



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

December 23, 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) Makena B. Herget, Trustee of The Makena B. Herget 1983 Trust

at 73 Quenames Road (street address),

Assessor's parcel MAP 17 LOT 51

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, a pool cabana and a pool equipment shed with associated utilities. Please refer to the attached Site Plan for details.

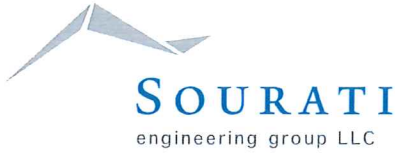
Petitioner

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

December 22, 2021

Chilmark Zoning Board of Appeals
P.O. Box 119
Chilmark, MA 02535

RE: **Makena B. Herget, Trustee**
Makena B. Herget 1983 Trust
Application for a Special Permit
Assessor's Map 17, Parcel 51
73 Quenames Road
Chilmark, MA 02535

Dear Board Members,

Please find enclosed a Petition to the Zoning Board of Appeals for the above referenced property. The owner is seeking permission to construct an in-ground swimming pool and associated utilities. Enclosed is a filing fee check (#20085) in the amount of \$175.00.

Supporting documents enclosed:

- A narrative addressing the items in Zoning Bylaw 4.2A, Section 3.
- A copy of the filing fee check (#20085) in the amount of \$175.00.
- A copy of the property deeds, Book 1524 Page 534, Book 1247 Page 930, Book 1147 Page 1000 and Book 794 Page 355.
- A list of abutters within 300 feet, retrieved December 22, 2021.
- A Zoning Board of Appeals Site Plan in Chilmark, MA prepared for Makena B. Herget 1983 Trust by Sourati Engineering Group, LLC dated December 22, 2021, scale 1" = 40'.
- A Pool Pavilion Plan prepared for Herget by Nick Waldman Studio dated June 16, 2021, revised December 6, 2021, scale as shown.
- A Pool Mechanics Shed Plan prepared for Herget by Nick Waldman Studio dated December 6, 2021, scale as shown.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Bryan Collins", with a long, sweeping flourish extending to the right.

Bryan Collins

SEG 102537



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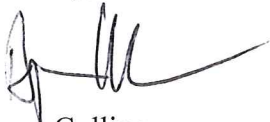
Below is an outline addressing our compliance with the applicable subsections in Article 4.2A, Section 3 of the Chilmark Zoning Bylaw for Pool/Tennis Court:

- 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 April 5, 2000, complying with the two-year ownership requirement of the principle dwelling before applying for a swimming pool Special Permit. See property deeds Book 1524 Page 534, Book 1247 Page 930, Book 1147 Page 1000 and Book 794 Page 355.
- c. Use:** The proposed swimming pool will only be used by the residents of the principal dwelling and their guests.
- d. Setbacks:** The pool with spa will be located 98' ± from the west property line.
- e. Enclosure:** A wire-mesh and cedar wood pool enclosure 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 as shown on the submitted Plan prepared by Teles Landscaping.
- f. Location:** The swimming pool will not be visible from a public way. The pool equipment will be contained in a 8' x 15' above-ground, soundproofed pool equipment shed 83' ± from the western 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 8' x 15', 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 83'± 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,



