



# ZONING BOARD OF APPEALS

## Town of Chilmark

APP

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

THE COMMONWEALTH OF MASSACHUSETTS

To The Board of Appeals, TOWN OF CHILMARK

Sept. 18, 2023

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, Section 4.2A3

at the premises owned by (Owner of Record) TALIA N. HERMANO + ROBIN A. ATLAS

at 91 GOSNOLDS WAY (street address),

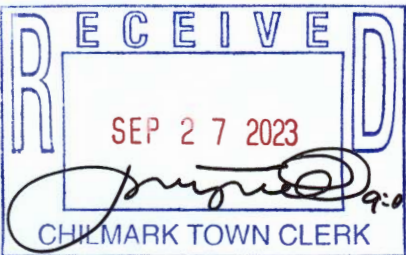
Assessor's parcel MAP 14 LOT 31

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

### State Briefly Reasons for Special Permit

OWNERS DESIRE TO CONSTRUCT A 20'X40' GUNWITE SWIMMING POOL, WITH AUTOMATIC COVER, 4 FOOT HIGH POOL ENCLOSURE, MEETS 50' SETBACK FROM LOT LINES. ALL STRUCTURES HAVE SOLAR POWER. POOL EQUIPMENT WILL BE IN A 10'X10' INSULATED SHED. FIRE CHIEF HAS APPROVED STANDPIPE LOCATION.

THIS IS A RE-APPLICATION. ORIGINAL APPROVAL WAS APRIL 22, 2021; IT HAS NOW Lapsed



Petitioner JOAN L. HUGHES

Address P.O. 99, OAK BLUFFS, MA

Telephone Number 508-423-7842

jhughes@hugheshomebuilders.com

September 18, 2023

To: Zoning Board of Appeals  
Town of Chilmark  
APPLICATION FOR SWIMMING POOL

Talia N. Herman & Robin A. Atlas  
91 Gosnolds Way  
AP 14 - L 31

Application under Article 4, Section 4.2A3

The applicant would like to construct a 20' x 40' sprayed gunnite pool , with an Automatic Cover. It will be located in an enclosure with the required 4 foot high pool fence, independent from the house. The fence and gates will meet all required state & local guidelines.

Town of Chilmark Swimming Pool guidelines:

The location meets the 50' minimum setback distance from each lot line. There is a clear line of site from the main populated rooms of the home to the pool, which will be 20' from the main deck. There will not be any landscaping interfering with the site lines; slope between house deck and pool patio will be vegetated with low native grasses.

The pool is approx. 350' from nearest neighbor's home; the lot is heavily vegetated and will remain so. Landscaping will be added well outside actual pool area to enhance privacy.

The pool will have an automatic safety cover.  
The pool water will be treated by a saline system and heated with an electric air-source heat pump.  
Power used by the pool equipment will be offset by the existing solar array on the house structures.  
The only lighting planned are minimal path down lights and two submerged pool lights.

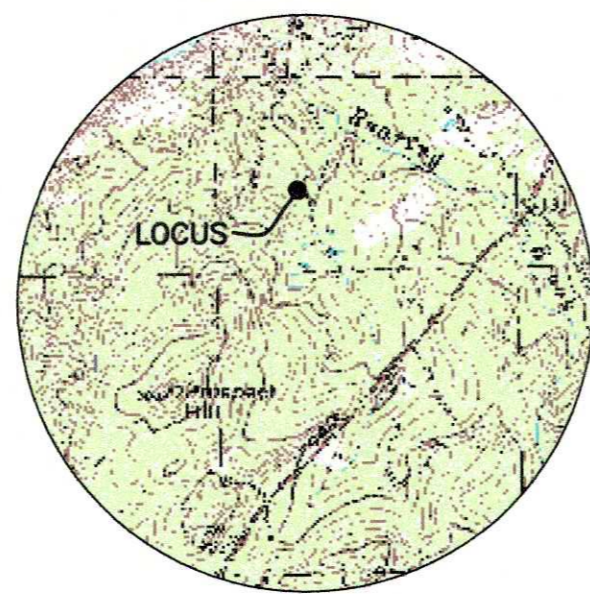
Pool Standpipe will be on maintained access road to main house and pool area.  
Location was determined and approved by Chief Jeremy Bradshaw.

