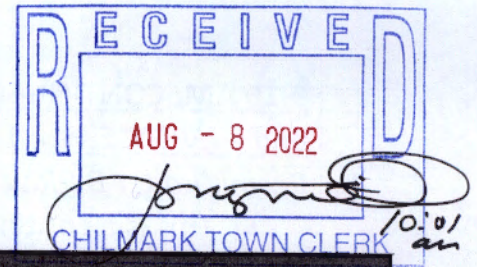




# ZONING BOARD OF APPEALS

## Town of Chilmark



### ZOOM Meeting Agenda

Date	August 25, 2022	Start Time	9:00 am
Place	via Zoom	Stop Time	10:00 am

### PERSONS ATTENDING

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

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### MEETING AGENDA ITEMS

**9:05 AM: PUBLIC HEARING ~ REID SILVA FOR MICHAEL SHANAHAN and YELENA BURDAN; 15 Periwinkle Lane (Map 32 Lot 63. 3): Application for Special Permit under By-law 6.6**

**SITE VISIT 8/24 at 9:05 am**

- 1 The applicant would like to relocate an existing dwelling within the 50-foot setbacks due to coastal erosion. Abutters have consented to the relocation. The project reviewed by Site Review Committee on 8/8/22 and Board of Health on 8/3/22.



**9:10 AM: CONTINUED PUBLIC HEARING ~ REID SILVA FOR CATHY HOFFMAN and DAVID GERSH; 16 Harding Hill (Map 18 Lot 59.4): Application for Special Permit under By-law 4.2A3**

- ❖ This is a continued public hearing – eligible voting members:  
Russell, Allison, Frank, Chris & Wendy.

- 2 The applicant would like to construct a 20' x 60' 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 10' x 12' sound insulated shed. The pool will be equipped with a winter safety cover.

**9:15 AM: CONTINUED PUBLIC HEARING ~ DANIEL WHITING FOR JANET FERGUSON and DAVID SAYRE; 27 Hewing Field Road (Map 12 Lot 82): Application for Special Permit under By-law Article 4.2A3**

**SITE VISIT 8/24 at 9:40 am**

- ❖ This is a continued public hearing – eligible voting members:  
Russell, Allison, Frank, Chris & Wendy.

- 3 The applicant would like to construct a 36' x 52' swimming pond with a 4 foot high enclosure that meets the minimum 50-foot setback distance from the lot lines. The pond will not be heated and will not have a safety cover. The mechanical equipment will be housed in an elevated water feature of the pond. Site Review Committee will review this project on 7/25/22.

**9:20 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.

- 4 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.

**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**

- ❖ This is a continued public hearing – eligible voting members:  
Russell, Allison, Wendy, Chris & Joan.

- 5 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.



6	<p><b>9:30 AM: CONTINUED PUBLIC HEARING ~ GLENN PROVOST FOR PAUL &amp; JODY DARROW; 18 Greenhouse Lane (Map 33 Lot 32): Application for Special Permit under By-law 8.3</b></p> <p><b>SITE VISIT 8/27 at 9:20 am</b></p> <p>❖ This is a continued public hearing – eligible voting members: Russell, Allison, Frank, Chris &amp; Wendy.</p> <p>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.</p>
7	<p><b>9:35 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</b></p> <p><i>A further continuance until September has been requested.</i></p> <p>❖ This is a continued public hearing – eligible voting members: Russell, Allison, Frank, Chris &amp; Joan.</p> <p>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.</p>
8	<p><b>9:35 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</b></p> <p><i>A further continuance until September has been requested.</i></p> <p>❖ This is a continued public hearing – eligible voting members: Russell, Allison, Frank, Chris &amp; Joan.</p> <p>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.</p>
9	<p><b>9:35AM: 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</b></p> <p><i>A further continuance until September has been requested.</i></p> <p>❖ This is a continued public hearing – eligible voting members: Russell, Allison, Frank, Chris &amp; Joan.</p> <p>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.</p>
10	<p><b>9:35 AM: FOLLOW UP ~ REID SILVA FOR ALAN HODEN and NANCY AMEEN; 458 North Road Road (Map 26 Lot 55): Conditions for Special Permit under By-law Article 6.11</b></p> <p>The applicant received a special permit at the July 28, 2022 meeting with conditions. At this meeting, the applicant will present a landscape plan for screening and enrollment in a green energy program as conditioned in their special permit.</p>



11	<p><b>9:40 AM: <u>REQUEST FOR DETERMINATION ~ REID SILVA FOR DOUGLAS W. and MARGOT ROTHMANN; 69 Cape Higgon Way (Map 4 Lot 23.2): <i>Change to Site Plan for Special Permit under By-law Article 6.11</i></u></b></p> <p>The applicant received a special permit at the August 26, 2021 meeting. The applicant has changed the site plan and would like a determination of whether it is de minimus or a new special permit application is required.</p>
12	<p><b>Topics not reasonably anticipated by the Chair at the time of posting.</b></p>
13	<p><b><u>ADMINISTRATION:</u> Approval of 7/28/22 draft meeting minutes.</b></p> <p><b>Next Possible Meeting September 22, 2022 @ 9:00 am.</b></p>