



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 25, 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 4.2A, Section 3

at the premises owned by (Owner of Record) Joan & 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 an in-ground swimming pool, and pool equipment shed with associated utilities.

The pool will be located in the Inland Zone of the Coastal District.

Petitioner George Sourati

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

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 26, 2021

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

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

Dear Board Members,

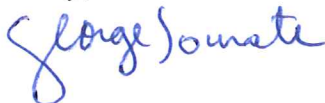
Below is an outline addressing our compliance with the applicable subsections in Article 4.2A, Section 3 of the Chilmark Zoning Bylaw for Pool/Tennis Court:

- a. Permitting and Enforcement:** A petition for a Special Permit has been submitted to the Zoning Board of Appeals.
- b. Application:** The owner has owned the subject property and existing dwelling since October 28, 2016, complying with the two year ownership requirement of the principle dwelling before applying for a swimming pool Special Permit. See property deeds Book 1419 Page 355, Book 1584 Page 740 and Book 1586 Page 855.
- c. Use:** The proposed swimming pool will only be used by the residents of the principal dwelling and their guests.
- d. Setbacks:** The pool will be located 98' from the southern property line.
- e. Enclosure:** A pool enclosure (a pool fence and retaining wall with a smooth finish) in compliance with the Mass. State Building Code, including self-closing, self-locking 4' gates will be installed. The pool will be fully enclosed by a 4' fence and 4' high retaining wall as shown on the submitted Plans prepared by Matthew Cunningham Landscape Design, LLC.
- f. Location:** The swimming pool will not be visible from a public way. The pool equipment will be contained in a 10' x 6' above-ground, soundproofed pool equipment shed behind the Guest House and 170' from the southern property line.

- g. A clear line of site from the principal dwelling to the swimming pool, as shown on the Site Plan, is proposed.
- h. **Covers:** The swimming pool will be equipped with a winter safety cover.
- i. **Energy Use:** The swimming pool will be heated using 100% renewable energy from a public utility company. A contract between the owner and the utility company will be provided to the Zoning Board of Appeals.
- j. **Light:** There will be three LED, submerged lights installed in the pool.
- k. **Noise:** Swimming pool equipment will be contained in a proposed 10' x 6', above-ground, soundproof pool equipment shed and will conform to Chilmark Zoning Bylaw Article 5, Section 5.9. The pool equipment shed will be located 170'± from the closest property line.
- l. **Screening and Landscaping:** Native, non-invasive vegetative screening will be planted south of the pool and will be perpetually maintained for the life of the pool. The views from the house to the pool will be maintained and not planted. Areas within 4' of the pool fence will only be planted with grasses and low plantings.
- m. **Fire Protection:** An accessible and functional standpipe will be placed and operated at a location approved by the Chilmark Fire Chief.
- n. **Initial Filling:** The swimming pool will be filled from an off-site source and will not occur until the fence enclosure is constructed.
- o. **Drainage:** When required, the pool will be drained only after all potentially hazardous chemicals in the water have been significantly reduced and properly tested. The work will be completed by an experienced, local pool company.

Please refer to the attached Site Plan for additional information.

Sincerely,



George Sourati, P.E.
Sourati Engineering Group LLC

MAP 11
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

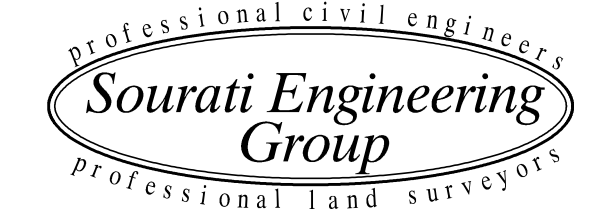
Cobbs Hill Road
377'

10' EASEMENT
77'

MAP 11
PARCEL 26.1

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.

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



Town Cove

bottom of bank

100 year flood zone

100 year flood zone

VIEW CONE
FROM KITCHEN / FAMILY
ROOM

existing drive

garage

residence

cutting garden

patio

outdoor shower

dock

APPROX. L.O.W.

sound-proof pool
equipment enclosure

guest house

proposed
pool house / gym

pool 20' X 45'

