



TOWN OF CHILMARK
CHILMARK, MASSACHUSETTS

THE COMMONWEALTH OF MASSACHUSETTS

TOWN OFFICES:
Beetlebung Corner
Post Office Box 119
Chilmark, MA 02535
(508) 645-2110 Fax

To The Board of Appeals, TOWN of CHILMARK

August 27, 2021

The undersigned hereby petitions the Board of Appeals to issue a Special Permit under the terms of the Zoning By-laws of the Town of Chilmark:

Article 6, Section 11

at the premises owned by (Owner of Record) Joan and James E. Hartley

at 72 Cobbs Hill Road (street address),

Assessor's parcel MAP 11 LOT 25-1

In the following respect or any limitation, extension, change, alteration or modification of use, or method of use as may at hearing appear as necessary or proper in the premises.

State Briefly Reasons for Special Permit

This project consists of the construction of a 907 sq ft Poolhouse/Gym.

A Special Permit is required to allow 600 sq ft of Total Living Area in addition to the 4,825 sq ft allowed without a Special Permit.

Petitioner George Sourati

Address George Sourati, Representative
PO Box 4458, 107 Beach Road, Vineyard Haven, MA 02568

Telephone Number 508 - 693 - 9933



www.souratigroup.com

Martha's Vineyard Office
107 Beach Rd., Suite 202
P.O. Box 4458, Vineyard Haven, MA 02568
Phone: 508-693-9933, Fax: 508-693-4933

Nantucket Office:
35 Old South Road, Nantucket, MA 02554
Phone: 508-228-7888, Fax: 508-228-5511

August 27, 2021

Zoning Board of Appeals
Town of Chilmark
PO Box 119
Chilmark, MA 02535

Re: Joan and James E. Hartley
Poolhouse/Gym
Assessor's Map 11, Parcel 25-1
72 Cobbs Hill Road
Chilmark, MA 02535

The following addresses Article 6, Section 6.11.F of the Chilmark Zoning Bylaws.

Section 6.11.F Consideration by the Zoning Board of Appeals;

1. **The project, when complete, would be visible, including during the winter, from public ways, water bodies, cemeteries and neighboring properties, and if so whether:**

The proposed Poolhouse/Gym will not be visible in the winter from a public way or a cemetery. The Structure will be over 480' from Cobbs Hill Road, over 260' from Town Cove and 124' away from the adjacent property to the south. The Poolhouse/Gym will be built into a hill which lowers its overall height. The ridge is located 21' ± above mean natural grade.

- a. **The impact of the project on the existing rural, scenic character of the site and the surroundings has been mitigated through building siting, building design and landscape design;**

The building siting and design have been carefully addressed by the Architect to minimize impact on the rural and scenic character of the site and surrounding area.

- b. **The project retains natural buffer areas or, where that is impracticable, provides sufficient landscape screening;**

Natural buffers to the neighboring properties will remain.

- c. **The project minimizes the impact of exterior and interior lighting on the surrounding area and minimizes glare from windows or other reflecting materials incorporated in the project;**

Exterior lighting is kept to a minimum and will be in accordance with the Building Code and the lighting requirements listed in the Zoning Bylaw. Outside lights will be down shielded.

- 2. The project protects the natural features of the site and retains the natural landscape of the site after completion of construction;**
The limit of work boundary is to be kept as tight to the building envelop as is possible. Natural features such as native ground cover and trees are being preserved.
- 3. The project avoids altering the natural landscape, minimizes the size of lawns and recreational facilities, uses native species for landscaping, and retains natural vegetation on slopes;**
The building is designed to maintain the natural landscape around it. The natural vegetation on the slopes surrounding the building will be protected and maintained.
- 4. The project minimizes grading alterations and executes grading and excavation so that the contours of the land are the same following construction as those previously existing on the site and adjacent to it;**
Grading is kept to a minimum in keeping with the design intent.
- 5. Roads and other ways are designed to curve to fit the landscape and permit shared driveway entrances where possible;**
No additional roads or driveways are proposed. Individuals will use the existing driveway adjacent to the garage.
- 6. The project maintains the visual integrity of ridge lines by keeping construction below the ridge line and at least 10' below the average height of the existing trees on wooded ridges and hilltops on the lot;**
The Poolhouse/Gym is a small structure and the ridge will be below the average height of existing trees.
- 7. In open land, buildings are sited behind fields against the backdrop of adjoining woodlands;**
Not applicable
- 8. The project preserves and protects natural features of the site such as scenic points, water courses, large trees, historic spots, traditional stone walls and similar community assets;**
The project includes saving surrounding trees which is a primary goal for the owner.
- 9. The project incorporates measures to reduce or mitigate excessive negative water quality impacts on ponds, wetlands and other water bodies both during construction and after completion;**
No work is proposed within 100' of a wetland. The Poolhouse/Gym is located outside of the jurisdiction of the Conservation Commission. The limit of work and a silt fence will be maintained during construction as it is the owners' desire to minimize construction impact on the native site. All site run off will be managed and maintained within the limit of work (both during and after construction).

