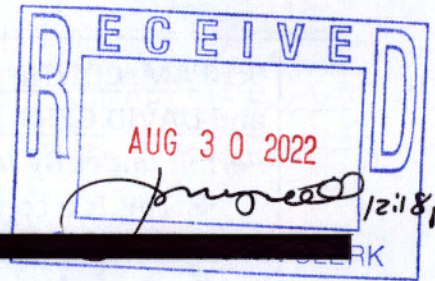




ZONING BOARD OF APPEALS
Town of Chilmark



ZOOM Meeting Agenda

Date	September 22, 2022	Start Time	9:00 am
Place	via Zoom	Stop Time	11:00 am

PERSONS ATTENDING

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

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MEETING AGENDA ITEMS

- | | |
|---|--|
| 1 | <p>9:05 AM: PUBLIC HEARING ~ GEORGE SOURATI FOR WILL SEWARD and MICHELLE NAN SEWARD; 69 Cobbs Hill Road (Map 11 Lot 25.3): Application for Special Permit under By-law 4.2A1</p> <p>SITE VISIT 9/21 at 9:05 am</p> <p>The applicant would like to construct an 800 sf guest house with associated utilities.</p> |
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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

❖ 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><u>9:30 AM: CONTINUED PUBLIC HEARING ~ GLENN PROVOST FOR PAUL & JODY DARROW; 18 Greenhouse Lane (Map 33 Lot 32): Application for Special Permit under By-law 8.3</u></p> <p>SITE VISIT 9/21 at 9:20 am</p> <p>❖ This is a continued public hearing – eligible voting members: Russell, Allison, Frank, Chris & 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><u>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</u></p> <p>❖ This is a continued public hearing – eligible voting members: Russell, Allison, Frank, Chris & 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><u>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</u></p> <p>❖ This is a continued public hearing – eligible voting members: Russell, Allison, Frank, Chris & 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><u>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</u></p> <p>❖ This is a continued public hearing – eligible voting members: Russell, Allison, Frank, Chris & 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>
12	<p>Topics not reasonably anticipated by the Chair at the time of posting.</p>
13	<p><u>ADMINISTRATION: Approval of 8/25/22 draft meeting minutes.</u></p> <p>Next Possible Meeting October 27, 2022 @ 9:00 am.</p>