SWALE TO REDIRECT WATER

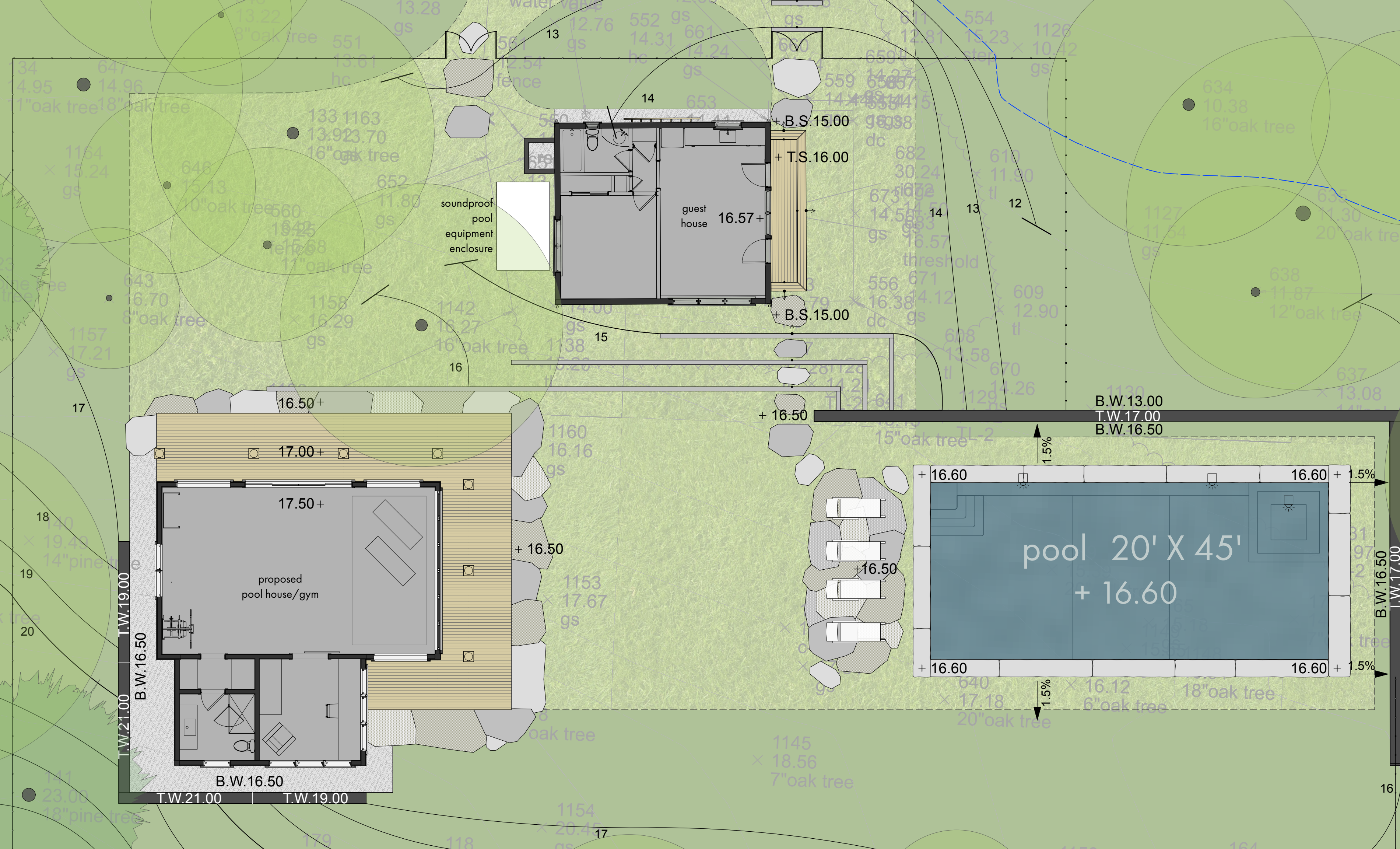
APPROX. L.O.W.

MATTHEW CUNNINGHAM LANDSCAPE DESIGN LLC
matthew-cunningham.com

HARTLEY RESIDENCE
72 COBBS HILL ROAD, CHILMARK MA
POOL GARDEN - PLAN
AUGUST 2021
SCALE: 1/16" = 1'-0"

