

October 26, 2017

TO: Distribution

FROM: Chuck H.

SUBJECT: ZBA Special Permit Applications

This outlines the ZBA decisions from its October 25, 2017 meeting and outlines the agenda for the November 15, 2017 meeting. For the holidays the ZBA December meeting will be held on December 13.

October 25, 2017 Decisions

APPROVED: Reid Silva for Cottle Family Rlty Trust; Article 6 Section 6.6; Sam's Way, Wooten Bassett Rd.; Map 24 Lots 29.2, 166: Locate a proposed single-family residence approximately 5 feet from the newly-created, interior lot lines and place an existing shed approximately 10 feet from the newly-created, interior lot lines. The project consists of a relocation of existing property lines in such a manner that setback relief is required. As part of this request the applicant proposes nine conditions regulating how the lot is developed.

APPROVED: Reid Silva for Thomas Milch and Vicki Divoll; Article 4 Section 4.2A3; 16 Tanglevine Rd.; Map 25 Lot 86: Construct a 20' X 60' in-ground pool with the related pool enclosure. The pool will be heated with an air-source heat pump. The power for the pool equipment will be offset by the renewable Eversource Verde Energy Program.

APPROVED REDUCED SCOPE OF WORK: Chuck Sullivan for Daniel Elias; Article 8 Section 8.3; 4 Pitch Pine Lane; Map 21 Lot 25: Alter a pre-existing, non-conforming structure by adding a new screened porch and a new section of deck to the porch. ~~with a bedroom above. New dormers will be added on the east elevation and the existing deck will be re-built.~~

APPROVED: Reid Silva for Point Inner Trust, LLC; Article 4 Section 4.2A3, Article 6 Section 6.6; 20, 21 Point Inner Way; Map 33 Lots 98, 99, 101: Construct a 14' X 60' in-ground swimming pool in a location that is 12 feet from the lot line of Map 33 Lot 100 which is owned by Kenneth and Jill Iscol, Trustees. The pool will have the required four foot-high pool enclosure. The pool water will be filtered with a saline filtration system and heated by an air source heat pump. The power for the pool equipment will be offset by the renewable Eversource Verde Energy Program.

APPROVED: Dan Perry for Ruby Martinez; Article 4 Section 4.2A1; 11 Wooten Bassett Rd.; Map 24 Lot 30.2: Construct a 796 sq. ft. guesthouse in a location that meets the minimum 50-foot setback distance from the lot lines. The roof ridge height will be approximately 20 feet above grade. The guesthouse will have its own, separate septic system.

November 15, 2017 Agenda

Squibnocket appeal filed by Larkosh & Jackson, LLP for Douglas Liman and David Stork: under M.G.L. Chapter 40A, Section 7 of the Commonwealth's Zoning Act. The petition is appealing the Chilmark Zoning Enforcement Officer's response and letter dated September 14, 2017. The appeal is for a project on Assessor's Map 35 Lots 1.30, 1.31, 17.3, 17.4, 21, 22 and 23.

Chris Alley for Lanny Breuer; Article 4 Section 4.2A3; 5 Lovey's Cove Rd.; Map 33 Lot 124:

Construct an 18' X 40' in-ground pool with the related pool enclosure. The pool equipment will be located in an underground vault. The pool will be heated with an air-source heat pump. The power for the pool equipment will be offset by a roof-mounted solar array that will be installed. The project is proposed for the property located at 5 Lovey's Cove Road; Assessors Map 33 Lot 124.

James Moffatt for Nancy M. Gould; Article 6 Section 6.11B.2.; 2 Hawk Valley Road; Map 18 Lot 5:

Add a 398 sq. ft. detached bedroom on a 2.7-acre parcel which increases the total living area on the lot to 3,697 sq. ft. as defined by this bylaw. The maximum allowable area by Special Permit is 5,925 sq. ft.

Nina Harrison for Persephone's Island, LLC; Article 8 Section 8.3; 13 Cemetery Rd.; Map 8 Lot 16:

Alter a pre-existing, non-conforming structure by squaring off the existing elevated deck and railing on the west side of the house. The deck addition is approximately 45 feet from the west lot line. The deck railing is approximately 11 feet 8 inches above grade.