not reasonably anticipated by the Chair at the time of posting.</p>
9	<p>ADMINISTRATION:</p> <ul style="list-style-type: none"> - 1/27/22 meeting minutes. - Bylaw 4.2A3 continued discussion. - Legal notice fee continued discussion. <p>Next Possible Meeting March 24, 2022 @ 9:00 am</p>