



ZONING BOARD OF APPEALS

Town of Chilmark



ZOOM Meeting Agenda

Date	April 25, 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/85702442090>

Meeting ID: 857 0244 2090

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MEETING AGENDA ITEMS

1	<p>9:05 AM: <u>MARK HURWITZ:</u> 34 Hewing Field (Map 12 Lot 66): Application for a Special Permit under By-law 6.12 SITE VISIT – April 24th at 9:35 AM</p> <p>The applicant seeks to convert the second floor of an existing detached office into a 631 sf accessory apartment. The footprint of the building will not change except to add a second egress stairway on the north side. The project was reviewed by the Site Review Committee on 4/8/24.</p>
2	<p>9:10 AM: <u>VINEYARD LAND SURVEYING & ENGINEERING, INC. FOR WILLIAM & KAREN BERLIND:</u> 8 Driveway (Map 25 Lot 7.12): Application for a Special Permit under By-laws 4.2A3 SITE VISIT – April 24th at 10:00 AM</p> <p>The applicant seeks to install an 18' x 42' in-ground pool. The pool and equipment will meet all setback requirements. The pool barrier will consist of a fencing directly around the pool and an automatic safety cover. A shower is proposed and is within the fencing enclosure. The pool will be heated by an air source heat pump and the energy will be offset by a green energy program. The equipment will be housed in a proposed pool equipment vault.</p>
3	<p>9:15 AM: <u>VINEYARD LAND SURVEYING & ENGINEERING, INC. FOR 10 OVERVIEW DR, LLC:</u> 10 Overview Drive (Map 18 Lot 88): Application for a Special Permit under By-laws 4.2A3 SITE VISIT – April 24th at 9:10 AM</p> <p>The applicant seeks to install an 18' x 40' in-ground pool. The pool and equipment will meet all setback requirements. The pool barrier will consist of a fencing that terminates on either side of the dwelling and an automatic safety cover. The pool will be heated by an air source heat pump and the energy will be offset by a green energy program. The equipment will be housed in a proposed pool equipment vault.</p>

4	<p><u>SOURATI ENGINEERING GROUP LLC FOR SANTIAGO REALTY TRUST;</u> <u>9 Signal Hill Lane (Map 34 Lot 1.3):</u></p> <ul style="list-style-type: none"> • <u>9:20 AM: PUBLIC HEARING FOR SPECIAL PERMIT (By-laws 6.11 & 12.4C1) ~</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. This is a continued public hearing – voting members are Chris Murphy, Allison Burger, Joan Malkin, Joe Chapman and Fred Khedouri. • <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. This is a continued public hearing – voting members are Chris Murphy, Allison Burger, Joan Malkin, Joe Chapman and Fred Khedouri.
5	<p><u>9:25 AM: VINEYARD LAND SURVEYING & ENGINEERING, INC. FOR KNOLL LOT NOMINEE TRUST;</u> <u>137 Quansoo Road (Map 22 Lot 8): Application for a Special Permit under By-laws 4.2A3 & 11.6A2d5</u> This is a continued public hearing – voting members are Chris Murphy, Allison Burger, Joan Malkin, Emily Josephs and Fred Khedouri.</p> <p>The applicant seeks to install a 12’ x 25’ in-ground swimming pool. . The pool and fencing will meet the 50-foot setbacks from all lot lines. The pool is proposed to be heated by air source heat pump with energy to be supplied by a green energy program. The pool will be equipped with an automatic safety cover. Pool equipment will be housed in an existing garage. The property is located within the inland Coastal District of Tisbury Great Pond and FEMA flood zone. There is no direct line of sight from the main dwelling and the applicant proposes the installation of a TV monitoring system. The project was reviewed by the Site Review Committee on 3/11/24. The project was reviewed by the Conservation Commission on 3/7/24.</p>
6	<p><u>9:30 AM: VINEYARD LAND SURVEYING & ENGINEERING, INC. FOR DECK VIEW NOMINEE TRUST;</u> <u>18 Austin Pasture (Map 35 Lot 2): Landscape Plan for Special Permit Condition</u></p> <p>A special permit for a pool was issued at the March 29, 2024 ZBA meeting. A condition of the special permit was that the applicant would return with a landscape plan at this meeting.</p>
7	<p>Topics not reasonably anticipated by the Chair at the time of posting</p>
8	<p><u>ADMINISTRATION:</u></p> <ul style="list-style-type: none"> - Approval of Draft Minutes. <p>Next Possible Meeting: May 23, 2024 @ 9:00 AM Next Site Visits: May 22, 2024 @ 9:00 AM</p>