



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

March 9, 2022

*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) Will & Michelle Nan Kim Seward*

*at 69 Cobbs Hill Road (street address),*

*Assessor's parcel MAP 11 LOT 25.3*

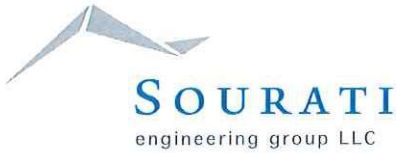
*In the following respect or any limitation, extension, change, alteration or modification of use, or method of use as may at hearing appear as necessary or proper in the premises.*

*State Briefly Reasons for Special Permit*

The project consists of the construction of an in-ground swimming pool with spa, a pool cabana with an outside kitchen and a pool equipment shed with associated utilities. Please refer to the attached Site Plan for details.

*George Sourati*  
Petitioner \_\_\_\_\_  
George Sourati, Representative  
PO Box 4458, 107 Beach Road,  
Address Vineyard Haven, MA 02568

Telephone Number 508-693-9933



[www.souratigroup.com](http://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

March 9, 2022

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

RE: **Will & Michelle Nan Kim Seward**  
**Application for a Special Permit**  
**Assessor's Map 11, Parcel 25.3**  
**69 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 Pools:

- 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 July 6, 2016, complying with the two-year ownership requirement of the principle dwelling before applying for a swimming pool Special Permit. See property deed Book 1419 Page 348.
- c. Use:** The proposed pool and spa will only be used by the residents of the principal dwelling and their guests.
- d. Setbacks:** The pool and spa will be located 67'± from the east property line and 282'± from the south property line.
- e. Enclosure:** A pool enclosure in compliance with the Mass. State Building Code, including two self-closing, self-locking gates will be installed. The pool and spa will be fully enclosed by a 4' clear glass pool enclosure as shown on the submitted Plans prepared by Turkel Design, LLC.

- f. Location:** The pool and spa will not be visible from a public way. The closest edge of the pool and spa will be located 67'± from the east property line and 282'± from the south property line. The pool equipment will be contained in an above-ground, sound-proofed section of the pool cabana. The closest edge of the pool cabana will be located 53'± from the east property line.  
The pool cabana is an open pavilion which allows a clear line of site from the house to the pool through the open pool cabana. A 4' clear glass pool enclosure fence is proposed.
- g. Covers:** The pool and spa will be equipped with a winter safety cover.
- h. Energy Use:** The pool and spa will be heated by an electric heat pump 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.
- i. Light:** There will be twelve LED, submerged lights installed in the pool and spa.
- j. Noise:** Pool equipment will be contained in an above-ground, sound-proofed section of the proposed pool cabana and will conform to Chilmark Zoning Bylaw Article 5, Section 5.9. The proposed pool and spa will be located 203'± from the closest neighboring home to the east and 358'± from the closest neighboring home to the south.
- k. Screening and Landscaping:** There will be a line of (30) 8' arborvitae green giants every 7' between the proposed pool cabana and the abutting property to the east. The views from the house to the pool and spa will be maintained and not planted. Areas within 4' of the clear glass pool enclosure will only be planted with grasses.
- l. Fire Protection:** An accessible and functional standpipe will be placed and operated at a location to be approved by the Chilmark Fire Chief.
- m. Initial Filling:** The pool and spa will be filled from an off-site source and will not occur until the pool enclosure is constructed.
- n. Drainage:** When required, the pool and spa will be drained into an existing drainage pit north of the proposed pool and spa 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