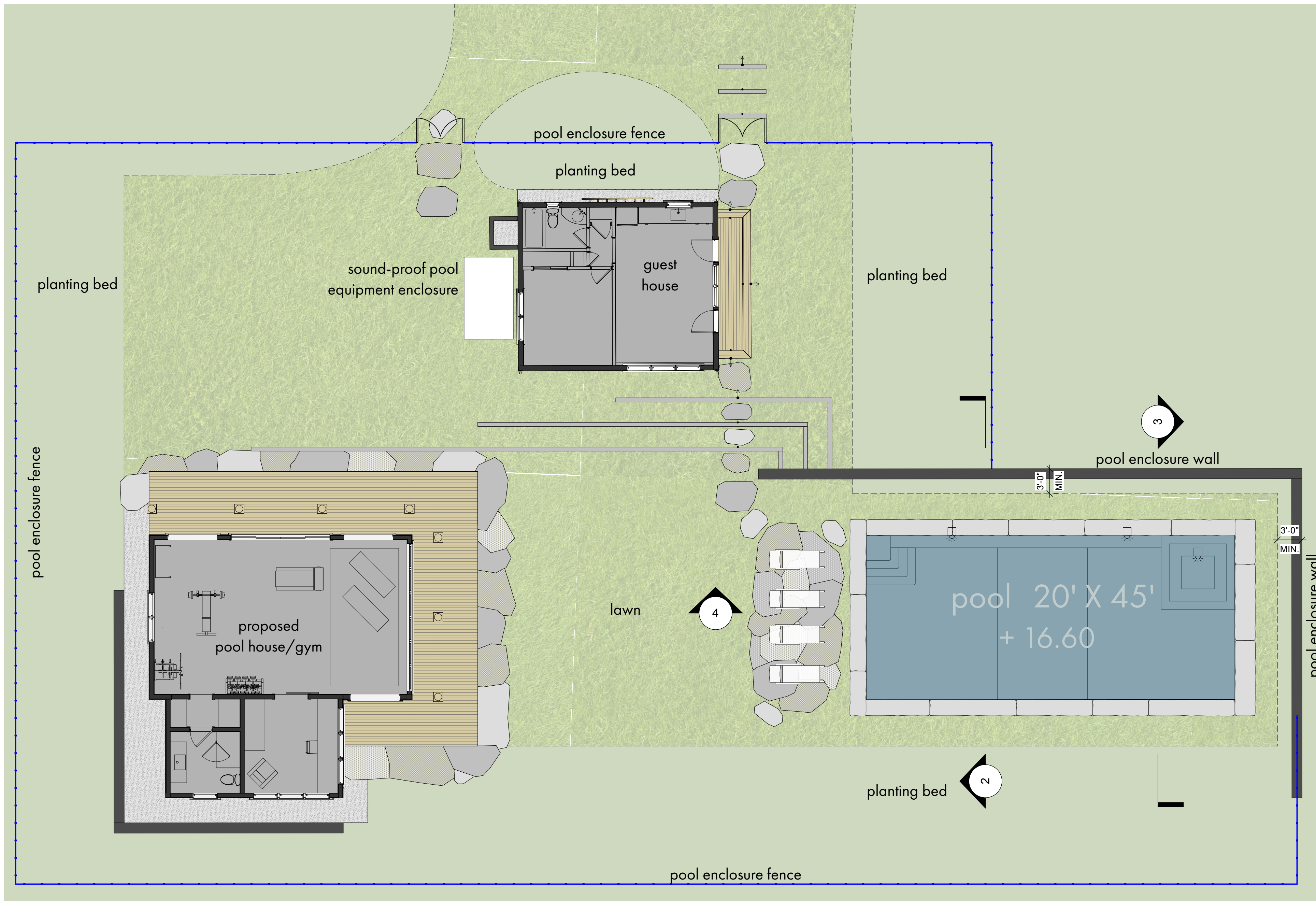
0' 20' 40' 60' 80'