Adjacent to the pool a small, well insulated for sound, wooden pool house will be constructed . The front half of this structure will be for storage of pool furniture, toys, etc. The rear half will be for the installation of the pool filters and mechanical equipment. The pool house will have electricity for the equipment; there will be no plumbing.

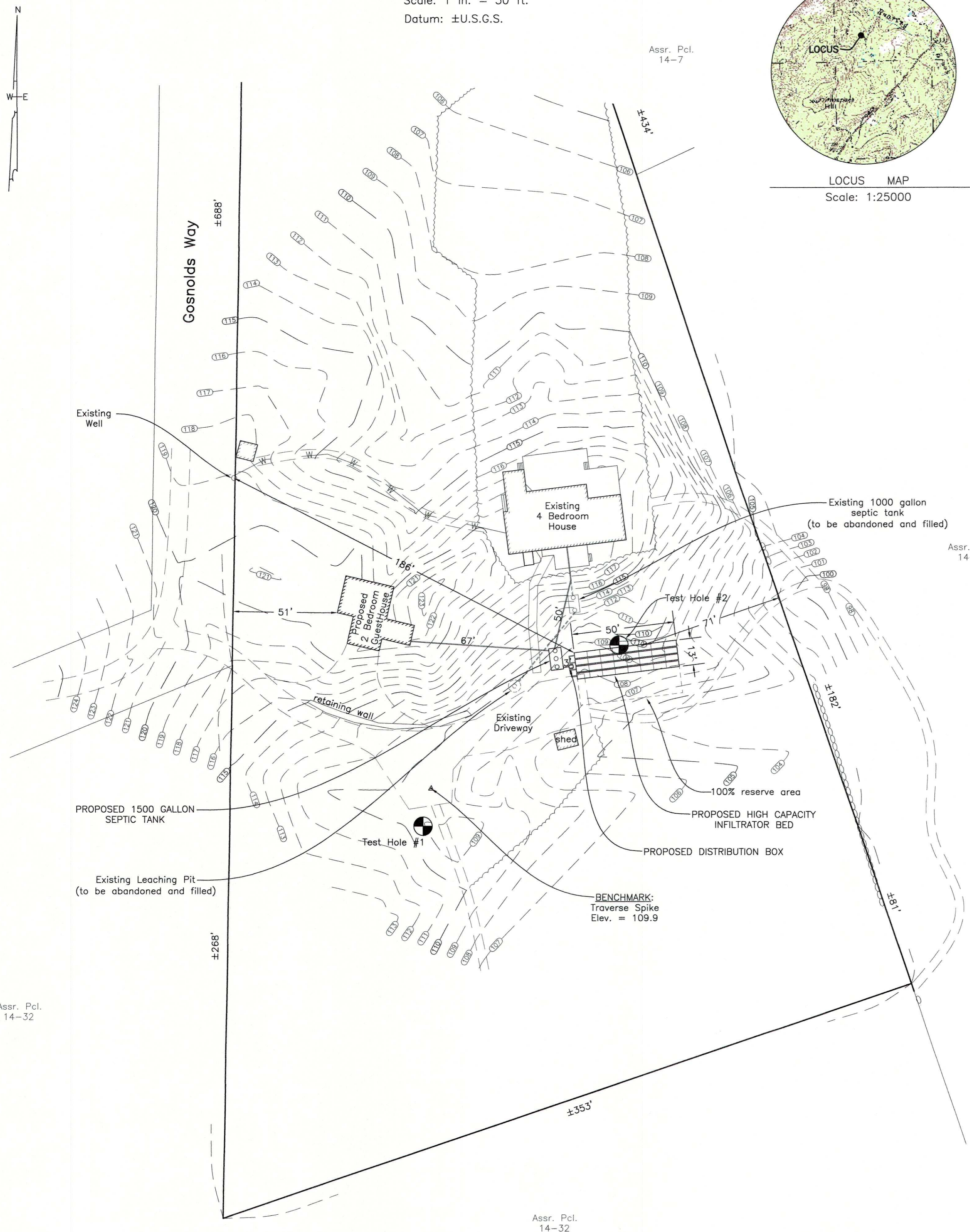
Original Application was approved on April 22, 2021; it has expired.