Bryan Collins
Sourati Engineering Group LLC



102537 Herget, 73 Quenames Road

Chilmark, MA

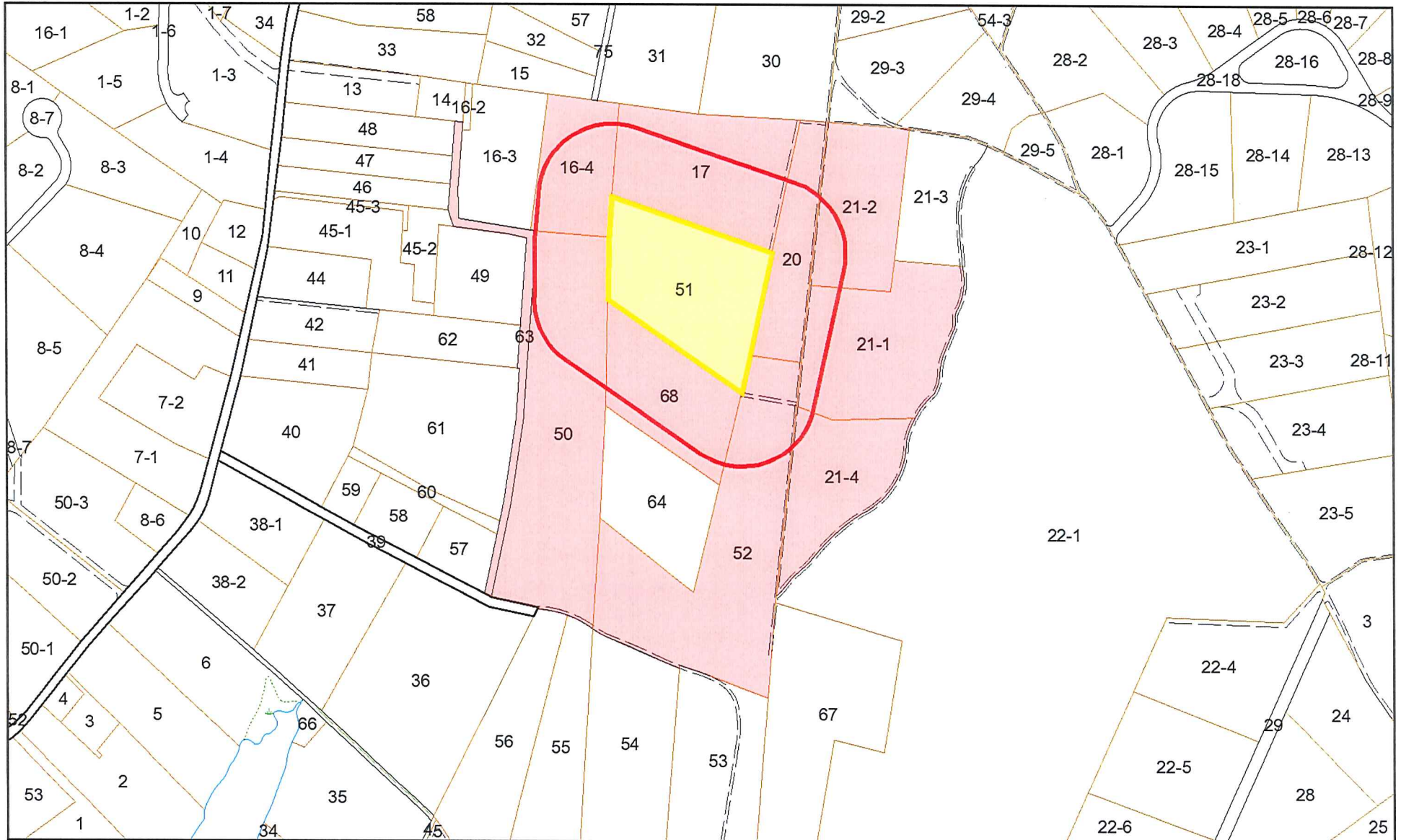


December 22, 2021

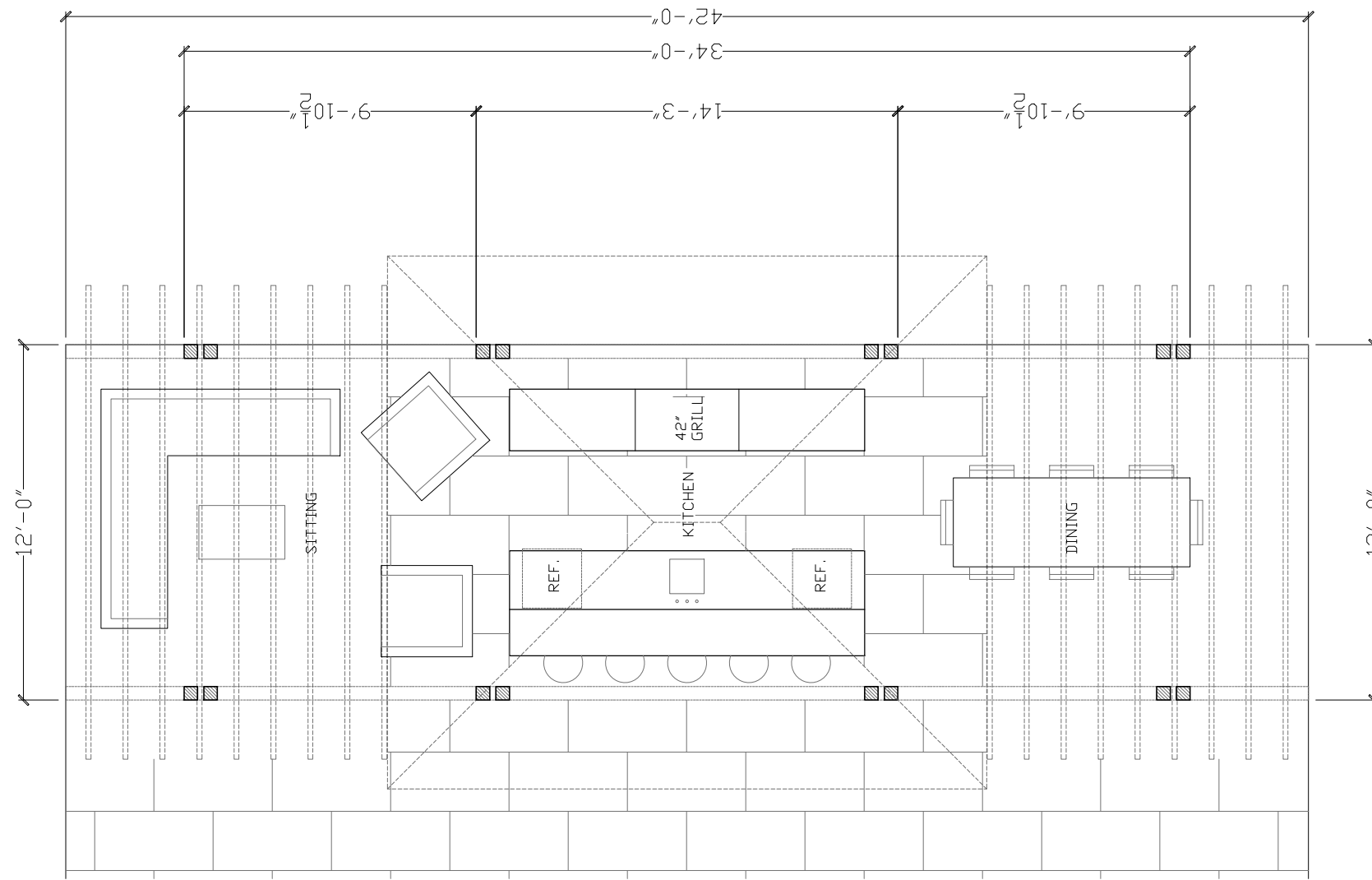
1 inch = 565 Feet