10. The project is designed to minimize fossil fuel use such as by incorporating energy efficiency, conservation techniques, and using renewable energy sources;

The building is a small structure with a Total Living Area of 828 sq ft which will be insulated in accordance with the State Building Code requirements. Energy efficient doors and windows will be used.

11. In relation to its construction and possible eventual demolition, the project uses environmentally sound and sustainable design and building techniques;

The building has a wood frame and naturally weathered wood finishes.

12. The project avoids significant adverse impacts on habitat, including:

a. Whether the project meets the requirements and/or recommendations of the Massachusetts Natural Heritage and Endangered Species Program (NHESP) if the project triggered its review;

The project will not have adverse impact on habitat. The project is not located in Estimated Habitat of Rare Wildlife.

b. If the project involves the clearing of more than one acre of NHESP Core or Priority Habitat, whether the project minimizes habitat fragmentation and has a defined development envelope limiting the disturbed area to the smaller of 35% or 2 acres of the designated habitat;

Not applicable

13. The project protects and preserves historical and archaeological resources.

The design intent of this project is for the building to sit quietly within the natural landscape. To the extent the natural qualities of the site are deemed historical resources, they will be protected. We are not aware of any archaeological resources on the property.



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72 Cobbs Hill Road
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The following addresses Article 6, Section 6.11.B.2a of the Chilmark Zoning Bylaws:

The Total Living Area limit for a lot established in subsection B.1 may be exceeded, up to the cap established by this subsection, by special permit, as provided in the remaining provisions of this Bylaw. Subject to the exception provided for in subsection B.3, no special permit may be issued for any project if the project would result in the Total Living Area of the lot exceeding 6000 sq ft for 3 acres:

Total Living Area Calculations per LDa Architecture & Interiors, LLP

Total Living Area of Existing House:	4,150 sq ft
Total Living Area of Existing Guest House:	447 sq ft
Total Living Area of Proposed Poolhouse/Gym:	828 sq ft
Total Proposed Living Area on Parcel 25.1:	5,425 sq ft

Lot Size= 8.3 acres

Maximum Allowable Total Living Area without Special Permit = 4,825 sq ft
 $3,500 \text{ (sq ft)} + (250 \text{ (sq. ft)} \times (8.3-3)) = 4,825 \text{ sq ft}$

Maximum Allowable Total Living Area with Special Permit = 7,325 sq ft
 $6,000 \text{ (sq ft)} + (250 \text{ (sq. ft)} \times (8.3-3)) = 7,325 \text{ sq ft}$

A ZBA Special Permit is required to allow 600 sq ft of Total Living Area in addition to the allowable Total Living Area on the property without a Special Permit.

MAP II
PARCEL 24.1

100 YEAR FLOOD EL. 110
(ZONE AE) (FROM F.E.M.A. F.I.R.M.
MAP REVISED JULY 20, 2016)

TOP OF COASTAL BANK
(8-24-2020)

TOP OF COASTAL BANK

BOTTOM OF BANK
(8-24-2020)

Town Cove

EDGE OF POND

TOP OF COASTAL BANK

EDGE OF WETLANDS

EXISTING DECK AND STAIRS
TO BE REMOVED
PROPOSED DECK AND STAIRS
EXISTING GUEST HOUSE
TO BE REBUILT ON
SAME FOOTPRINT
PROPOSED
SOUNDPROOF POOL
EQUIPMENT SHED
PROPOSED POOL
FENCE (TYP.)

VIEW CHANNEL
FROM KITCHEN/
FAMILY ROOM

PROPOSED POOL
HOUSE (6'x12')

PROPOSED POOL
(20'x45')

PROPOSED POOL
ENCLOSURE WALL

PROPOSED 8'
WIDE, 4' DEEP
DRAINAGE PIT

100'
SHORE ZONE SETBACK

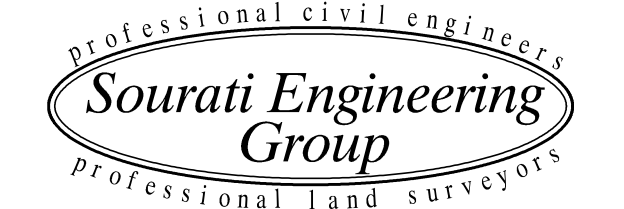
100'
SHORE ZONE SETBACK

Cobbs Hill Road
377'

10' EASEMENT
77'

