

1/29/2024
MEMORANDUM

To: Chilmark Planning Board
Rich Osnoss, Chair

From: Squibnocket Pond District Advisory Committee
Leanne Cowley, co-chair

Re: **SPDAC Report from Site Review Meeting 8/28/23 – 18 Austin Pasture Way proposal**

Description of the proposed development: The applicant seeks to remove an existing dwelling and construct a new dwelling, a detached garage, swimming pool, utilities and associated landscaping. The project is located within the Squibnocket Pond District, Zone C.

Street Addresses: 18 Austin Pasture Way., Map 35, Lot 2

Owner: James Carlisle

Mailing Address: Deck View Nominee Trust c/o Adam M. Zaiger, Trustee, Choate Hall & Stewart LLP, 2 International Place, Boston, MA 02110

Applicant: Reid Silva, reid@VLSE.net

Squibnocket Pond District Advisory Committee

Members Present:

Leanne Cowley (North Side Resident)	x
Bill Rossi (Board of Selectmen)	x
Candy Schweder (ConComm)	x
Peter Cook (Planning Board)	x
Stephen McGee (Historical Commission)	
Luiza Vickers (South Side Resident)	
Jan Buhrman (BoH)	

The Site Review Committee and the Squibnocket Pond Committee reviewed the plans and asked questions concerning window coverings, outside lighting, septic, and grading. It was noted that window treatments should be used to mitigate lighting at night and outside lighting should be kept to a minimum and be directed downward.

Findings and Recommendations. The Squibnocket committee agreed with the Site Review Committee that the project as presented would have minimal visual impact on the Squibnocket District. The applicant will need to meet with the Conservation Commission before obtaining a building permit. When the applicant has owned and occupied the new dwelling for 2 years, a special permit from the Zoning Board of Appeals will be needed for the addition of a pool.

The Squibnocket Pond District Advisory Committee voted unanimously to accept the proposal with the caveats placed by Site Review.

Submitted by Leanne Cowley, Co-Chair, Squibnocket Pond District Advisory Committee

cc: Jennifer Christy; Reid Silva; Alison Kisselgof; Carolyn Stoeber; Lenny Jason, Chilmark Building Inspector; SPDAC Committee Members