0 565 1130 1695

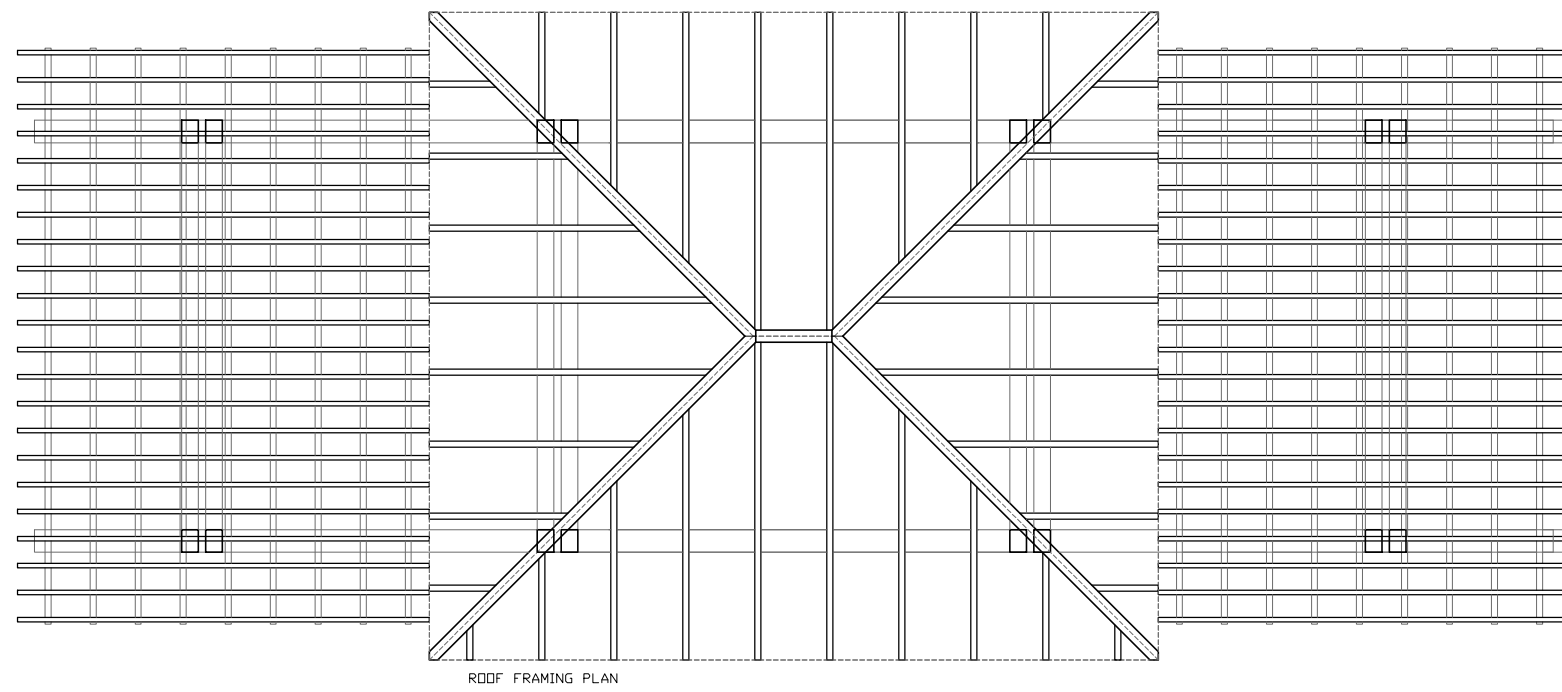
www.cai-tech.com