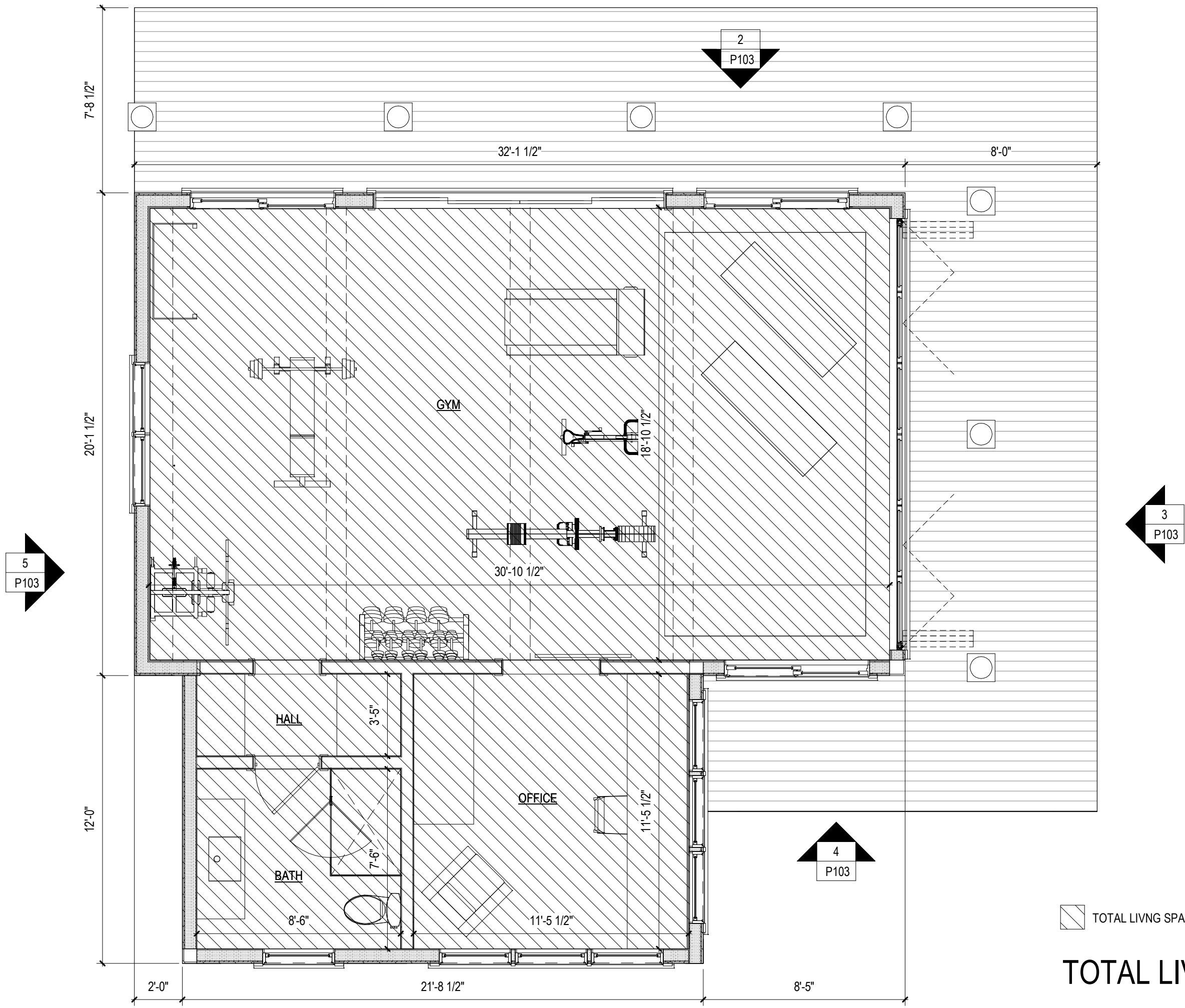
MAP II
PARCEL 26.1

Zoning Board of Appeals Site Plan
in
Chilmark, Massachusetts
Assessor Parcel 11-25.1
prepared for
Joan & James E. Hartley
Scale 1"=30' August 26, 2021