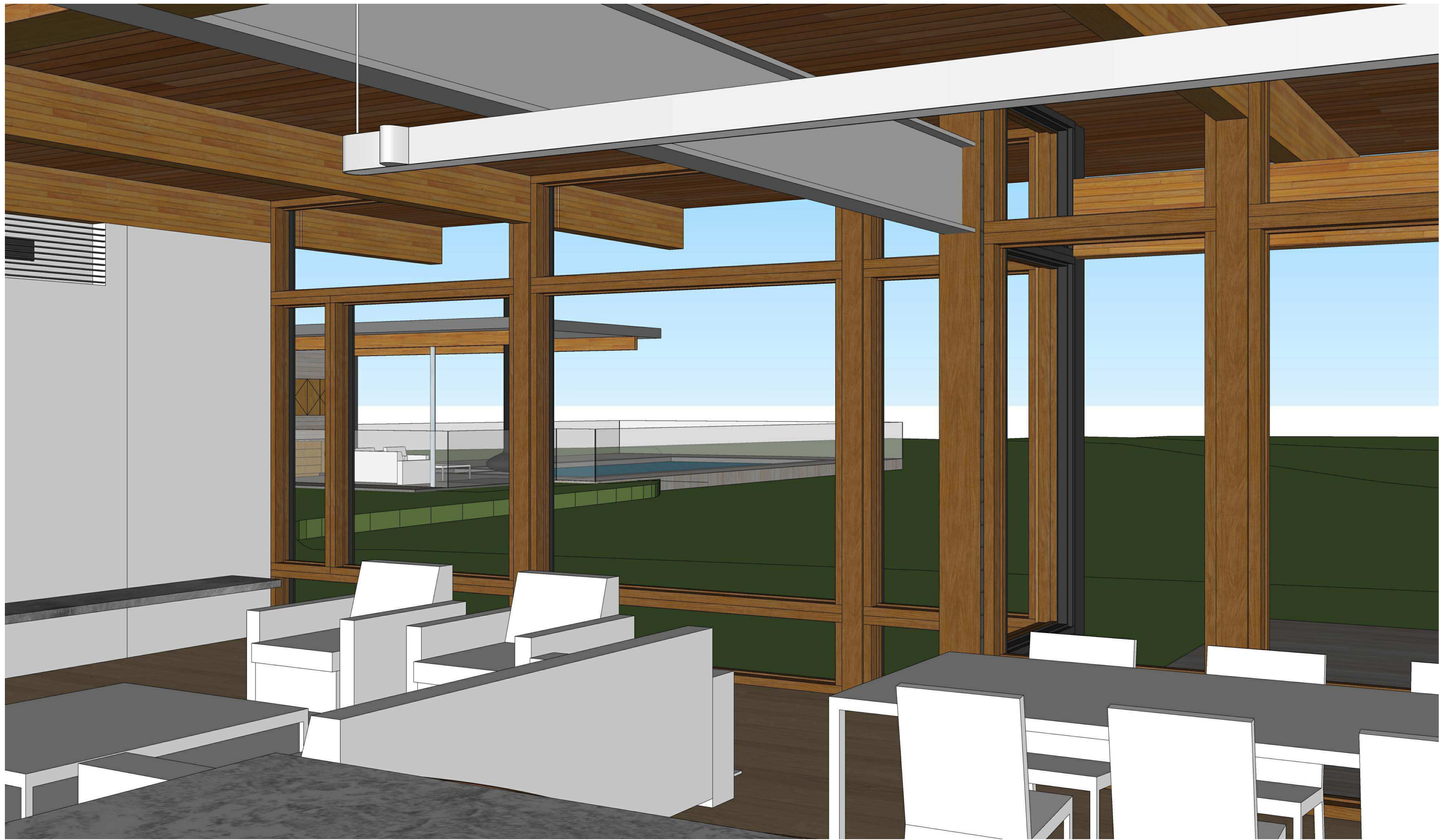
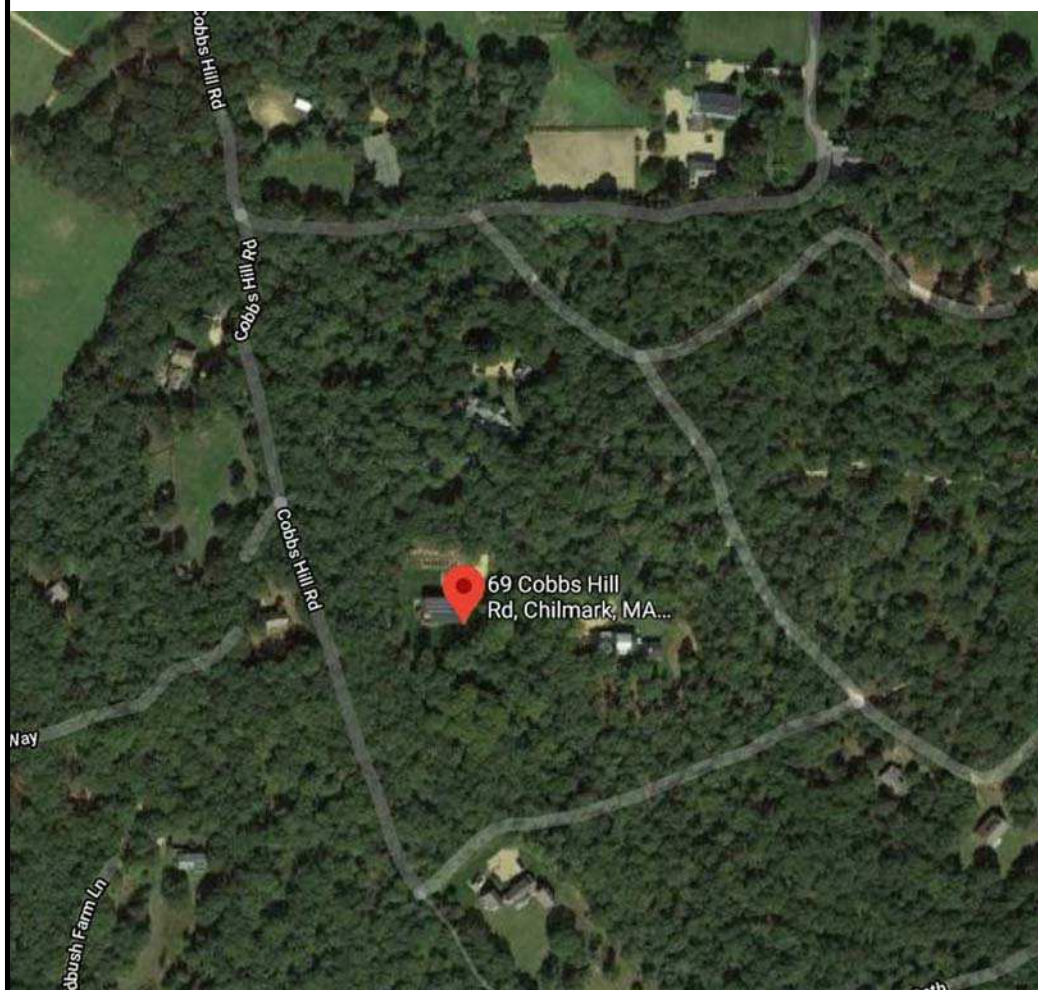