# Plan

Scale: 1 in. = 30 ft.  
Datum: ±U.S.G.S.



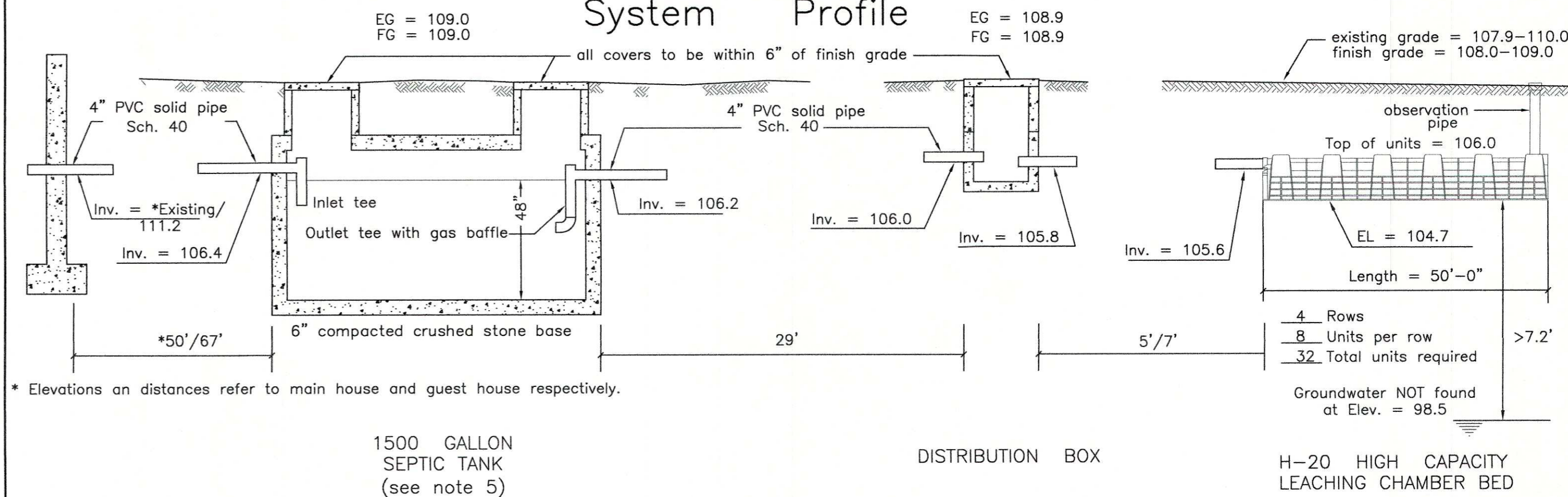
LOCUS MAP  
Scale: 1:25000



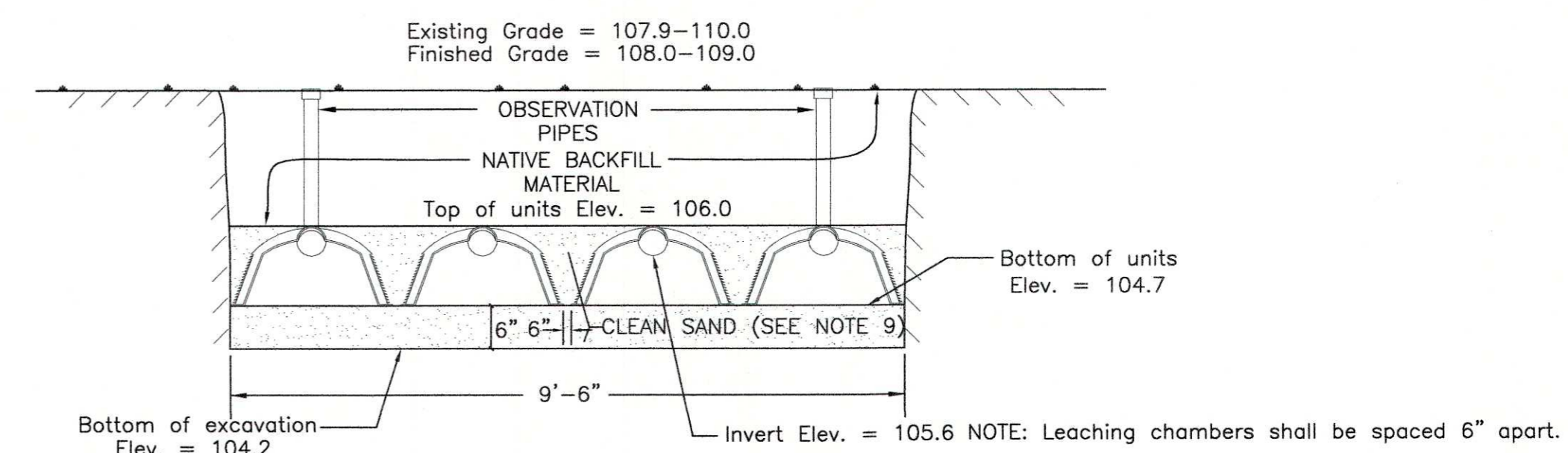
Assr. Pcl. 14-32

LEGEND	
	PROPOSED CONTOUR
	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	WATER SERVICE LINE
	TEST HOLE LOCATION

# System Profile



# System Cross Section



To avoid compaction, no machinery is allowed within three vertical feet of bottom of excavation without the specific approval of the design engineer. This leaching facility is not designed for H-20 loads and shall not be driven upon, even though H-20 leaching chambers are specified.

## Notes

- This plan is to be used only for the approval and installation of a sewage disposal system and is not to be used for any other purpose.
- All construction and components shall conform to Massachusetts State Environmental Code TITLE V and Local Board of Health Requirements.
- This design does not warrant the location of underground pipes, wires, utilities or other underground structures. The installer shall be responsible for locating and relocating these objects as necessary.
- No garbage grinder is allowed with this system.
- Any portion of this system subject to vehicular traffic shall be capable of H-20 loading.
