



# ZONING BOARD OF APPEALS

## Town of Chilmark

October 6, 2023

FROM: Alison Kisselgof

SUBJECT: ZBA Special Permit Decisions September 28, 2023

This provides a summary of the Special Permit decisions that were made at the September 28<sup>th</sup> ZBA meeting – materials for these projects can be found on the ZBA's agenda page for this meeting:

<https://www.chilmarkma.gov/zoning-board-appeals/agenda/zoning-board-appeals-meeting-44>

1. **APPROVED HUGH WEISMAN FOR 33 LAKE ROAD REALTY TRUST:**

*Map 35 Lot 6 ~ 33 Lake Road; Article 6 Section 6.6 and Article 8 Section 8.3*

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. This project was reviewed by the Site Review Committee on 8/14/23.

2. **APPROVED SCHOFIELD, BARBINI & HOEHN INC. FOR 239 STATE ROAD, LLC:**

*Map 33 Lot 49 ~ 239 State Road; Article 4 Section 4.2A3*

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.

3. **APPROVED VINEYARD LAND SURVEYING & ENGINEERING INC. FOR CHAPPAQUOIT FOREVER LLC:**

*Map 24 Lot 216 ~ 11 Chappaquoit Road; Article 4 Section 4.2A3*

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.

**APPROVED SCHOFIELD, BARBINI & HOEHN INC. FOR MARK J. STEIN and LAURA CHAMBERLAIN:**

*Map 11 Lot 54.5 ~ 27 Oyster Lane; Article 6 Section 6.11*

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.

4. **APPROVED SCHOFIELD, BARBINI & HOEHN INC. FOR MARK J. STEIN and LAURA CHAMBERLAIN:**

*Map 11 Lot 54.5 ~ 27 Oyster Lane; Article 4 Section 4.2A3*

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.

5. CONTINUED UNTIL 11/14/23 MEETING SOURATI ENGINEERING GROUP LLC FOR SANTIAGO REALTY TRUST:

*Map 34 Lot 1.3 ~ 9 Signal Hill Road; Article 6 Section 6.11*

**This is a continued public hearing.**

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 project was reviewed by the Site Review Committee on 6/21/23. The applicant believed that this project met the exception under by-law 12.4.E but legal counsel has opined that the project does not meet this exception.