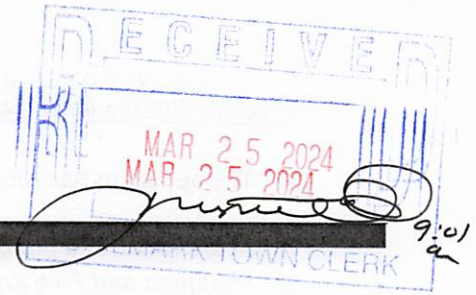




ZONING BOARD OF APPEALS

Town of Chilmark



ZOOM Meeting Agenda - revised

Date	March 28, 2024	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	Allison Burger	4	Joe Chapman
5	Fred Khedouri	6	Emily Josephs - Alternate
7	John Demers – Alternate	7	Alison Kisselgof – Administrator

Join Zoom Meeting

<https://us06web.zoom.us/j/88911924876>

Dial by your location

- +1 301 715 8592 US (Washington DC)
- +1 646 876 9923 US (New York)

Meeting ID: 889 1192 4876

Find your local number: <https://us06web.zoom.us/u/kbgciwe0m7>

MEETING AGENDA ITEMS

1	<p>9:05 AM: <u>VINEYARD LAND SURVEYING & ENGINEERING, INC. FOR HENNYS VIEW LLC;</u> <u>48 Menemsha Inn Road (Map 21 Lot 18): Application for a Special Permit under By-law 6.12</u></p> <p><i>This is a continued public hearing. Voting members: Chris Murphy, Allison Burger, Joan Malkin, Joe Chapman and Fred Khedouri.</i></p> <p>The applicant seeks to convert the second floor an existing garage to a 400 sf accessory apartment on a 1.4 acre lot.</p>
2	<p>9:10 AM: <u>LAUREN GALVIN OF VERRILL DANA LLP FOR TRINA SMITH;</u> <u>16 Clambelly Road (Map 7 Lot 32): Appeal under By-law 9.9</u></p> <p><i>This is a continued public hearing. Voting members: Chris Murphy, Allison Burger, Joan Malkin, Joe Chapman and Fred Khedouri.</i></p> <p>The appeal was filed in response to a determination by the Zoning Enforcement Officer that the activities at 16 Clambelly do not require a special permit under by-law 4.2A2.</p>

3	<p><u>9:15 AM: SOURATI ENGINEERING GROUP LLC FOR SANTIAGO REALTY TRUST;</u> <u>9 Signal Hill Lane (Map 34 Lot 1.3):</u></p> <p>❖ The applicant has requested a continuance until the April 25th ZBA meeting</p> <p><i>These are continued public hearings. Voting members: Chris Murphy, Allison Burger, Joan Malkin, Joe Chapman and Fred Khedouri.</i></p> <ul style="list-style-type: none"> - <u>PUBLIC HEARING FOR SPECIAL PERMIT (By-law 6.11) ~</u> 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 Site Review Committee reviewed this application on 6/26/23. The Board of Health reviewed this application on 7/26/23. - <u>APPEAL OF ZONING ENFORCEMENT OFFICER DETERMINATION ~</u> The Building Inspector made a determination that By-law 12 applied to the application for a special permit. This is an appeal of that decision. - <u>PUBLIC HEARING FOR A VARIANCE (By-law 12.4C1) ~</u> If the ZBA upholds the Building Inspector’s determination that By-law 12.4C1 is applicable to the project, the applicant has filed a variance for relief of the by-law under grounds that enforcement of the bedroom limitation would cause financial hardship to the owners as well as hardship in regards to topography of the lot.
4	<p><u>9:20 AM: JAY BODNAR FOR MAGIC VINEYARD LLC;</u> <u>100 Beach Plum Lane (Map 21 Lot 78); Discussion of Pool Fencing Removal & Pool House TLA</u></p> <p>The applicant received two special permits in June 2023, one for a pool and one for square footage for a pool house. The applicant is returning to request to remove the fencing around the pool since an automatic safety cover will be installed. The applicant would like to discuss amending the special permit for the pool house to lower the extra square footage requested and to discuss the condition of the special permit which states the pool house cannot be converted to habitable space.</p>
5	<p>Topics not reasonably anticipated by the Chair at the time of posting</p>
6	<p><u>ADMINISTRATION:</u></p> <ul style="list-style-type: none"> - Approval of Draft Minutes. <p>Next Possible Meeting: March 29, 2024 @ 9:00 AM</p>