- An observation pipe shall be placed as shown and capped at grade so as to allow monitoring of liquid level in the leaching system. Place re-rod flush at each to aid in relocating with metal detector.
- All access covers are to weigh at least 150 lbs. or screwed down.
- Any clean sand fill required by this design is to have less than 4% passing the No. 100 sieve.
- Leaching Chambers shall consist of Infiltrator high capacity, ADS high capacity biodiffuser or an approved equivalent.
- No wells could be found within 150' of the proposed leaching facility.
- The engineer is to inspect and approve the leaching excavation prior to the placement of any gravel, sand or components.
- The engineer is to inspect and approve the installation and placement of all septic components before final backfilling.
- A letter certifying satisfactory construction of this system is to be provided to the owner and the Board of Health by the Engineer.

## Design Criteria

Design Hydraulic Loading:  
6 Bedrooms x 110 GPD/Bedroom = 660 GPD (Guest House)

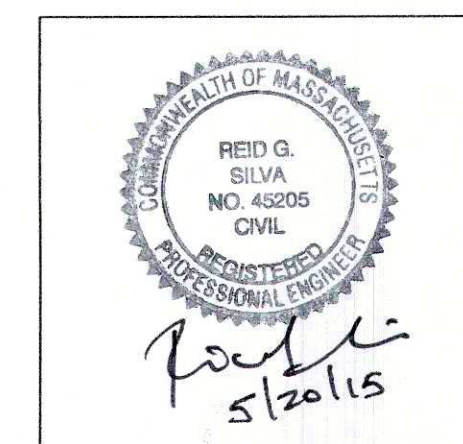
Septic tank capacity:  
Required: 660 GPD x 200% = 1320 Gal. minimum  
Septic tank provided = 1500 Gal.

