

June 19, 2017

TO: Distribution

FROM: Chuck H.

SUBJECT: ZBA Special Permit Applications

This outlines the ZBA decisions from its June 28 and August 23, 2017 meetings and outlines the agenda for the September 27 meeting.

June 28, 2017 Decisions

APPROVED: Douglas and Mary Benefit; Article 6 Section 6.12A.3.; 14 Quansoo Rd.; Map 11 Lot 29.4: Construct a 700 sq. ft. one bedroom accessory apartment on a 3-acre parcel. It will be occupied by the owners so their children and grandchildren can live in their main house year-round.

APPROVED: Michael Barclay for 2 Gosnold's Way, LLC; Kathryn Hamm Trustee, Gosnold's Way Realty Trust; Article 4 Section 4.2A3; 2 Gosnold's Way; Map 14 Lot 1: Construct an 18 ft. X 80 ft. built-in swimming pool with the required pool enclosure and related pool equipment. The pool water will be heating by an air-source heat pump. The pool equipment will be located in a sound-proof enclosure. The project is in the inland zone of the Vineyard Sound Coastal District.

APPROVED: Michael Barclay for 2 Gosnold's Way, LLC; Kathryn Hamm Trustee, Gosnold's Way Realty Trust; Article 4 Section 4.2A3; 2 Gosnold's Way; Map 14 Lot 1: Construct a 60 ft. X 120 ft. tennis court with a 14 ft. X 24 ft. viewing platform and 8 ft. high fencing at each end of the court. A portion of the tennis court and fencing are within the inland zone of the Vineyard Sound Coastal District.

APPROVED: Barbara Conroy; Article 6 Section 6.6; 15 Chowder Kettle Lane; Map 27.1 Lot 167: Construct a 10 ft. X 10 ft. pergola that is approximately 9 ft. above grade in a location that does not meet the minimum 25 ft. setback distance from the lot line. The pergola will be approximately 16 feet from the south lot line.

APPROVED: Reid Silva for Andrew and Catherine Marcus; Article 8 Section 8.3; 391 Middle Road; Map 26 Lot 128: Alter a pre-existing, non-conforming dwelling by constructing an addition and a screened porch in a location that is 28 feet from the south lot line. The setback distance for the addition is equal to that of the existing structure. The roof ridge height will not exceed the current ridge height of approximately 22 ' 6 ". The project is in the Middle Road Roadside District.

APPROVED: Reid Silva for Frederic and Jill Bernhard; Article 11 Section 11.6A.2.b.i.a; 21 Carroll Lane; Map 27.1 Lot 176: Remove an existing deck and construct a larger, 230 sq. ft. deck within the shore zone. The project is within the Vineyard Sound Coastal District.

August 23, 2017 Decisions

WITHDRAWN WITHOUT PREJUDICE: Bruce MacNelly for Nocket Downs Nom. Tr.; Article 8 Section 8.3; 19 Lake Rd.; Map 35 Lot 3.2: Alter a pre-existing, non-conforming dwelling by adding an approximate 165 sq. ft. kitchen extension and an approximate 175 sq. ft. entry/bath extension. The additions will not increase the non-conformity of the structure. The kitchen extension roof line will match that of the non-conforming roof line of the studio wing. The entry/bath roof will match the conforming roof of the main body of the existing house. The project is in the Squibnocket Pond District.

September 27, 2017 Agenda

Bruce MacNelly for Nocket Downs Nom. Tr.; Article 8 Section 8.3; 19 Lake Rd.; Map 35 Lot 3.2:

Alter a pre-existing, non-conforming dwelling by adding an approximate 165 sq. ft. kitchen extension and an approximate 175 sq. ft. entry/bath extension. The additions will not increase the non-conformity of the structure. The kitchen extension roof line will match that of the non-conforming roof line of the studio wing. The entry/bath roof will match the conforming roof of the main body of the existing house. The project is in the Squibnocket Pond District.

Reid Silva for Warren Spector; Article 4 Section 4.2A3; 96 Squibnocket Farm Rd.; Map 37 Lot 4:

Construct a 17 ft. X 51 ft. built-in swimming pool with the required pool enclosure and related pool equipment. The pool water will be heating by an air-source heat pump. The renewable energy will be supplied by the Eversource Verde Energy Program. The pool equipment will be located in an underground vault. The project is in the Squibnocket Pond District.

Tom Carberry for Richard and Ellen Muglia; Article 6 Section 6.3; off Wades Field Rd.; Map 17 Lot

38. Construct an unconditioned (no insulation or heat) storage building with a roof ridge height of 27' 10" above mean natural grade. The proposed building is replicating the main barn on 451 South Road. This structure will have electric service and no inside water service. The project is in the South Road Roadside District.