ZONING BOARD OF APPEALS
Town of Chilmark

ZOOM Meeting Agenda - *revised*

Date	June 30, 2022	**Start Time**	9:00 am
Place	via Zoom	**Stop Time**	10:00 am

PERSONS ATTENDING

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

Join Zoom Meeting
https://us06web.zoom.us/j/83604391812

One tap mobile
+13017158592,,83604391812# US (Washington DC)
+13126266799,,83604391812# US (Chicago)

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

Meeting ID: 836 0439 1812
Find your local number: https://us06web.zoom.us/u/kmOnL1WcU

MEETING AGENDA ITEMS

1	**9:05 AM: PUBLIC HEARING ~ REID SILVA FOR JEROME & CAROL KENNEY; 45 Beach Road (Map 2 Lot 3):** ***Application for Special Permit under By-law 4.2A3*** **SITE VISIT 6/29 at 9:40 am** The applicant would like to construct a 20' x 50' in-ground swimming pool with a 4 foot high wood post and wire fence enclosure that meets the minimum 50-foot setback distance from the lot lines. The pool will be heated by an air-source heat pump and the power used will be supplied by 100% renewable energy from a public utility company. Pool equipment will be housed within a proposed equipment vault. The pool will have a winter safety cover. Reviewed by Site Review Committee on 5/23/22 and Conservation Commission on 6/21/22.
2	**9:10 AM: PUBLIC HEARING ~ REID SILVA FOR RIDGE HILL ROAD NOMINEE TRUST; 36 Ridge Hill Road (Map 11 Lot 14&15):** ***Application for Special Permit under By-law Article 4.2A3*** **SITE VISIT 6/29 at 9:20 am** The applicant would like to construct a tennis court which meets building setbacks and will not be visible to the public from any right of way.

3	**9:15 AM: PUBLIC HEARING ~ REID SILVA FOR HACKETT McLEOD NOMINEE TRUST; 8 Sams Way (Map 24 Lot 29.2):** ***Application for Special Permit under By-law Article 4.2A3*** **SITE VISIT 6/29 at 9:05 am** The applicant would like to construct a 17.5' x 42' in-ground swimming pool with pool equipment vault, spa and cabana. The pool will have a 4 foot high wood post and wire fence enclosure and will meets the minimum 50-foot setback distance from the lot lines. The pool will be heated by an air-source heat pump and the power used will be supplied by 100% renewable energy from a public utility company. Pool equipment will be housed within a proposed equipment vault. The pool will have a winter safety cover.
4	**9:20 AM: PUBLIC HEARING ~ JONATHAN SCOTT FOR LUBORSKY FAMILY LTD PARTNERSHIP; 1 Quitsa Lane (Map 33 Lot 75):** ***Application for Special Permit under By-law 8.3*** **SITE VISIT 6/29 at 10:00 am** The applicant would like to construct an 11' x 24' addition to a pre-existing, non-conforming structure that would add 2 bedrooms. The addition would meet the setback requirements.
5	**9:25 AM: PUBLIC HEARING ~ GLENN PROVOST FOR PAUL & JODY DARROW; 18 Greenhouse Lane (Map 33 Lot 32):** ***Application for Special Permit under By-law 8.3*** **SITE VISIT 6/29 at 10:20 am** The applicant would like to construct a new, smaller 2 bedroom dwelling on a pre-existing, non-conforming lot which will not meet setback requirements from the lot lines. There is an existing structure close to the top of an eroding coastal bank which will eventually need to be removed. Reviewed by Site Review Committee on 4/11/22.
6	**9:30 AM: CONTINUED PUBLIC HEARING ~ REID SILVA FOR THE YARD, INC.; #6 The Yard (Map 26 Lot 95):** ***Application for Special Permit under By-laws Article 6 Section 6.6, Article 8 Section 8.3*** **This is a continued public hearing – eligible voting members: Russell, Allison, Frank, Chris & Joan.** The applicant seeks to allow for alteration and expansion of a pre-existing, non-conforming structure and use. The proposed structure will be used as an office and rehearsal area. The applicant also requests a reduction in setback from 25' to 23' to an interior lot line.
7	**9:30 AM: CONTINUED PUBLIC HEARING ~ REID SILVA FOR THE YARD, INC. ; #1 The Yard (Map 26 Lot 92):** ***Application for Special Permit under By-law Article 6 Section 6.11*** **This is a continued public hearing – eligible voting members: Russell, Allison, Frank, Chris & Joan.** The applicant seeks to expand an existing structure that would exceed the total living area limit by 208 sf. The proposed expansion would bring the total living area to 3,131 sf.
8	**9:30AM: CONTINUED PUBLIC HEARING ~ REID SILVA FOR THE YARD, INC. ; #7 The Yard (Map 26 Lot 91):** ***Application for Special Permit under By-laws Article 6 Section 6.11, Article 8 Section 8.3*** **This is a continued public hearing – eligible voting members: Russell, Allison, Frank, Chris & Joan.** The applicant seeks to alter the pre-existing, non-conforming structure by removing the 4-bedroom dwelling from the attached theater and reconstructing it as a standalone structure. The applicant also seeks to expand the dwelling to 3,739 sf which would exceed the total living area limit by 641 sf.
9	**9:35 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* **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.

10	**9:40 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*** **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.
11	**9:45 AM: DISCUSSION ~ REID SILVA FOR SHEPHERD'S PATH NOM. TRUST: 16 Shepherd's Path (Map 24 Lot 1):** ***Extension Request for Previously Issued Special Permit under By-laws Articles 4 & 6 Sections 4.2A3 and 6.6*** The applicant received a special permit for a pool on November 17, 2020. No work has started due to delays in construction. The applicant is requesting a 1 year extension.
12	**9:50 AM: DISCUSSION ~ BRUCE GOLDEN: 30 Wintergreen Way (Map 18 Lot 22):** ***Request to Replace Site Plan for Previously Issued Special Permit under By-law Article 4 Section 4.2A3*** The applicant received a special permit for a pool on April 21, 2021. A revised site plan has been submitted in which the insulated equipment shed has been removed and pool equipment is proposed to be stored in an existing garage. The applicant would like a determination if the changes are de minimis or would require a new application.
13	**Topics not reasonably anticipated by the Chair at the time of posting.**
14	**ADMINISTRATION: Approval of 5/26/22 draft meeting minutes.** **Next Possible Meeting July 28, 2022 @ 9:00 am. (This is expected to be an in person meeting)**