Leaching Capacity Provided:  
H-20 High Capacity Leaching Chamber Bed  
32 Leaching Chamber Units  
32 Units x 6.25 linear ft./unit x 4.72 sq.ft./linear ft. = 944 sq.ft.  
944 sq.ft. x 0.74 GPD/sq.ft. = 698 GPD

\* Per modified certification for general use High capacity leaching chamber units are allowed 4.7 sq.ft. leaching area per lineal ft. in bed configuration.

## Proposed Septic System on Land in CHILMARK, MASS.

Designed for: TALIA HERMAN  
Street Address: #91 GOSNOLDS WAY  
Assessor No.: 14-31  
Lot Area: ±4.0 Acres  
Designed By: Reid G. Silva, P.E.  
Checked By: R.G.S.  
Date: December 16, 2014  
Revised: May 11, 2015 change leaching field to six bedroom.



Soil evaluator: Reid G. Silva, P.E.  
Witnessed By: Marina Lent

### SOIL DATA

Deep Observation Hole 1.  
Date: December 15, 2014  
Surface elevation = 109.0

Depth	Horizon	Texture
0"-6"	A	Sandy loam
6"-36"	B	clay Loam
36"-108"	C	clay

Deep Observation Hole 2.  
Date: December 15, 2014  
Surface elevation = 109.5

Depth	Horizon	Texture
0"-8"	A	Sandy loam
8"-36"	B	Loamy sand
36"-100"	C1	med Sand
100"-132"	C2	silt Loam

No Perc. rate  
Groundwater found at 8" Elev. = 108.3

Perc. rate < 5 mpi. @ 24"  
No groundwater found at 132" Elev. = 98.5

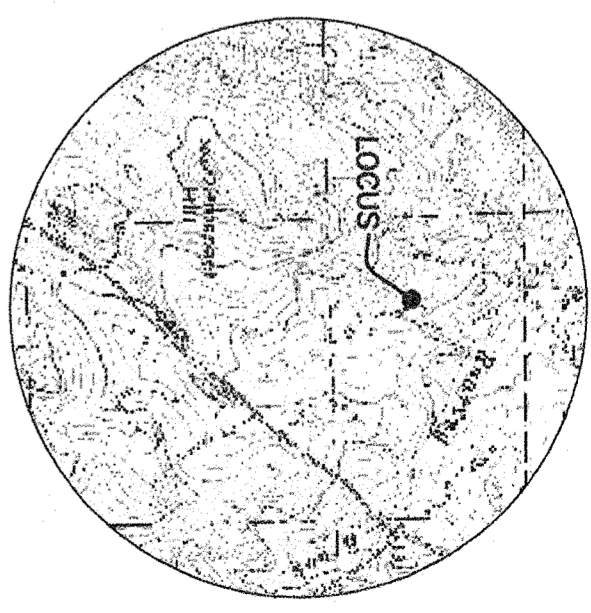
**VINEYARD LAND SURVEYING & ENGINEERING, INC.**  
12 Courmoyer Road, P.O. Box 421 West Tisbury, MA 02575  
P 508.693.3774 F 508.629.0440