100 year flood zone

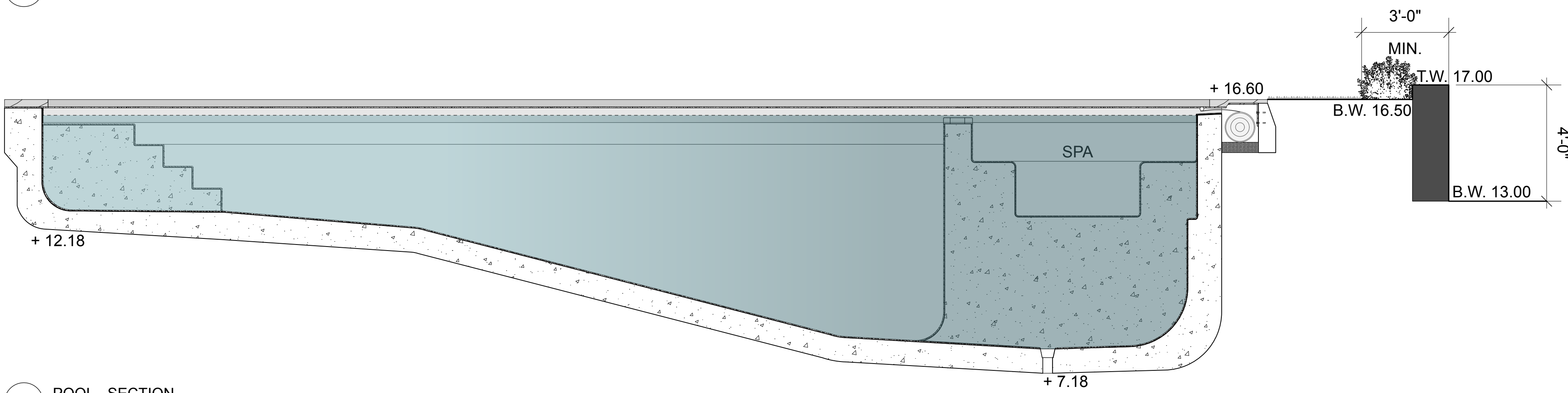


HARTLEY RESIDENCE
 72 COBBS HILL ROAD, CHILMARK MA
POOL GARDEN - MASTERPLAN
 AUGUST 2021
 SCALE: 1/8" = 1'-0"

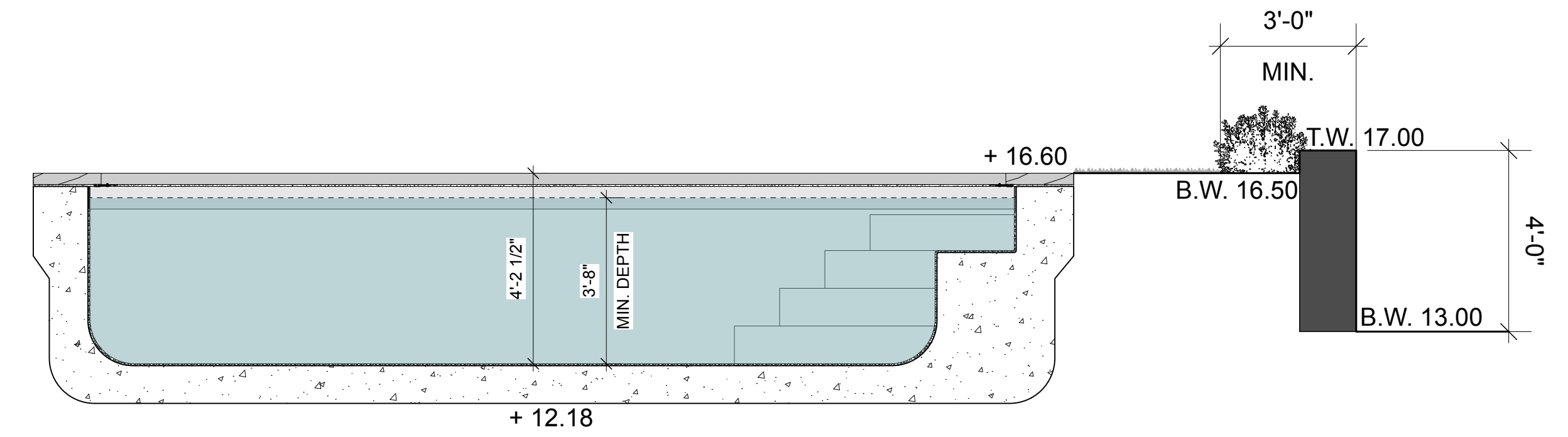
MATTHEW CUNNINGHAM LANDSCAPE DESIGN LLC
 matthew-cunningham.com



