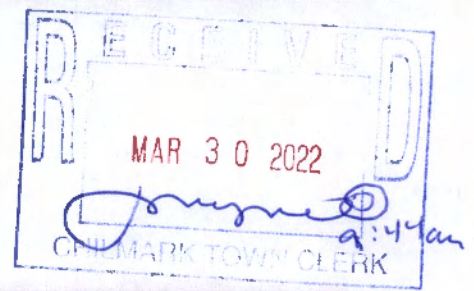




ZONING BOARD OF APPEALS
Town of Chilmark



ZOOM Meeting Agenda

Date	April 28, 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.

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MEETING AGENDA ITEMS

9:05 AM: PUBLIC HEARING ~ GLENN PROVOST FOR PAUL & JODY DARROW; 18 Greenhouse Lane (Map 33 Lot 32): Application for Special Permit under By-laws Articles 6 and 8 Sections 6.6 and 8.3

1 SITE VISIT 4/27 at 9:05 am

The applicant would like to construct a new, smaller dwelling on a pre-existing, non-conforming lot. The existing structure is close to the top of an eroding bank and will be removed prior to construction of the new house. The new structure is proposed 10 feet from the eastern and western lot lines. This project reviewed by the Site Review Committee on 4/11/22.

9:10 AM: PUBLIC HEARING ~ GEORGE SOURATI FOR WILL & MICHELLE NAN KIM SEWARD; 69 Cobbs Hill Road (Map 11 Lot 25.3): Application for Pool Special Permit under By-law Article 4 Section 4.2A3

2 SITE VISIT 4/27 at 9:35 am

The applicant would like to construct a 20' X 40' in-ground swimming pool with a 4-foot high glass pool enclosure that meets the minimum 50-foot setback distance from the lot lines. The pool will have an off-season 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 sound-proofed section of the proposed pool cabana.

3	<p><u>9:15 AM: PUBLIC HEARING ~ BRUCE MACNELLY FOR SOLMSSEN FAMILY NOMINEE TRUST; 56 North Abels Hill Road (Map 18 Lot 84): Application for Guesthouse Special Permit under By-law Article 4 Section 4.2A1</u> SITE VISIT 4/27 at 9:20 am</p> <p>The applicant would like to construct an 800 sf two bedroom guesthouse that conforms to the setbacks from the lot lines and height limit.</p>
4	<p><u>9:20 AM: FOLLOW UP ~ REID SILVA FOR ORCHARD HILL ROAD, LLC; 61 North Road (Map 3 Lot 5): Discussion of New Proposal for Fencing of Pool Area</u></p> <p>The applicant will present an updated fencing location around the pool, hot tub and pavilion. The special permit was approved conditionally at the March 24th meeting and contingent on the acceptance of a new fencing location to be presented at this meeting.</p>
5	<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></p> <p>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>
6	<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></p> <p>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>
7	<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></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>
8	<p>Topics not reasonably anticipated by the Chair at the time of posting.</p>
9	<p><u>ADMINISTRATION:</u></p> <ul style="list-style-type: none"> - Approval of 3/24/22 draft meeting minutes. - Pool by-law change discussion. <p>Next Possible Meeting May 26, 2022 @ 9:00 am</p>