Job No. 15665-2

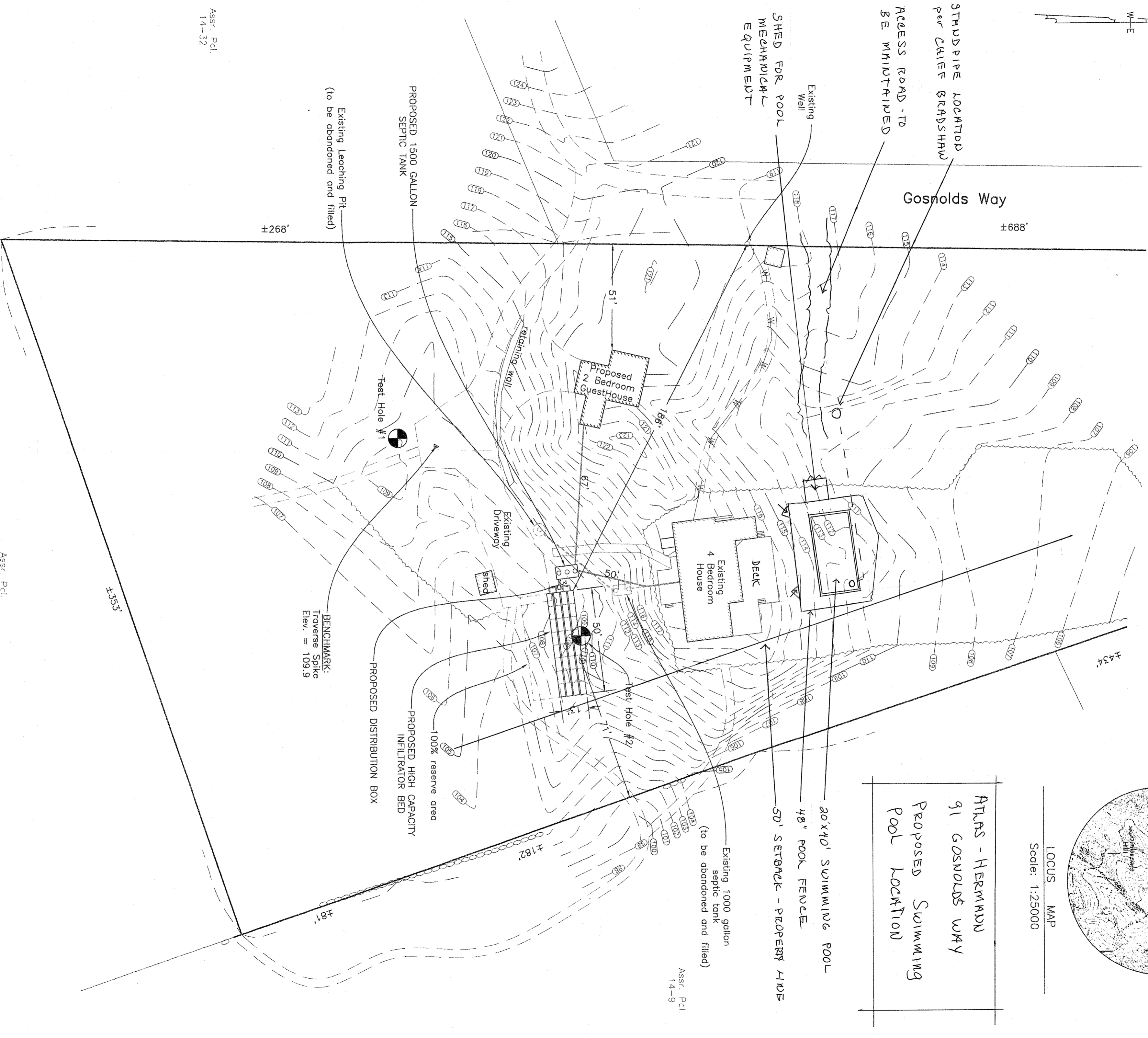
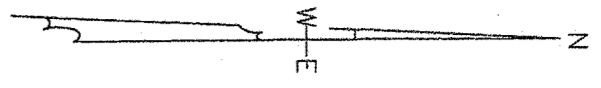
# Plan

Scale: 1 in. = 30 ft.  
Datum: F.U.S.G.S.

Asst. Pcl.  
14-7



LOCUS MAP  
Scale: 1:25000



ATLAS - HERMANN  
91 GOSNOLDS WAY  
Proposed Swimming  
Pool Location

Asst. Pcl.  
14-32

Asst. Pcl.  
14-32

Asst. Pcl.  
14-9

PROPOSED CONTOUR      EXISTING CONTOUR      LEGEND      EXISTING SPOT ELEVATION      WATER SERVICE LINE      TEST HOLE LOCATION