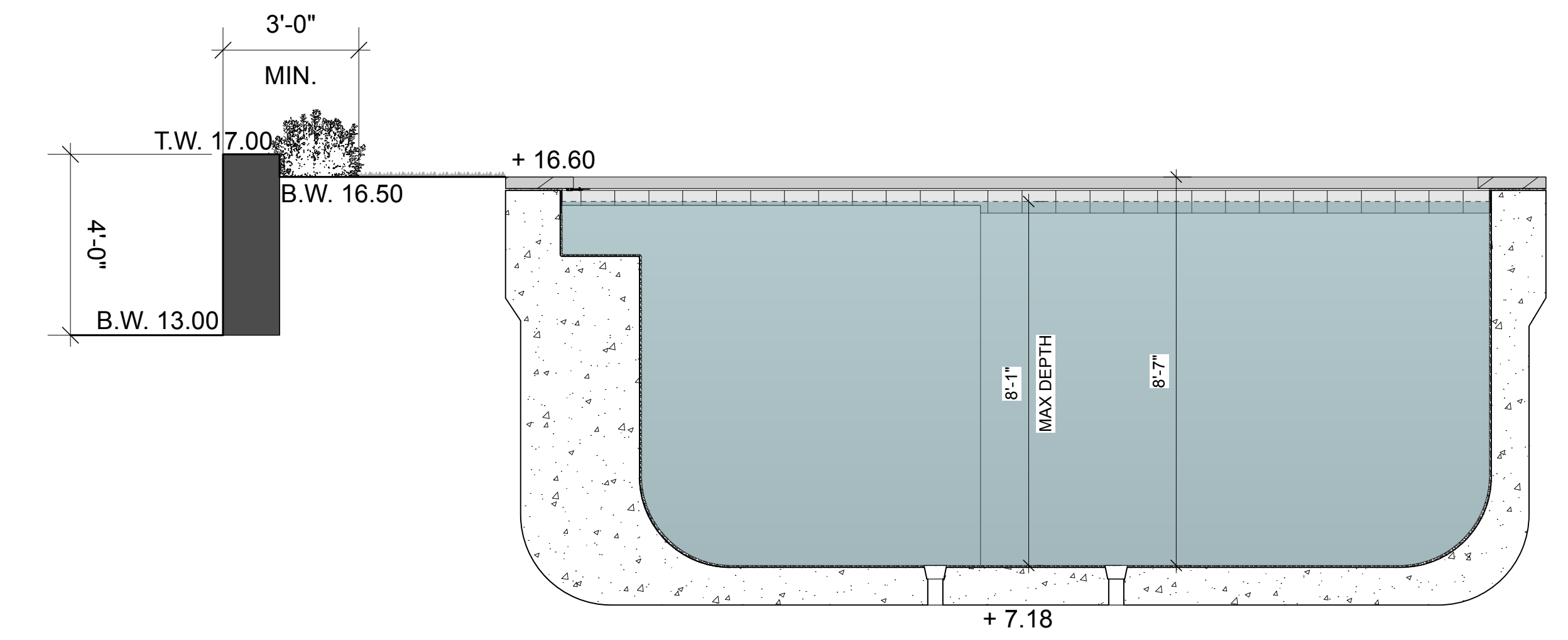
1 POOL GARDEN - ENLARGEMENT PLAN
Scale: 1/8" = 1'-0"



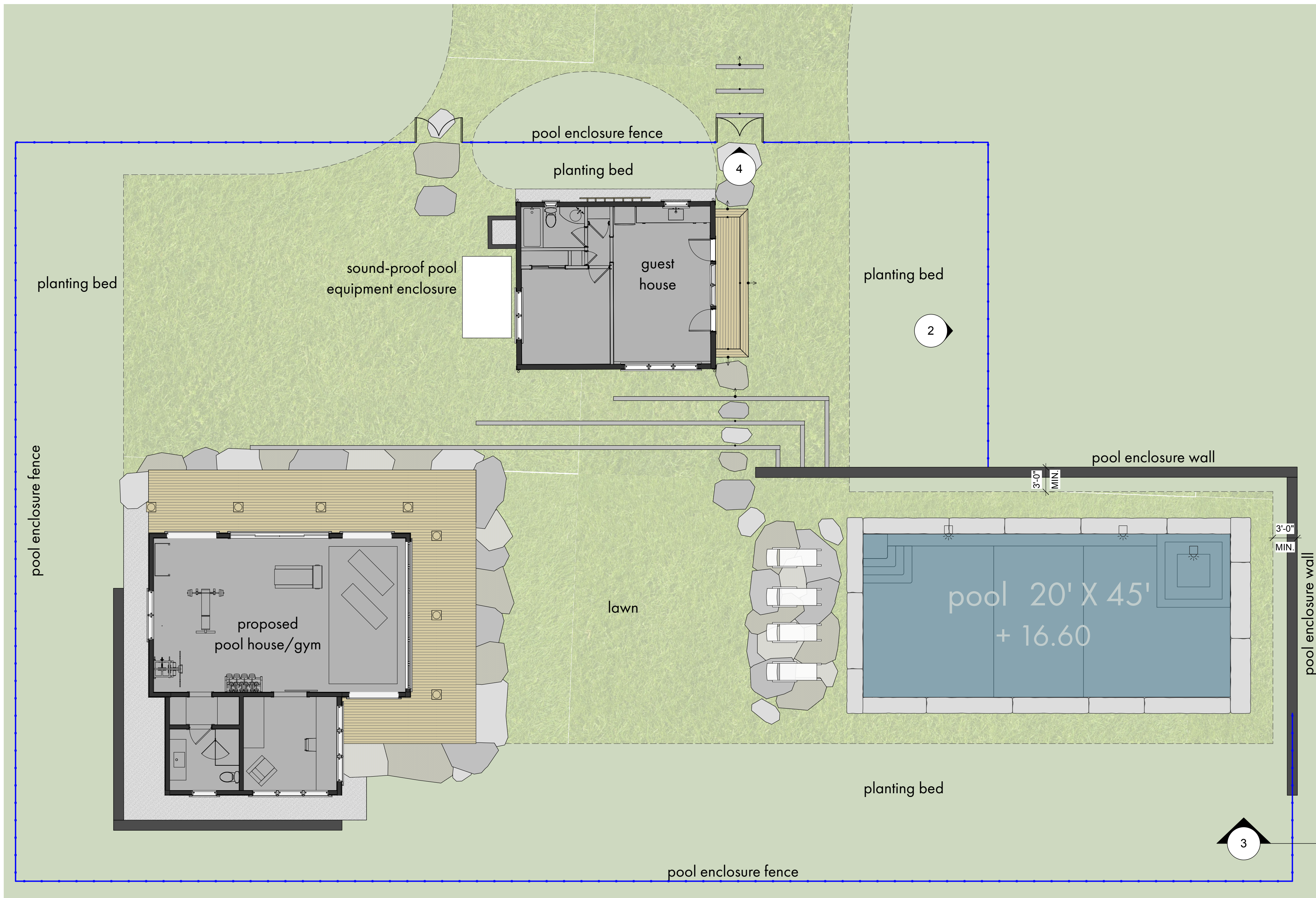
4 POOL - SECTION
Scale: 3/8" = 1'-0"