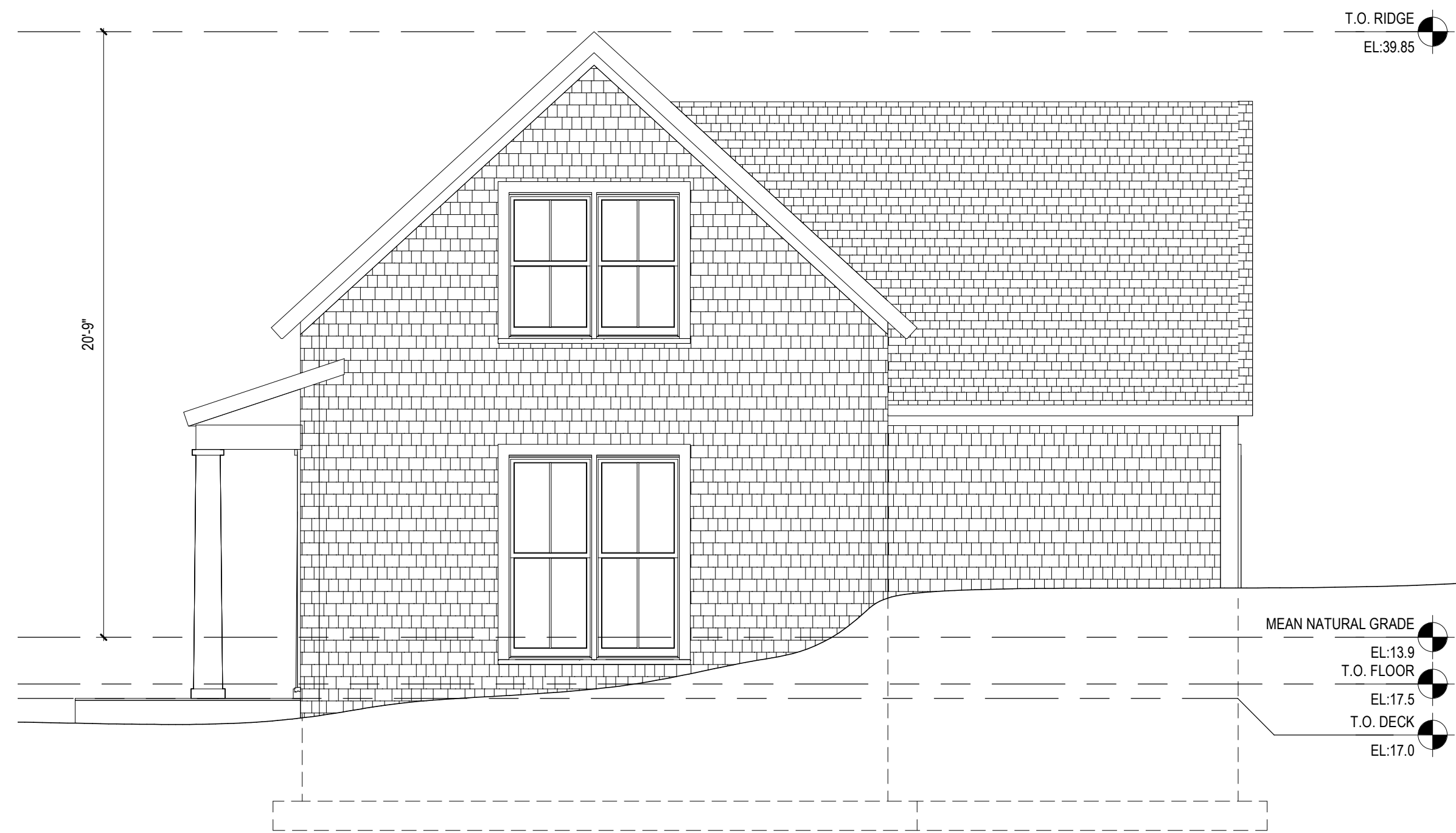
P.O. Box 4458
107 Beach Road, Suite 202
Vineyard Haven, MA 02568
Phone (508) 693-9933 Fax (508) 693-4933

NOTES:
1. LOT AREA: 8.31 ACRES.
2. DATUM: NAVD 1988.
3. REFER TO LANDSCAPE ARCHITECTS PLANS FOR
DETAILS AND ADDITIONAL INFORMATION -
MATTHEW CUNNINGHAM LANDSCAPE DESIGN LLC.