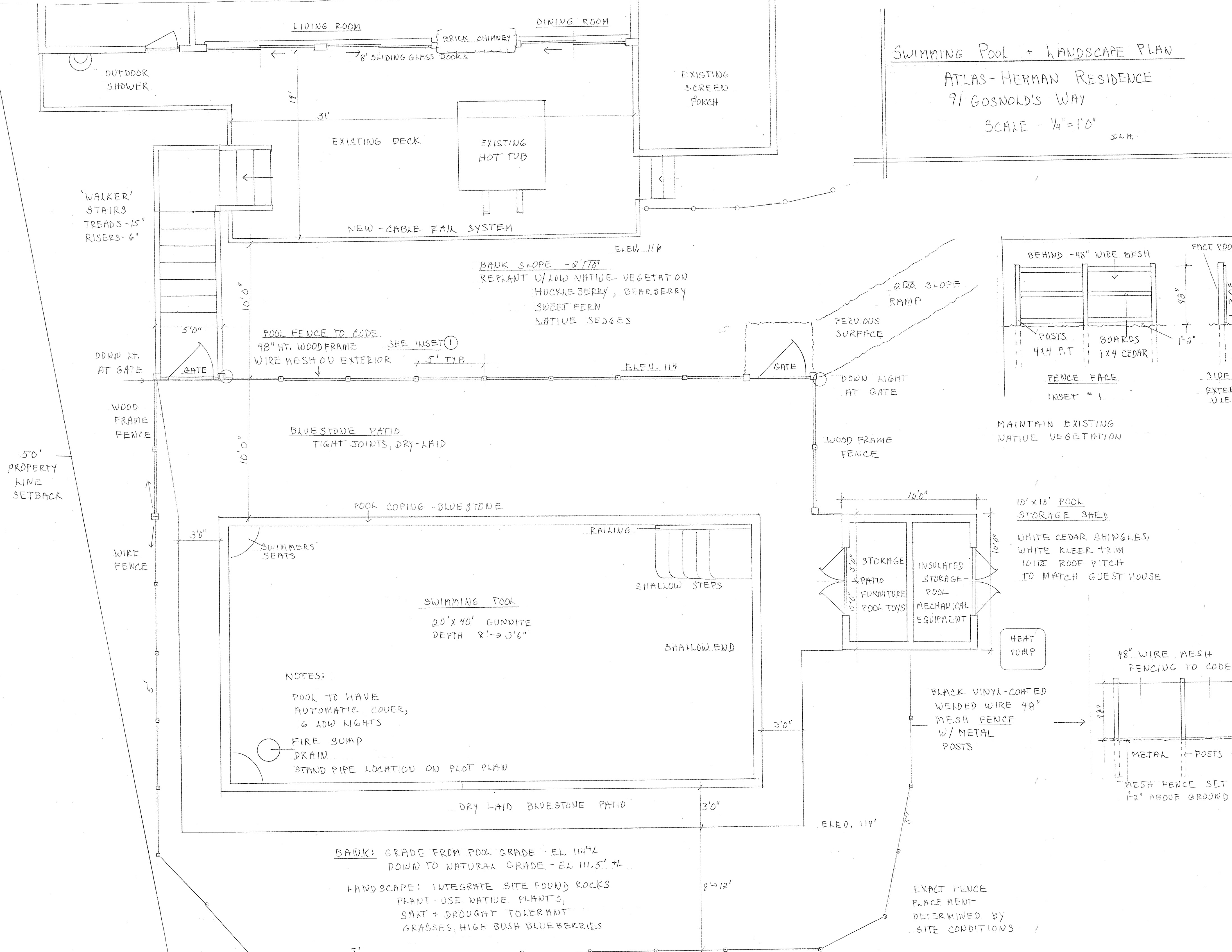
SWIMMING POOL + LANDSCAPE PLAN

ATLAS-HERMAN RESIDENCE

91 GOSNOLD'S WAY

SCALE - 1/4" = 1'0"

J.L.H.



BANK SLOPE - 2'/10'  
 REPLANT W/ LOW NATIVE VEGETATION  
 HUCKLEBERRY, BEARBERRY  
 SWEET FERN  
 NATIVE SEDGES

POOL FENCE TO CODE  
 48" HT. WOODFRAME  
 WIRE MESH ON EXTERIOR  
 SEE INSET 1  
 5' TYP.