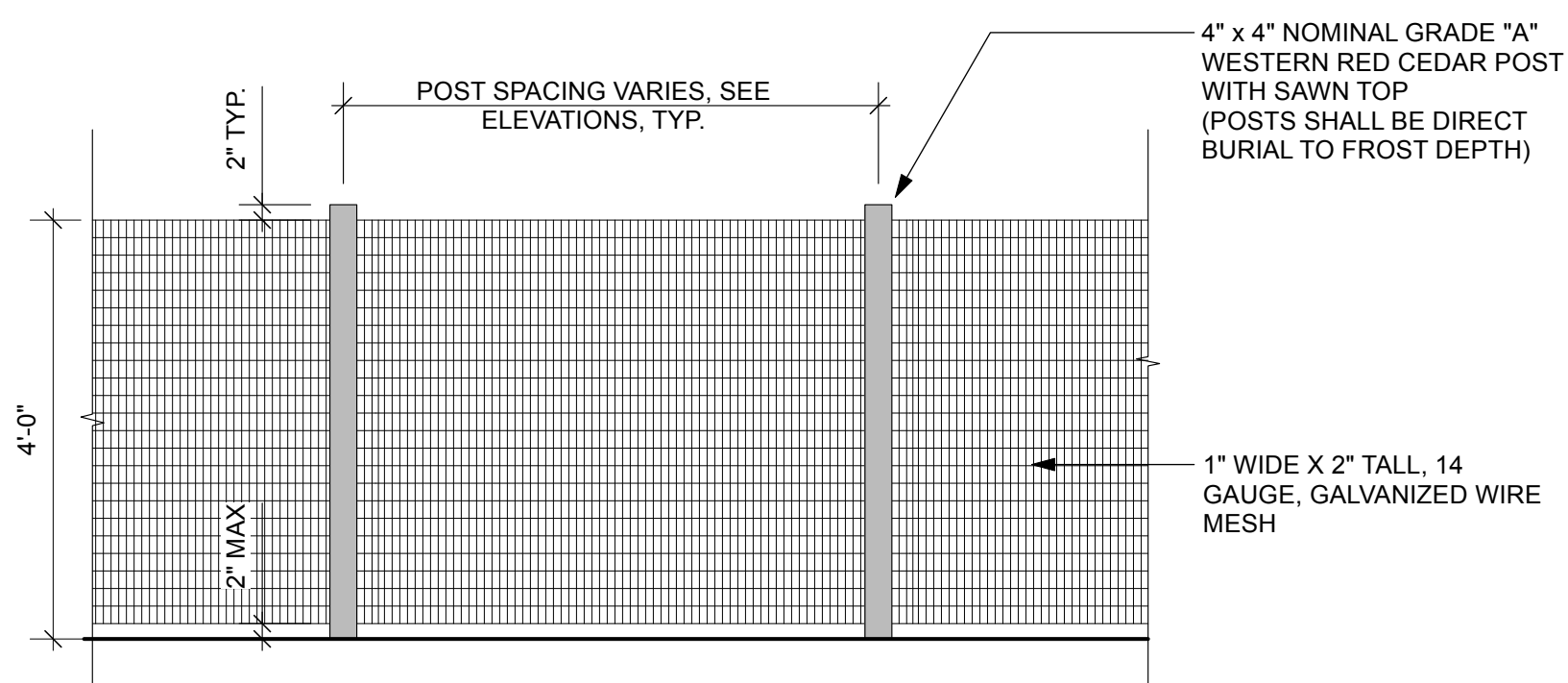
2 SHALLOW END - SECTION
Scale: 3/8" = 1'-0"



