



ZONING BOARD OF APPEALS

Town of Chilmark



ZOOM Meeting Agenda

Date	May 23, 2024	Start Time	9:00 am
Place	via Zoom	Stop Time	11:00 am

PERSONS ATTENDING

1	Joan Malkin - Chair	2	Joe Chapman – Vice Chair
3	Allison Burger	4	Chris Murphy
5	Fred Khedouri	6	Emily Josephs - Alternate
7	John Demers – Alternate	7	Alison Kisselgof – Administrator

Join Zoom Meeting

<https://us06web.zoom.us/j/85887821281>

Meeting ID: 858 8782 1281

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MEETING AGENDA ITEMS

1	<p>9:05 AM: <u>NICK WALDMAN FOR RUBENS FAMILY PERSONAL RESIDENCE TRUST - 2006;</u> 14 Pinkletink Road (Map 20 Lot 17): Application for a Special Permit under By-law 6.11B2 SITE VISIT – May 22nd at 9:10 AM</p> <p>The applicant seeks to add a first floor addition of 573 sf to the mail dwelling. The 2.4 acre property already has 3282 sf in living area, with a maximum of 3350 sf allowed. An addition of 505 sf is being requested. There is a ground mount solar array already installed to help offset energy for the addition.</p>
2	<p>9:10 AM: <u>DAMIAN DEPINO FOR 15 LAKE ROAD NOMINEE TRUST;</u> 15 Lake Road (Map 33 Lot 82): Application for a Special Permit under By-laws 12.6B SITE VISIT – May 22nd at 9:45 AM</p> <p>The applicant seeks to build a garage on a property located within Zone D of the Squibnocket Pond District. The proposed height is 23' 1.5". The overlay district requires a special permit for heights over 18'. The project was reviewed by the Site Review Committee & Squibnocket Pond District Advisory Committee on 3/11/24, 4/1/24 & 4/8/24.</p>
3	<p>9:15 AM: <u>VINEYARD LAND SURVEYING & ENGINEERING, INC. FOR WILLIAM & KAREN BERLIND;</u> 8 Driveway (Map 25 Lot 7.12): Application for a Special Permit under By-laws 4.2A3 > This is a continued public hearing</p> <p>The applicant seeks to install an 18' x 42' in-ground pool. The pool and equipment will meet all setback requirements. The pool barrier will consist of a fencing directly around the pool and an automatic safety cover. A shower is proposed and is within the fencing enclosure. The pool will be heated by an air source heat pump and the energy will be offset by a green energy program. The equipment will be housed in a proposed pool equipment vault.</p>

4	<p><u>9:20 AM: VINEYARD LAND SURVEYING & ENGINEERING, INC. FOR 10 OVERVIEW DR, LLC; 10 Overview Drive (Map 18 Lot 88): Application for a Special Permit under By-laws 4.2A3</u> > This is a continued public hearing</p> <p>The applicant seeks to install an 18' x 40' in-ground pool. The pool and equipment will meet all setback requirements. The pool barrier will consist of a fencing that terminates on either side of the dwelling and an automatic safety cover. The pool will be heated by an air source heat pump and the energy will be offset by a green energy program. The equipment will be housed in a proposed pool equipment vault.</p>
5	<p><u>9:25 AM: VINEYARD LAND SURVEYING & ENGINEERING, INC. FOR DECK VIEW NOMINEE TRUST; 18 Austin Pasture (Map 35 Lot 2): Landscape Plan for Special Permit Condition</u></p> <p>A special permit for a pool was issued at the March 29, 2024 ZBA meeting. A condition of the special permit was that the applicant would return with a landscape plan.</p>
4	<p><u>9:30 AM: SOURATI ENGINEERING GROUP LLC FOR SANTIAGO REALTY TRUST; 9 Signal Hill Lane (Map 34 Lot 1.3):</u> > These are continued public hearings</p> <ul style="list-style-type: none"> • <u>PUBLIC HEARING FOR SPECIAL PERMIT (By-laws 6.11 & 12.4C1) ~</u> The applicant seeks to demolish a 286 square foot attached garage and construct a 623 square foot one-story addition to an existing single-family residence located in the Squibnocket Pond District. Total proposed living area would exceed total allowable living area by 660 square feet. The Site Review Committee reviewed this application on 6/26/23. The Board of Health reviewed this application on 7/26/23. • <u>APPEAL OF ZONING ENFORCEMENT OFFICER DETERMINATION ~</u> The Building Inspector made a determination that By-law 12 applied to the application for a special permit. This is an appeal of that decision. Voting members are Chris Murphy, Allison Burger, Joan Malkin, Joe Chapman and Fred Khedouri. • <u>PUBLIC HEARING FOR A VARIANCE (By-law 12.4C1) ~</u> If the ZBA upholds the Building Inspector's determination that By-law 12.4C1 is applicable to the project, the applicant has filed a variance for relief of the by-law under grounds that enforcement of the bedroom limitation would cause financial hardship to the owners as well as hardship in regards to topography of the lot. Voting members are Chris Murphy, Allison Burger, Joan Malkin, Joe Chapman and Fred Khedouri.
6	<p><u>9:35 AM: SOURATI ENGINEERING GROUP LLC FOR WILL SEWARD and MICHELLE NAN KIM SEWARD; 69 Cobbs Hill Road (Map 11 Lot 25.3):</u></p> <p>The applicant received a special permit for a pool in April 2022 and is returning to request an extension of the special permit by one year.</p>
7	<p>Topics not reasonably anticipated by the Chair at the time of posting</p>
8	<p>ADMINISTRATION:</p> <ul style="list-style-type: none"> - Approval of Draft Minutes. <p>Next Possible Meeting: June 27, 2024 @ 9:00 AM Next Site Visits: June 26, 2024 @ 9:00 AM</p>