



ZONING BOARD OF APPEALS

Town of Chilmark



ZOOM Meeting Agenda

Date	September 28, 2023	Start Time	9:00 am
Place	via Zoom	Stop Time	11:00 am

PERSONS ATTENDING

1	Chris Murphy - Chair	2	Joan Malkin – Vice Chair
3	Frank Lo Russo	4	Allison Burger
5	Joe Chapman	6	Fred Khedouri - Alternate
7	Alison Kisselgof – Administrator		

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Meeting ID: 848 8734 3994

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MEETING AGENDA ITEMS

1	<p><u>9:05 AM: PUBLIC HEARING ~ HUGH WEISMAN FOR 33 LAKE ROAD REALTY TRUST; 33 Lake Road (Map 35 Lot 6): Application for Special Permit under By-laws 6.6 & 8.3</u></p> <p>The applicant received a special permit in June 2023 to remove and replace a portion of an existing dwelling on a pre-existing lot that does not meet the 50-foot setback from the Northern lot line. The applicant made changes to the plans and the ZBA determined at their July 2023 meeting that the changes required a new application for a special permit.</p>
2	<p><u>9:10 AM: PUBLIC HEARING ~ SCHOFIELD, BARBINI & HOEHN INC. FOR 239 STATE ROAD, LLC; 239 State Road (Map 33 Lot 49): Application for Special Permit under By-law 4.2A3</u></p> <p>Site Visit: September 27th at 9:10 AM</p> <p>The applicant seeks to construct a 60' x 118' tennis court that meets the 25-foot setbacks from the lot lines of a pre-existing lot. The property is in the State Road Roadside District and was reviewed by the Site Review Committee on 11/22/21.</p>

3	<p>9:15 AM: PUBLIC HEARING ~ VINEYARD LAND SURVEYING & ENGINEERING INC. FOR CHAPPAQUOIT FOREVER LLC; 11 Chappaquoit Road (Map 24 Lot 216): <i>Application for Special Permit under By-law 4.2A3</i> Site Visit: September 27th at 9:50 AM</p> <p>The applicant seeks to install a 20' x 60' in-ground swimming pool in a location that meets the 50-foot setbacks from all lot lines. The pool will have an automatic safety cover and will be heated by an airsource heat pump with energy offset by a green energy program. The pool equipment will be housed in an equipment vault.</p>
4	<p>9:20 AM: PUBLIC HEARING ~ SCHOFIELD, BARBINI & HOEHN INC. FOR MARK J. STEIN and LAURA CHAMBERLAIN; 27 Oyster Lane (Map 11 Lot 54.5): <i>Application for Special Permit under By-law 6.11</i> Site Visit: September 27th at 9:30 AM</p> <p>The applicant seeks to construct a second dwelling on a 6.86 acre lot. The current total living area (TLA) is 3193 square feet and the proposed TLA is 4756 square feet. The new dwelling will meet 50-foot setbacks from all lot lines.</p>
	<p>9:25 AM: PUBLIC HEARING ~ SCHOFIELD, BARBINI & HOEHN INC. FOR MARK J. STEIN and LAURA CHAMBERLAIN; 27 Oyster Lane (Map 11 Lot 54.5): <i>Application for Special Permit under By-law 4.2A3</i></p> <p>The applicant seeks to install an 18' x 45' in-ground swimming pool that will meet the 50-foot setbacks from all the lot lines. The pool will be equipped with a winter safety cover and heated with an airsource heat pump with energy offset by an existing solar array on the main house. The equipment will be housed in an enclosure at the back of the guest house.</p>
5	<p>9:30 AM: CONTINUED PUBLIC HEARING ~ SOURATI ENGINEERING GROUP LLC FOR SANTIAGO REALTY TRUST; 9 Signal Hill Lane (Map 34 Lot 1.3): <i>Application for Special Permit under By-law 6.11</i> Voting members: Chris Murphy, Allison Burger, Joan Malkin, Frank Lo Russo & Fred Khedouri</p> <p>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.</p>
6	<p>Topics not reasonably anticipated by the Chair at the time of posting</p>
7	<p>ADMINISTRATION:</p> <ul style="list-style-type: none"> - Subdivision Control Discussion - Approval of draft meeting minutes <p>Next Possible Meeting: October 26 @ 9:00 AM Site Visits on October 25 @ 9:00 AM.</p>