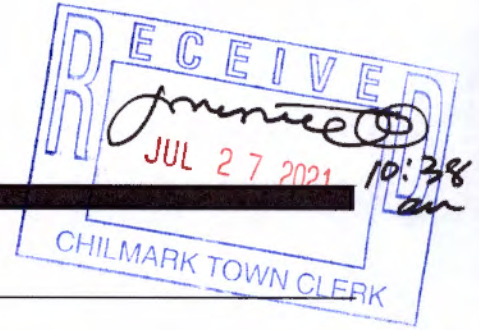




ZONING BOARD OF APPEALS
Town of Chilmark



ZOOM Meeting Agenda

Date	August 26, 2021	Start Time	9:00 am
Place	via Zoom	Stop Time	10:00 am

PERSONS ATTENDING

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

Join Zoom Meeting
<https://zoom.us/j/91789357361>

Dial by your location
+1 646 876 9923 US (New York)
+1 301 715 8592 US (Washington DC)

Meeting ID: 917 8935 7361
Find your local number: <https://zoom.us/u/aeGMZj1O9B>

MEETING AGENDA ITEMS

9:05 AM: PUBLIC HEARING ~ REID SILVA FOR THE 4 SOUTH ABELS HILL ROAD NOMINEE TRUST; 4 South Abels Hill Road (Map 24 Lot 219): Application for Pool Special Permit under By-law Article 4 Section 4.2A3

SITE VISIT 8/25 at 9:20am

- 1 Construct a 20' X 54' in-ground swimming pool with the required 4-foot high pool enclosure and an 18' X 24' pool cabana in locations that meets the minimum 25-foot setback distance from the lot lines. The pool will have a winter safety cover. The pool water will be heated with an electric air-source heat pump and the power used by the pool equipment will be offset by the Verde Energy USA program. The pool equipment will be enclosed in a vault beneath the cabana. This project is in the South Road Roadside District with review by the Site Review Committee on 7/26/21.

9:15 AM: PUBLIC HEARING ~ TRAVIS RITCHIE FOR DAVID WOLFF; 61 Cobbs Hill Road (Map 11 Lot 24.2): Application for Special Permit under By-law Article 6 Section 6.11B2

SITE VISIT 8/25 at 10:00am

- 2 Add a 750 sf studio space to an existing garage on a 3.58-acre property which currently has 4,331 sf of livable space.

9:25 AM: PUBLIC HEARING ~ REID SILVA FOR TOWN OF CHILMARK

(FIRE HOUSE); 401 Middle Road (Map 26 Lot 99); Application for Special Permit under By-law Article 8 Section 8.3

SITE VISIT 8/25 at 9:00am

- 3 Expand and alter the pre-existing, non-conforming structure on a non-conforming lot. The existing non-conforming fire house building is to be removed and reconstructed. The existing building is 12 feet from the closest lot line and the proposed structure will be 22 feet from the lot line. The existing height is 22' and the proposed height is 26' from grade. This project is in the Middle Road Roadside District with review by the Site Review Committee on 8/9/21.

9:35 AM: CONTINUED PUBLIC HEARING ~ REID SILVA FOR DOUGLAS W. AND MARGOT ROTHMANN; 69 Cape Higgon Way (Map 4 Lot 23.2); Application for Special Permit under By-law Article 4 Section 4.2A3

SITE VISIT 8/25 at 9:40am

- 4 Construct an 18' 6" X 60' in-ground swimming pool with the required 4-foot high pool enclosure in a location that meets the minimum 50-foot setback distance from the lot lines. The pool will have a winter safety cover. The pool water will be heated with the more efficient of either an electric air-source heat pump or the existing geothermal system on the house and the power used by the pool equipment will be offset by the existing solar array located on the house and garage. The pool equipment will be enclosed in the basement of the existing house.

9:45 AM: DISCUSSION ~ GEORGE SOURATI FOR PAUL HORNBLOWER; 51 Squibnocket Farm Road (Map 35 Lot 1.3); Discussion of changes to plans approved with Special Permit previously issued; Extension of Previously Issued Special Permits

- On September 26, 2018, a special permit was issued under Article 6 Section 6.11B2, Article 12 Section 12.4C and Article 12 Section 12.6B. It was to renovate the existing single-family residence and "barn space" and build a 132 sf breezeway to a proposed two-story addition. The permit expires on September 26, 2021 and the applicant is requesting a 1 year extension.
- 5 On January 23, 2019, a special permit was issued under Article 4 Section 4.2A3, Article 11 Section 11.6A2d5 and Article 12 Section 12.4D1. It was to construct a 20' X 40' in-ground swimming pool with automatic cover with a 4-foot safety enclosures and sound-insulated pool shed. The plans for the pool have been changed to a 15' X 40' pool size and the location of the pool has been moved to be parallel with the southern property line. The pool will meet the 50-foot setback but the enclosure will be 39' from the lot line. The originally approved plans had the pool enclosure at 30' from the lot line at its closest point. The applicant would like a determination if these changes will require a new special permit application.

The permit expires on January 23, 2022 and, if the changes are found inconsequential, the applicant is requesting a 1 year extension.

- 6 **Topics not reasonably anticipated by the Chair at the time of posting.**

ADMINISTRATION: 7/22/2021 meeting minutes.

- 7 **Next Meeting September 23, 2021 @ 9:00 am**