**PROJECT DATA:**

<b>LOCATION:</b> 69 COBBS HILL ROAD, CHILMARK, MA 02535		
<b>LEGAL DESCRIPTION:</b>		
<b>LOT ZONE:</b> AGRICULTURAL - RESIDENTIAL DISTRICT I		
<b>GROSS LOT AREA:</b> 5.3 ACRE (230,868 SQ FT)		
<b>FLOOR AREA CALCULATIONS:</b>		
	<b>PROPOSED</b>	
<b>POOL CABANA:</b>	29 SQ FT	
<b>EXISTING HOUSE:</b>	3,002 SQ FT	
<b>TOTAL FLOOR AREA:</b> 3,031 SQ FT		
<b>TOTAL FLOOR AREA ALLOWED:</b> 4,075 SQ FT		
<b>SETBACKS:</b>	<b>ALLOWED</b>	<b>PROPOSED</b>
FRONT:	50' - 0"	
REAR:	100' - 0"	
LEFT SIDE:	50' - 0"	
RIGHT SIDE:	50' - 0"	
<b>HEIGHT LIMIT:</b>	<b>ALLOWED</b>	<b>PROPOSED</b>
	13' - 0"	12' - 2 1/4"

<b>APPLICABLE CODES</b>
2015 INTERNATIONAL BUILDING CODE (IBC) 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) 2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC) 2015 INTERNATIONAL MECHANICAL CODE (IMC) 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2015 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISFSC) 2015 PORTIONS OF THE INTERNATIONAL FIRE CODE (IFC) CMR 780, 9th EDITION CURRENT ZONING BY-LAWS OF CHILMARK, MA

