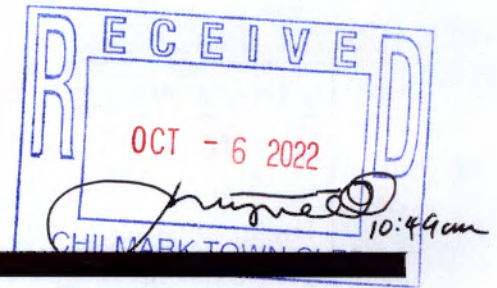




ZONING BOARD OF APPEALS

Town of Chilmark



ZOOM Meeting Agenda

Date	October 27, 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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 +1 312 626 6799 US (Chicago)
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Meeting ID: 859 2882 3664
 Find your local number: <https://us06web.zoom.us/u/kAliAoHm4>

MEETING AGENDA ITEMS

9:05 AM: PUBLIC HEARING ~ TRAVIS RITCHIE FOR JACQUELINE MEYER; 12 Valley Lane (Map 3 Lot 48): Application for Special Permit under By-law 4.2A3
SITE VISIT 10/26 at 9:10 am

- The applicant would like to construct a 16' x 32' in-ground swimming pool with decking and pool house at a location meeting the minimum 50-foot setback distance from the lot lines. The pool will have the minimum four-foot enclosure. The pool will be heated by an air-source heat pump with the power offset by an existing solar array. Pool equipment will be housed in a sound insulated space within the tool shed. The pool will be equipped with an automatic safety cover.

	<p>9:10 AM: PUBLIC HEARING ~ GREGORY MILNE FOR BOOK END LLC; 22 Loon Lane (Map 20 Lot 26): <i>Application for Special Permit under By-law 4.2A1</i> SITE VISIT 10/26 at 9:25 am</p> <p>The applicant would like to construct a 799 square foot 2-bedroom guesthouse over a garage.</p>
2	<p>9:15 AM: CONTINUED PUBLIC HEARING ~ REID SILVA FOR CATHY HOFFMAN and DAVID GERSH; 16 Harding Hill (Map 18 Lot 59.4): <i>Application for Special Permit under By-law 4.2A3</i></p> <ul style="list-style-type: none"> ❖ This is a continued public hearing – eligible voting members: Russell, Allison, Frank, Chris & Wendy. <p>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.</p>
6	<p>9:20 AM: CONTINUED PUBLIC HEARING ~ GLENN PROVOST FOR PAUL & JODY DARROW; 18 Greenhouse Lane (Map 33 Lot 32): <i>Application for Special Permit under By-law 8.3</i> SITE VISIT 10/26 at 9:45 am</p> <ul style="list-style-type: none"> ❖ This is a continued public hearing – eligible voting members: Russell, Allison, Frank, Chris & Wendy. <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>9:25 AM: CONTINUED PUBLIC HEARING ~ REID SILVA FOR THE YARD, INC.; #6 The Yard (Map 26 Lot 95): <i>Application for Special Permit under By-laws Article 6 Section 6.6, Article 8 Section 8.3</i></p> <ul style="list-style-type: none"> ❖ This is a continued public hearing – eligible voting members: Russell, Allison, Frank, Chris & Joan. <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>9:30 AM: CONTINUED PUBLIC HEARING ~ REID SILVA FOR THE YARD, INC.; #1 The Yard (Map 26 Lot 92): <i>Application for Special Permit under By-law Article 6 Section 6.11</i></p> <ul style="list-style-type: none"> ❖ This is a continued public hearing – eligible voting members: Russell, Allison, Frank, Chris & Joan. <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>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</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>ADMINISTRATION: Approval of 9/22/22 draft meeting minutes.</p> <p>Next Possible Meeting: November 29th @ 9:00 am.</p>

