



ZONING BOARD OF APPEALS

Town of Chilmark



ZOOM Meeting Agenda - revised

Date	October 26, 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	Emily Josephs - Alternate	8	Alison Kisselgof – Administrator

Join Zoom Meeting

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Meeting ID: 860 2620 0086

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MEETING AGENDA ITEMS

	<p>9:05 AM: PUBLIC HEARING ~ VINEYARD LAND SURVEYING & ENGINEERING FOR KENASAOOME LLC; 2 Kenasaoome Way (Map 11 Lot 55.1): Application for Special Permit under By-law 6.11B2</p> <p>Site Visit: October 26th at 9:50 AM</p>
1	<p>The applicant seeks construct an addition to an existing dwelling which would exceed total living area (TLA) allowed by right. Existing TLA is 3,234 sf which includes the main dwelling, guest house and detached office. The addition would be 539 sf which includes a library and mudroom. TLA allowed by right is 3,555 sf - the addition would require 218 sf overage. The addition meets 50 foot setback from lot line.</p>

2	<p>9:10 AM: PUBLIC HEARING ~ JOAN HUGHES FOR TALIA N HERMAN TRUST; 91 Gosnold Way (Map 14 Lot 31): Application for Special Permit under By-law 4.2A3 Site Visit: October 26th at 9:10 AM</p> <p>The applicant received a special permit in April 2021 but was unable to construct the pool before the special permit expired. The applicant is returning to acquire a new special permit. The applicant seeks to install a pool 20' X 40' in-ground swimming pool with the required 4-foot high pool enclosure in a location that meets the 50-foot setback distance from the lot lines. The pool will be equipped with an automatic safety cover. The pool water will be heated by an electric air source heat pump with power offset by an existing solar array. The pool equipment will be enclosed in an insulated 10' X 10' pool shed.</p>
3	<p>9:15 AM: PUBLIC HEARING ~ SOURATI ENGINEERING GROUP FOR STEVEN LOFCHIE and SARAH FOX; 1 Old North Road (Map 26 Lot 119): Application for Special Permit under By-laws 4.2A1 and 8.3 Site Visit: October 26th at 10:20 AM</p> <p>The applicant seeks to construct a 120 sf addition to a pre-existing, non-conforming accessory dwelling. The current dwelling is 11 feet from west lot line & 23 feet from southeast lot line – the proposed dwelling would increase setbacks to 25 feet from west lot line and 48 feet from southeast lot line. The project is located 82' from wetlands and was approved by the Conservation Commission on 8/17/23.</p>
4	<p>9:20 AM: PUBLIC HEARING ~ WILLIAM ROSSI; 23 North Slope Lane (Map 20 Lot 45.1): Application for Special Permit under By-law 6.12 Site Visit: October 26th at 9:30 AM</p> <p>The applicant seeks to convert an existing garage into an 800 sf accessory apartment on a 4.6 acre property. The accessory apartment will be used as year-round housing for a family member.</p>
5	<p>9:25 AM: APPEAL ~ HANS SOLMSEN FOR SOLMSEN FAMILY LLC; 56 North Abels Hill (Map 18 Lot 84): Appeal of Zoning Enforcement Officer Decision</p> <p>A special permit was issued for a guest house on this property in April 2022. The special permit was conditioned that the porch not be screened. Abutters reported that the porch was screened. The current Zoning Enforcement Officer (ZEO) told Mr. Solmssen that the screening must be removed. Mr. Solmssen said that he was given verbal approval to allow the porch to be screened by the previous ZEO and is appealing the new ZEO order.</p>
6	<p>9:30 AM: SPECIAL PERMIT CONDITION ~ BRUCE MACNELLY FOR 239 STATE ROAD, LLC; 239 State Road (Map 33 Lot 49): Approval of Landscape Plan</p> <p>The applicant received a special permit at the September 28, 2023 ZBA meeting for a tennis court with the condition that they return to this meeting with a landscape plan subject to ZBA approval which addresses year-round visibility of the tennis court from State Road.</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 draft meeting minutes - Master Plan Questionnaire Discussion <p>Next Possible Meeting: November 14 @ 9:00 AM Site Visits on November 13 @ 9:00 AM.</p>