 TOTAL LIVING SPACE

TOTAL LIVING SPACE: 828 SF



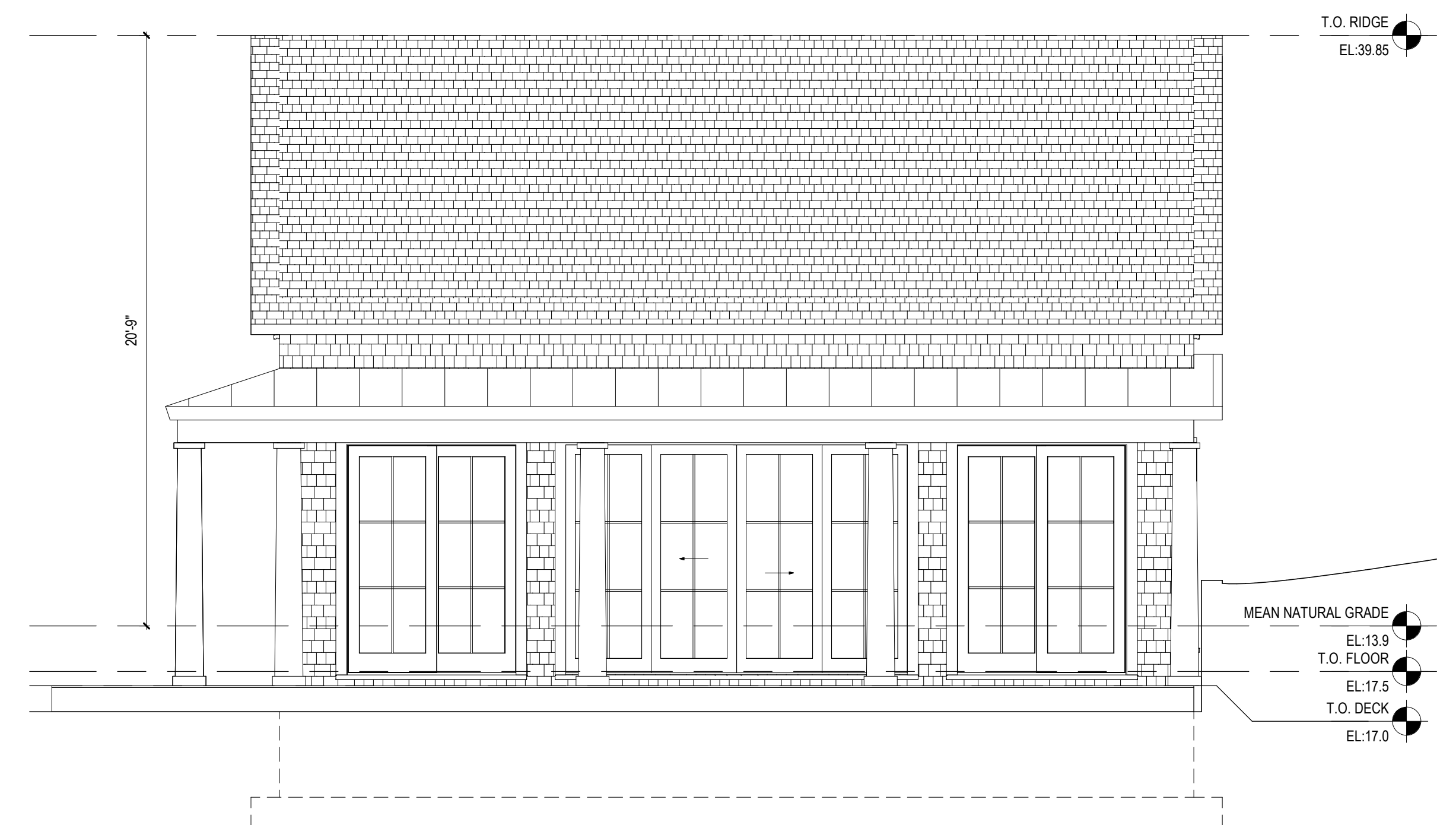
5 POOL HOUSE/GYM WEST ELEVATION
SCALE: 1/4" = 1'-0"



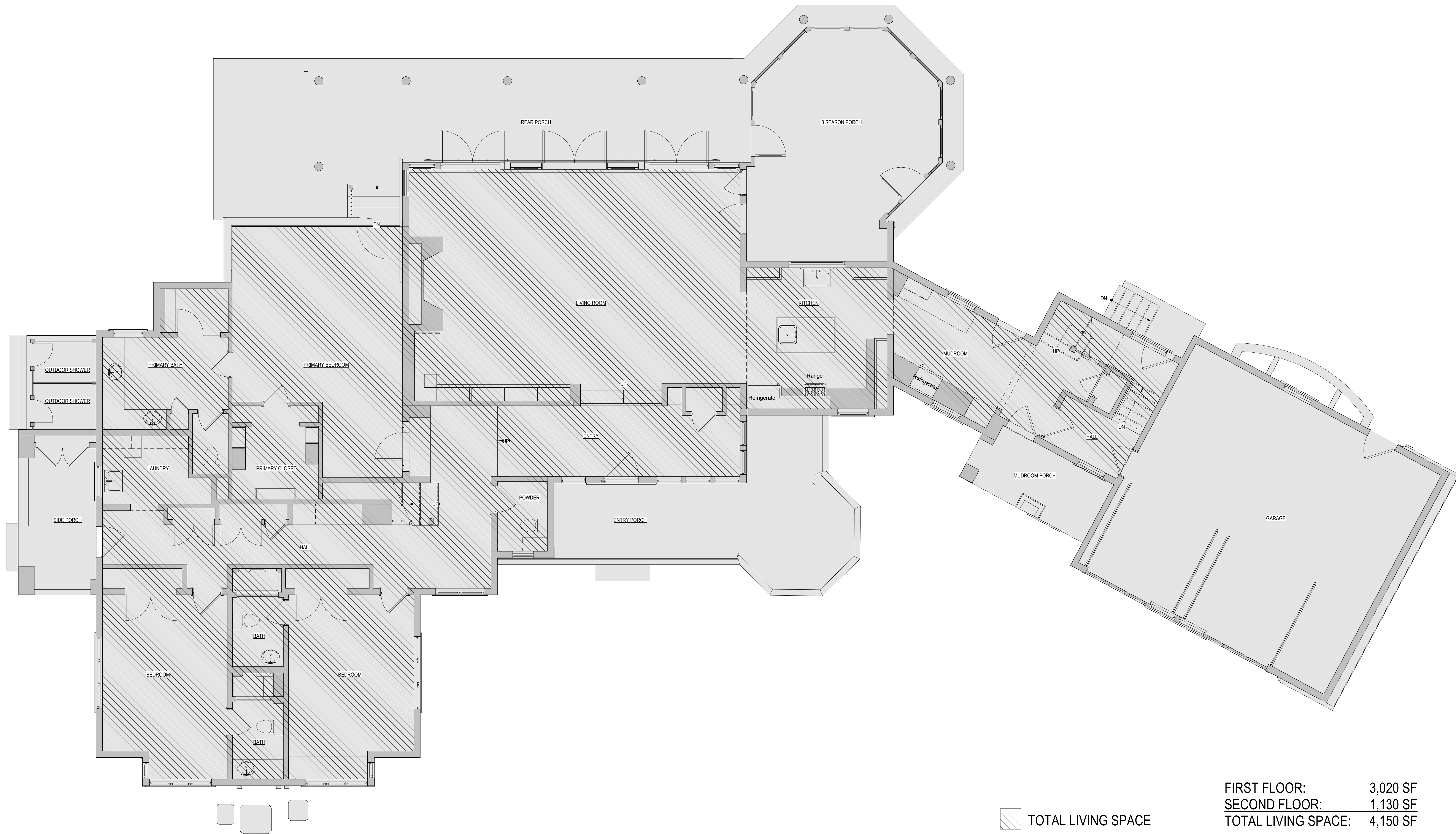
4 POOL HOUSE/GYM NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 POOL HOUSE/GYM EAST ELEVATION
SCALE: 1/4" = 1'-0"



