

DRAFT

To see if the town will vote to amend the Zoning Bylaws by insertion of the following 3 provisions:

1. Historic House
Section 2.27

Historic House means any one of the historic structures listed in the Appendix to the 1985 Chilmark Master Plan (as may be amended from time to time), which is classified as either “Pre-Revolutionary” or “Federal and Greek Revival Eras to Civil War”. Any addition to an Historic House completed after 1980 shall not be considered part of the Historic House.

2. Applicability to Historic Houses
Section 6.11.B.3.d

This section is intended to encourage the preservation of Historic Houses. The square footage of an Historic House shall be excluded from the Total Living Area if its inclusion would result in the Total Living Area exceeding the applicable limit.

If the square footage has been excluded, a Special Permit shall be required prior to any renovation, remodeling or rebuilding which changes the exterior of the Historic House. The Historic Commission shall review the proposed changes and prepare a written report setting forth its determination as to whether the changes preserve the integrity of the historic features of the house. The Zoning Board of Appeals shall consider the Historic Commission's report in making its determination whether to grant the Special Permit.

[The rebuilding of a destroyed, or partially destroyed, Historic House by natural disaster may be allowed by further special permit. The Zoning Board of Appeals (ZBA) may seek comment from the Historical Commission prior to making its determination as to whether to grant the special permit.]

3. Accessory Uses
Section 4.2A.1 Guest Houses

(g) An Historic House may be converted into or used as a Guest House (even if it exceeds 800 square feet) provided it meets the above requirements (a) through (d). [See section 6.11.B.3.d. Applicability to Historic Houses.]