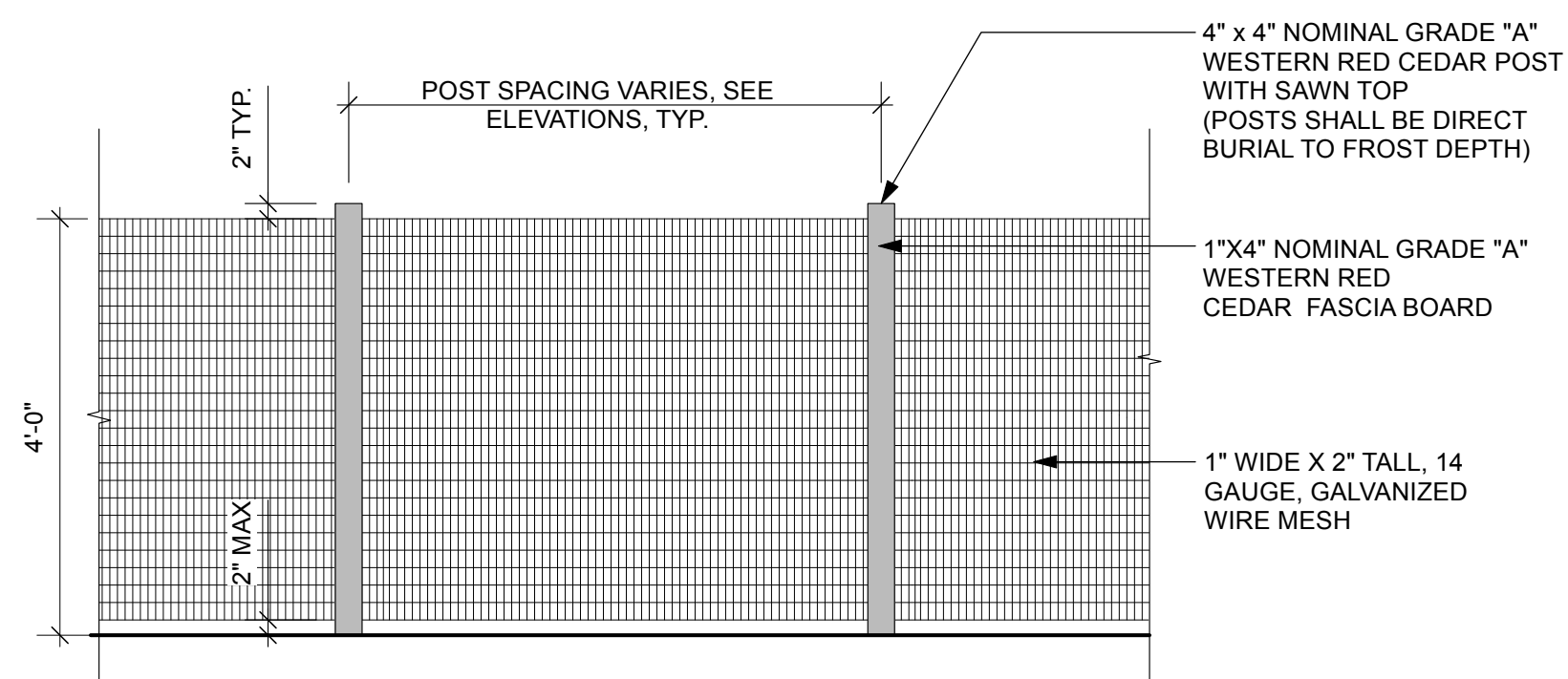
3 DEEP END - SECTION
Scale: 3/8" = 1'-0"