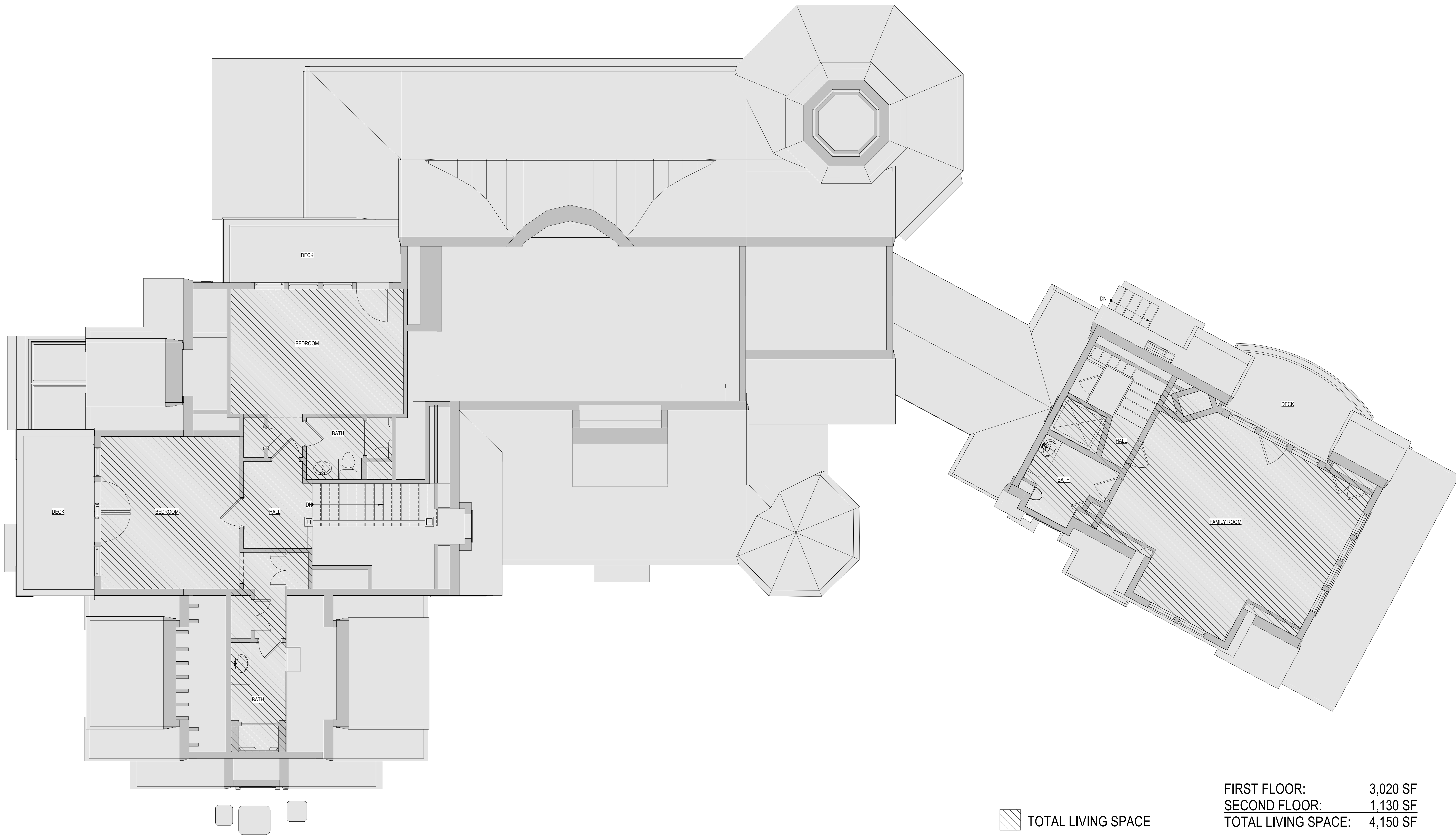
2 POOL HOUSE/GYM SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