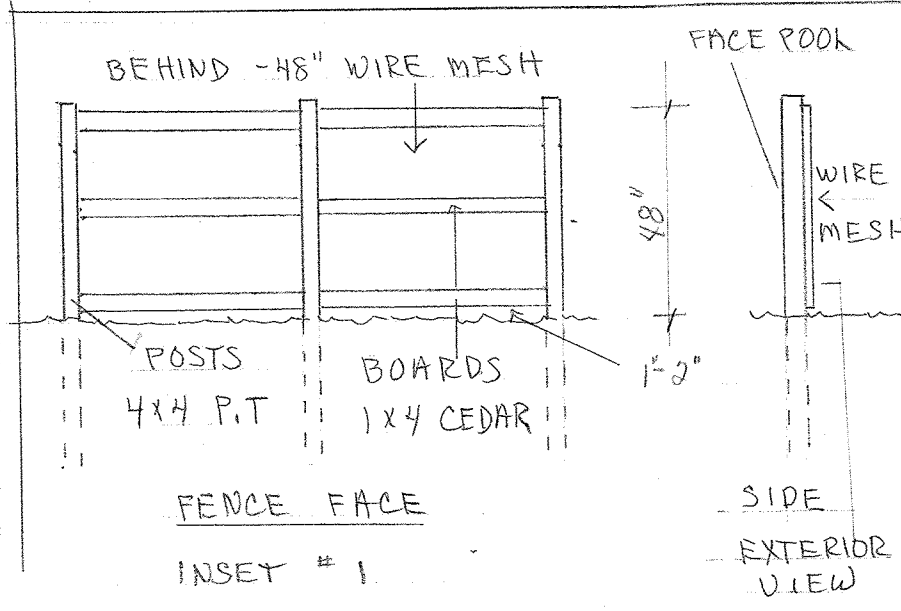
BLUESTONE PATIO  
 TIGHT JOINTS, DRY-LAID

SWIMMING POOL  
 20' X 40' GUNNITE  
 DEPTH 8' -> 3'6"

NOTES:  
 POOL TO HAVE  
 AUTOMATIC COVER,  
 6 LOW NIGHTS  
 FIRE SUMP  
 DRAIN  
 STAND PIPE LOCATION ON PLOT PLAN

BANK: GRADE FROM POOL GRADE - EL. 114 1/2  
 DOWN TO NATURAL GRADE - EL. 111.5' +/-

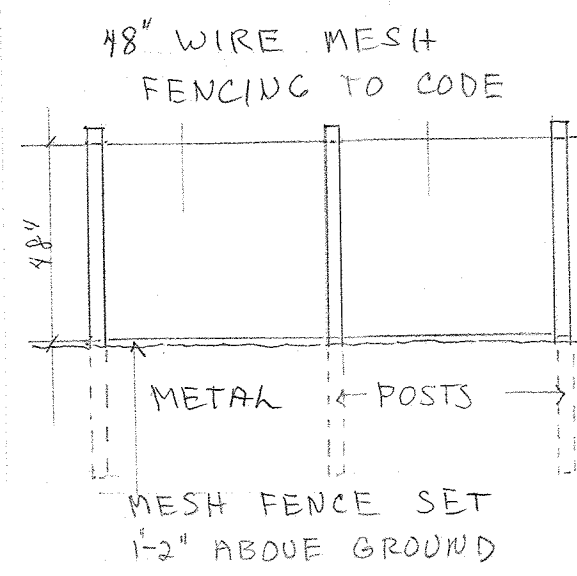
LANDSCAPE: INTEGRATE SITE FOUND ROCKS  
 PLANT - USE NATIVE PLANTS,  
 SALT + DROUGHT TOLERANT  
 GRASSES, HIGH BUSH BLUEBERRIES



MAINTAIN EXISTING  
 NATIVE VEGETATION

10' X 16' POOL  
 STORAGE SHED  
 WHITE CEDAR SHINGLES,  
 WHITE KLEER TRIM  
 10/12 ROOF PITCH  
 TO MATCH GUEST HOUSE

BLACK VINYL-COATED  
 WELDED WIRE 48"  
 MESH FENCE  
 W/ METAL  
 POSTS



EXACT FENCE  
 PLACEMENT  
 DETERMINED BY  
 SITE CONDITIONS