

Criteria for GUEST HOUSES
on Lots in Previously Approved Subdivisions
Chilmark Planning Board December 10, 1990
Revised April 10, 1995

If a guest house is proposed for a lot previously approved by the Planning Board, the Board will, in exercising its rights of approval under Section 1.03 of the Rules and Regulations Governing Subdivision of Land in Chilmark, require:

1. An owner to present his own application, not an agent.
2. A site plan showing:
 - a. dimensions of the lot
 - b. location and dimensions of the primary dwelling on the lot
 - c. the proposed guest house
 - d. any other structures
 - e. ways and parking areas
 - f. access road
 - g. any public road within sight
 - h. location of proposed septic system and current one
 - i. wetlands and neighboring dwellings, if present.
3. The owner's statement of the present and proposed use of the primary dwelling.
4. The owner's statement of the proposed use of the guest house.
5. Board of Health approval of perc test, suitability of soils, proposed location of septic system.
6. Any available well logs for surrounding area in order to analyze soil layering and permeability.
7. A site visit by the Planning Board for which the location of the guest house must be staked (scheduling such visits is the responsibility of the applicant).
8. The Board will consider the affect of increased traffic on the roads.

9. The Board may hold a hearing for abutters and other interested parties.
10. If the Board finds the land overburdened in any of these aspects listed above, it may deny the application.
11. If the Board finds that on any access road present and potential build-out approaches saturation, it will deny permission.