72 Cobbs Hill Rd
 Project Address
 1/4" = 1'-0"

MAIN HOUSE FIRST FLOOR PLAN

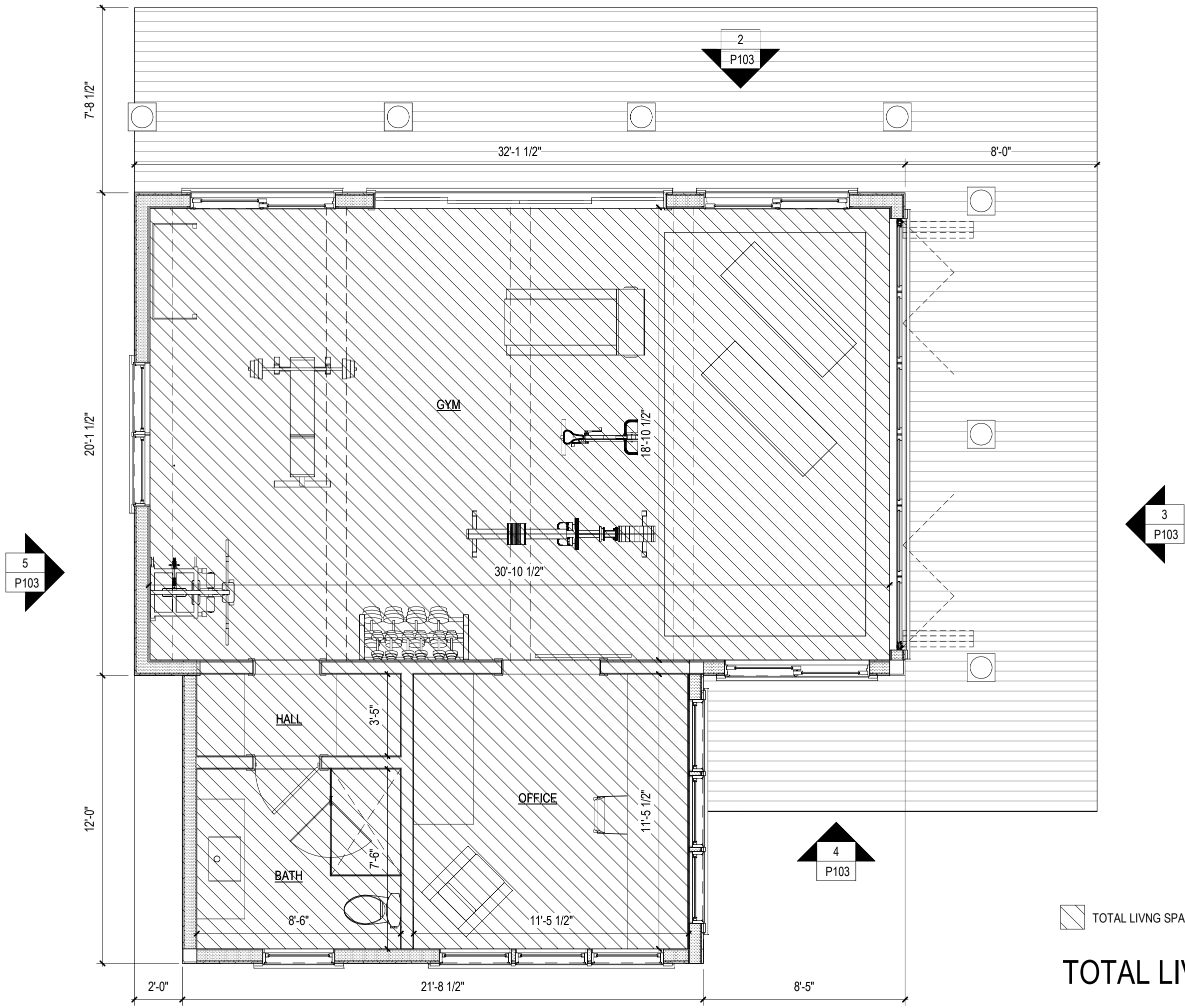
08/27/2021



72 Cobbs Hill Rd
 Project Address
 1/4" = 1'-0"

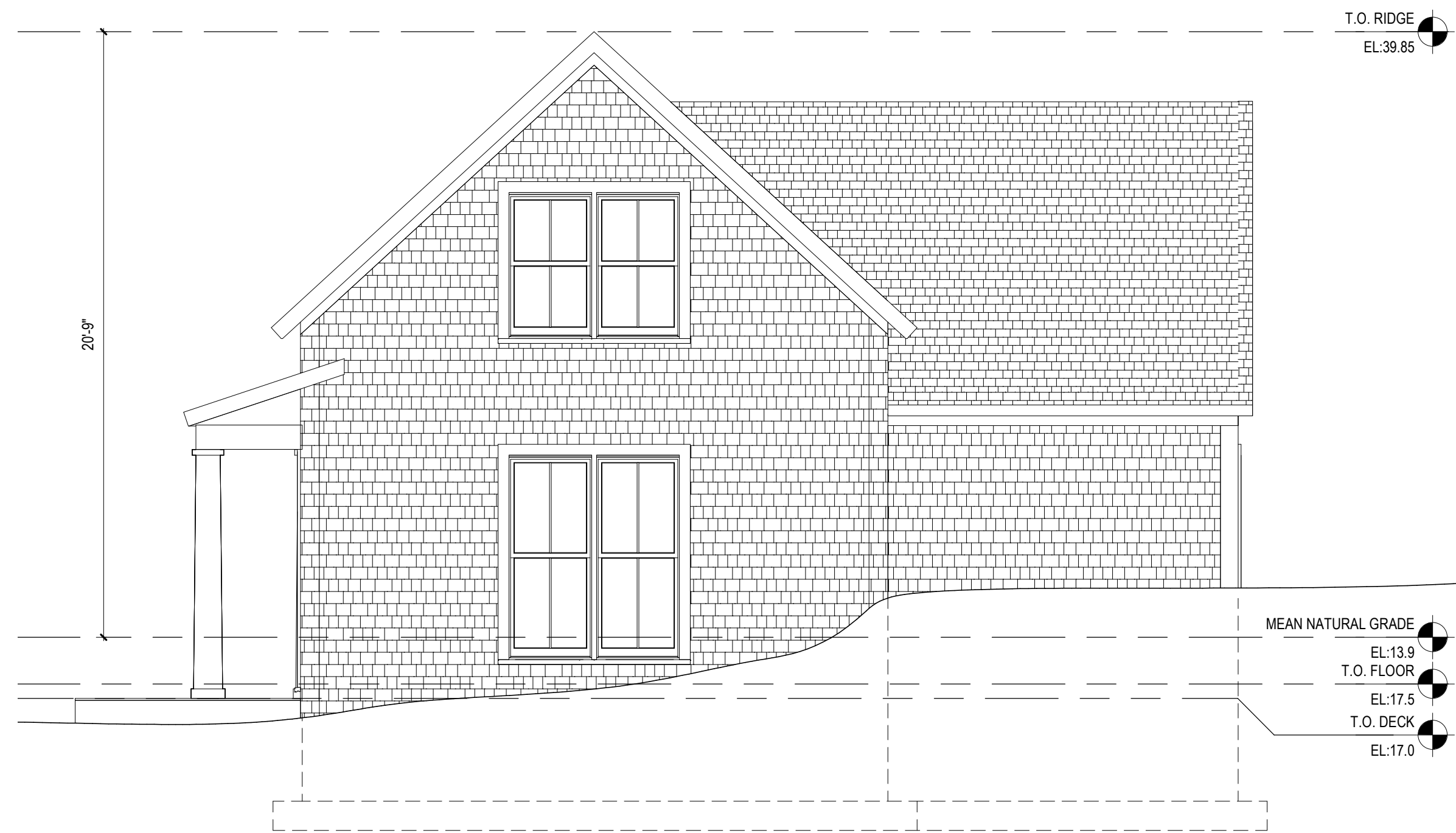
MAIN HOUSE SECOND FLOOR PLAN

08/27/2021



 TOTAL LIVING SPACE

TOTAL LIVING SPACE: 828 SF



5 POOL HOUSE/GYM WEST ELEVATION
SCALE: 1/4" = 1'-0"



4 POOL HOUSE/GYM NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 POOL HOUSE/GYM EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 POOL HOUSE/GYM SOUTH ELEVATION
SCALE: 1/4" = 1'-0"