**VICINITY MAP**



VIEW STUDY - FROM MAIN HOUSE DINING ROOM

CLIENT HAS REVIEWED AND APPROVED THESE PLANS (SIGN EACH SHEET)	DATE
CLIENT SIGNATURE	SCALE

DRAWING CREATED 02/03/22	
Revision Schedule	
Number	Date
1	03.09.2022

Revision Schedule	
Number	Date
1	01.19.2022
2	02.07.2022
3	03.09.2022

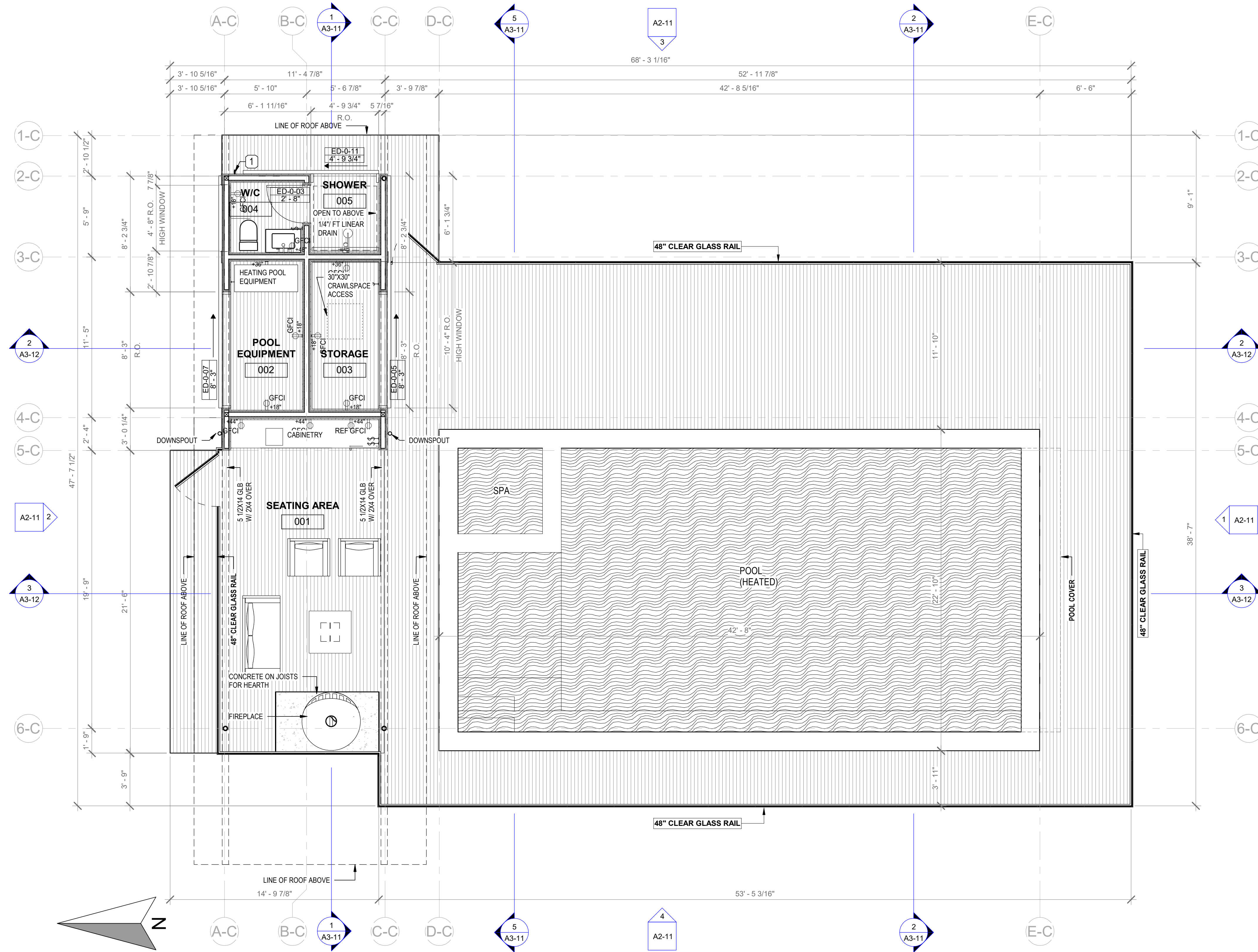
**KEY NOTES:**

1 FROST FREE HOSE BIB (PROVIDED BY BUILDER)

POOL TO BE FULLY VISIBLE FROM MAIN RESIDENCE.  
POOL TO HAVE AUTOMATIC LIGHTING AT NIGHT  
HEATED POOL WITH AUTOMATIC COVER

**MATERIAL LEGEND\_FLOOR PLAN**

	WOOD FLOORING
	TILE
	STONE
	CONCRETE
	EPOXY PAINTED CONCRETE
	WOOD DECKING



1 T.O. FINISHED SLAB CABANA  
1/4" = 1'-0"

Revision Schedule	
Number	Date
1	01.19.2022
2	02.07.2022
3	03.09.2022

MATERIAL LEGEND_ELEVATION	
1	HORIZONTAL WOOD SIDING
2	VERTICAL WOOD SIDING
3	CEMENT BOARD PANELS
4	PAINTED TRIM
5	SCREENED PORCH
6	CONCRETE PARGED FINISH
7	BOARD FORMED CONCRETE
8	STONE
9	CMU
10	TPO ROOFING MEMBRANE

ELEVATION LEGEND	
TE	WINDOW / DOOR WITH TEMPERED GLASS (ALL OTHER WINDOWS TO HAVE ONE PANE TEMPERED PER WUJ)
E	WINDOW MEETS MINIMUM EGRESS DIMENSIONS: >24" CLEAR OPENING HEIGHT >20" CLEAR OPENING WIDTH >5.7 SQ FT CLEAR OPENING AREA <44" HEIGHT MAX. FROM F.F. TO CLEAR OPENING >24" HEIGHT MIN. FROM F.F. TO CLEAR OPENING IF WINDOW OVER 72" FROM GRADE
1	FROST FREE HOSE BIB (PROVIDED BY BUILDER)

EXTERIOR NOTES	
ALL WINDOW UNITS WILL MEET THE CODE REQUIRED DP RATING AND MEET THE REQUIREMENTS OF AAMA / WDMA/CSA 1011.5.2/440	
WINDOWS:	U-VALUE.27 SHGC .35
GLAZED DOORS:	U-VALUE.30 SHGC .35
SOLID DOOR:	U-VALUE.33

