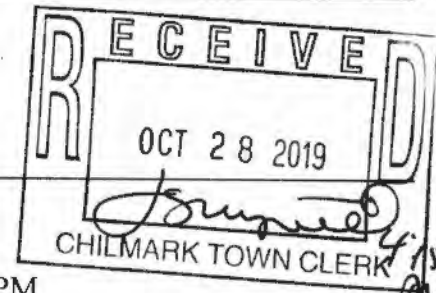


**Town of Chilmark  
Zoning Board of Appeals**

***Meeting Agenda***



Meeting Title		Start Time	4:00 PM
Results Desired		Stop Time	5:00 PM
Date	November 20, 2019	Place	Chilmark Town Hall

**PERSONS ATTENDING**

1	Wendy Weldon	2	Russell Maloney - Chairman
3	Allison Burger	4	Frank LoRusso - Vice Chairman
5	Chris Murphy	6	
7		8	Joan Malkin - Alternate
9	Chuck Hodgkinson - Admin.	10	Joe Chapman - Alternate

**Meeting**

- 4:05 PM: NO SITE VISIT 11/19 @ 3:00 PM: Continued public hearing from Sept. 25<sup>th</sup>: eligible voters: any five of the seven members: CHRIS ALLEY FOR HAVEN KIERNAN; Article 6 Section 6.6; 31 Meadow Lane; Map 30 Lot 76.1:** Construct a 305 sq. ft. +/- detached bedroom on a vacant lot. A portion of which does not meet the minimum 50-foot setback distance from the northwest lot line. The closest portion of the structure is 29.9 feet from the northwest lot line on the 4-acre parcel. The applicant is also seeking setback relief for a built-in swimming pool. The proposal sites the pool 40 feet from the northwest lot line. The location for the 4 foot high pool enclosure has not yet been shown. As specified in the regulations the complete pool application will be filed 2 years after receiving the occupancy permit for the principal dwelling—currently designated as the detached bedroom in this application.
- 4:10 PM: SITE VISIT 11/19 @ 3:00 PM: ALEXANDER KISSELGOF; Article 4 Section 4.2B1; 1 Swan's Way; Map 11 Lot 70:** Open an acupuncture by appointment service in the existing studio at the rear of the property. Mr. Kisselgof has a Purchase and Sale Agreement to buy this property from the current owner, Jane N. Appell, Trustee. He plans to be open for business on weekdays from sunrise to sunset and on Saturday's until 12 noon. A sign no larger than 3 square feet will be placed at the entrance to the driveway which is accessible directly from South Road. Two parking spots will be provided for patients behind the principal dwelling which is not visible to any current developed abutting properties.
- 4:15 PM SITE VISIT 11/19 @ 3:00 PM: REID SILVA FOR 2 SISTERS REALTY TRUST; Article 4 Section 4.2A3 and Article 6 Section 6.6; 33 Harlock Pond Rd.; Map 1 Lot 12:** Construct an in-ground 20' X 50' pool with the required 4' pool enclosure. The pool water will be heated with an air-source heat pump; the pool equipment will be in a sound insulated shed portion of the garage; the pool will have an automatic pool cover; the power for the pool equipment will be offset by an on-site solar array. Under Article 6 Section 6.6 the applicant seeks permission to construct a 14' X 27' pool house in a location that is approximately 15 feet and the pool enclosure will be approximately 5 feet from the northeast lot line—less than the minimum 50-foot setback distance. The project is within the Vineyard Sound Coastal District. **OVER**

4	<p><b>4:25 PM: SITE VISIT 11/19 @ 3:00 PM: REID SILVA FOR BARN OWL TRUST; Article 4 Section 4.2A3; 225 State Rd.; Map 33 Lot 122:</b> Construct an in-ground 16' X 42' pool with the required 4' pool enclosure. The pool water will be heated with an air-source heat pump; the pool equipment will be in a sound insulated shed; the pool will have an automatic pool cover; the power for the pool equipment will be offset by purchasing green energy through the Verde Energy USA program. The project is in the State Rd. Roadside District.</p>
5	<p><b>DISCUSSION AND VOTE: REQUEST FROM PAUL HORNBLOWER FOR A 1-YEAR EXTENSION TO THE SPECIAL PERMIT ISSUED ON SEPT. 26, 2018. It expires on Sept. 26, 2020. There are archaeological survey delays with P.A.L.; 51 Squibnocket Farm Rd.; Map 35 Lot 1.3:</b> Article 6 Section 6.11B2, Article 12 Section 12.4C and Article 12 Section 12.6B filed by George Sourati of Sourati Engineering for Paul S. Hornblower. The applicant seeks permission to renovate the existing single-family residence and "barn space" and build a 132 sq. ft. breezeway to a proposed two-story 1,200 sq. ft. addition. The roof ridge height of the addition will match the existing dwelling and be 24 feet above mean, natural grade. The basement will become a finished workout room. The total existing living area is 3,580 sq. ft. The total proposed living area excluding the finished basement will be 4,466 sq. ft. (+24.7%). This is the maximum floor area expansion allowed with a Special Permit under Section 12.4C. The project is on a 4.27-acre parcel in the Squibnocket Pond District and for the property located at 51 Squibnocket Farm Rd.; Assessors' Map 35 Lot 1.3.</p>
6	<p><b>DISCUSSION AND VOTE: REQUEST FROM PAUL HORNBLOWER FOR A 1-YEAR EXTENSION TO THE SPECIAL PERMIT ISSUED ON JANUARY 23, 2019. It expires on January 23, 2021. There are archaeological survey delays with P.A.L.; 51 Squibnocket Farm Rd.; Map 35 Lot 1.3; Article 4 Section 4.2A3; Article 11 Section 11.6A2d5 and Article 12 Section 12.4 D1:</b> To construct a 20' X 40' in-ground swimming pool with an automatic, retractable cover, the required safety enclosure and pool equipment shed. The pool water will be not have an auxiliary water heater. The project is in zones B2 and C of the Squibnocket Pond District.</p>
7	<p><b>BOARD DISCUSSION:</b> How to interpret Article 6 Section 6.11B2 regulation F 10.</p>
8	<p><b>ADMINISTRATION:</b> <u>September 25, 2019 meeting minutes</u>  <u>October 7, 2019 meeting minutes</u>  <u>Next Meeting: Wed., December 18, 2019 @ 4:00 PM: 3 applications.</u></p>
9	<p>Happy Thanksgiving!</p>
10	