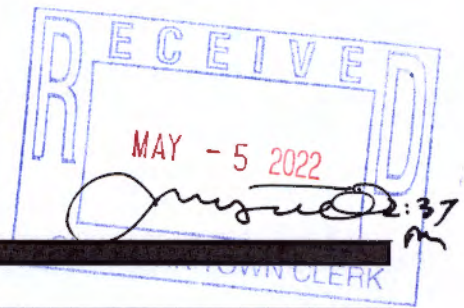




ZONING BOARD OF APPEALS

Town of Chilmark



ZOOM Meeting Agenda

Date	May 26, 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 ~ DOUGLAS & MARY BENEFIT; 14 Quansoo Road (Map 11 Lot 29.4); Application for Special Permit under By-laws Article 4 Sections 4.2A1
1	SITE VISIT 5/25 at 9:20 am The applicant would like to convert a 700 square foot accessory apartment on a 3 acre lot to a guesthouse that meets setback requirements. The footprint of the dwelling will not change.
	9:10 AM: PUBLIC HEARING ~ GREG WHITING FOR WILLIAM POWELL & GAIL SCHARGEL; 11 Azalea Lane (Map 29 Lot 7); Application for Special Permit under By-law Article 6 Section 6.6
2	SITE VISIT 5/25 at 9:05 am The applicant would like to construct a roof deck above an existing bedroom on the south side of the house and add a spiral staircase on the southwest corner which encroaches on the setback. This project was reviewed by Site Review Committee on 4/11/22 and Conservation Commission on 5/3/22.
	9:15 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
3	The applicant will present an updated fencing location around the pool, hot tub and pavilion. The special permit was approved conditionally at the March 24 th meeting and contingent on the acceptance of a new fencing location to be presented at this meeting.

4	<p><u>9:20 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>
5	<p><u>9:25 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>
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 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>
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 4/28/22 draft meeting minutes. - Pool by-law change discussion. <p>Next Possible Meeting June 30, 2022 @ 9:00 am</p>