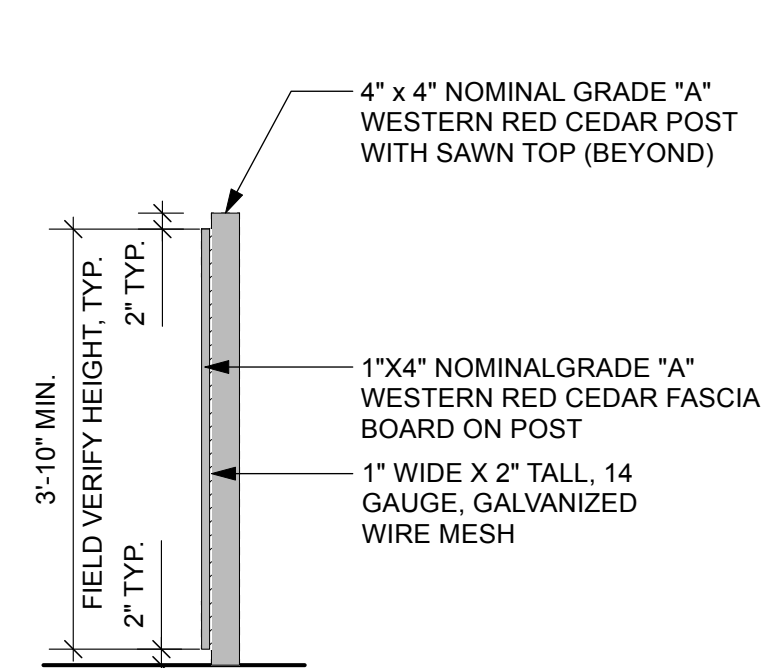
1 POOL GARDEN - ENLARGEMENT PLAN
Scale: 1/8" = 1'-0"



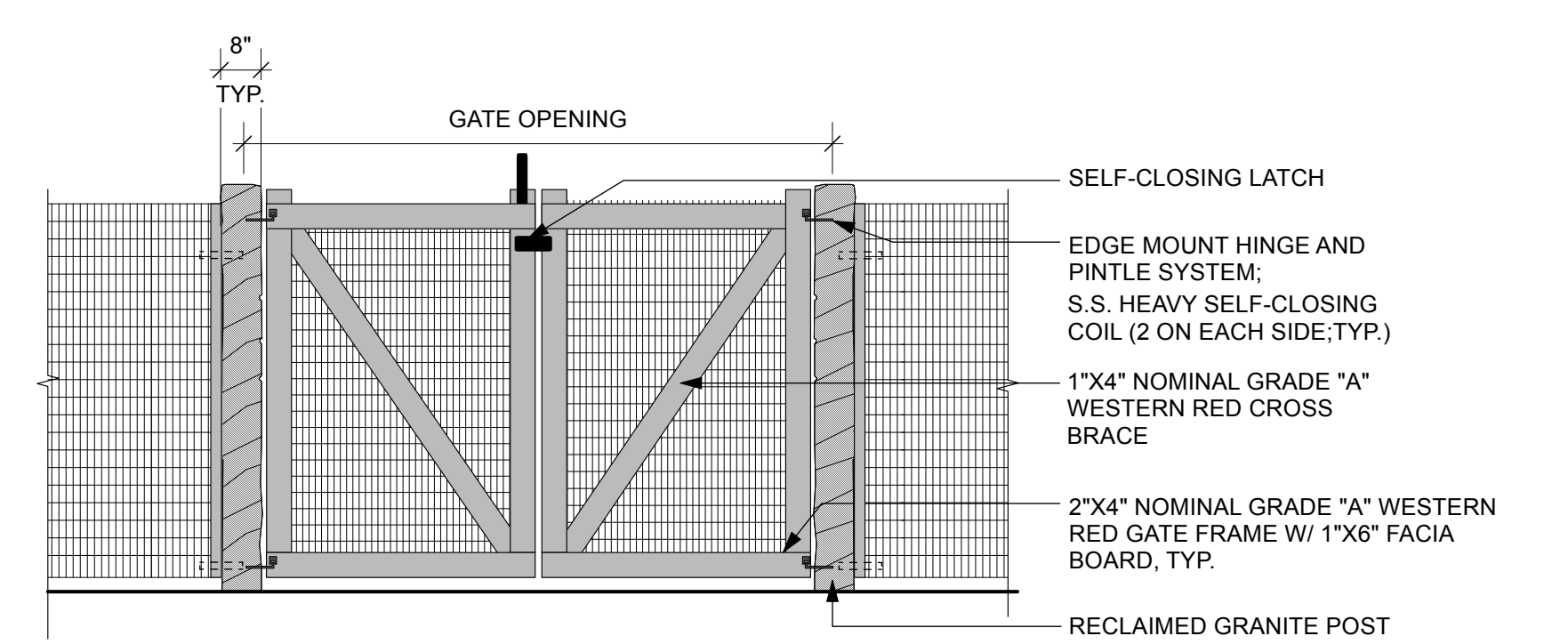
FRONT



BACK



3 POOL ENCLOSURE FENCE POST; TYP.
Scale: 1/2" = 1'-0"



4 POOL ENCLOSURE GATE; TYP.
Scale: 1/2" = 1'-0"

2 POOL ENCLOSURE FENCE; TYP.
Scale: 1/2" = 1'-0"