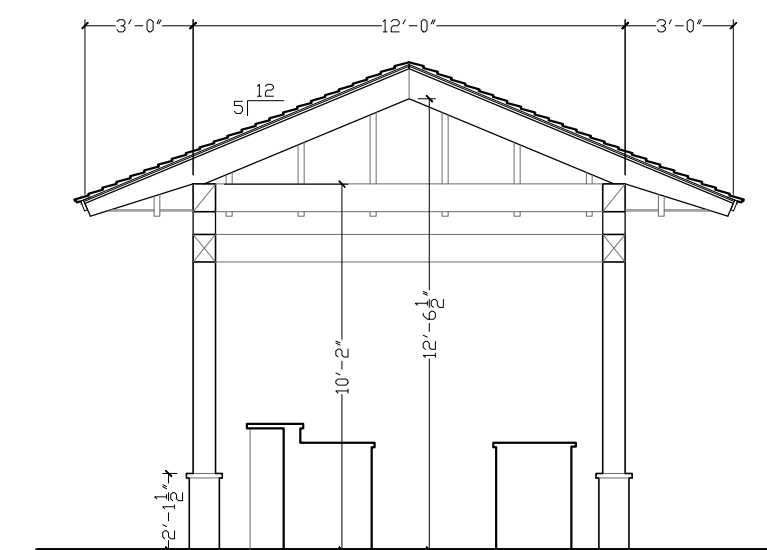
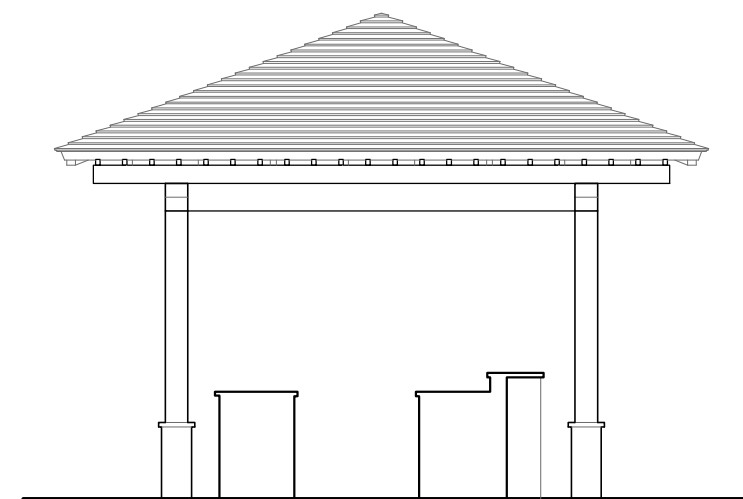
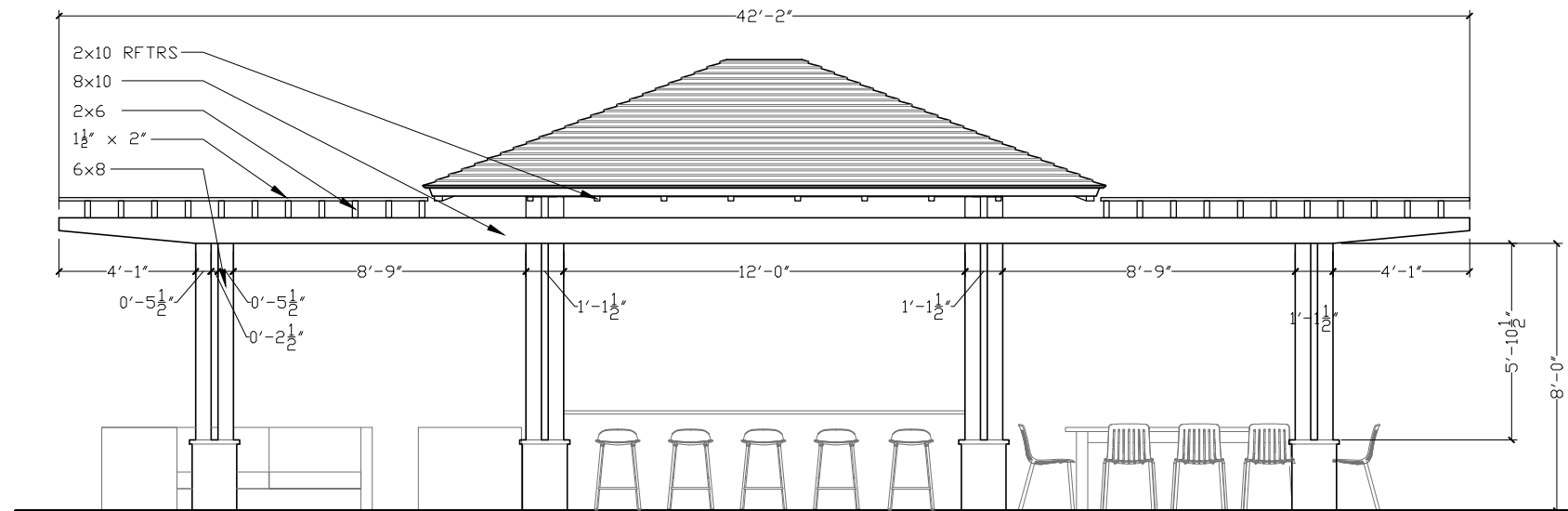
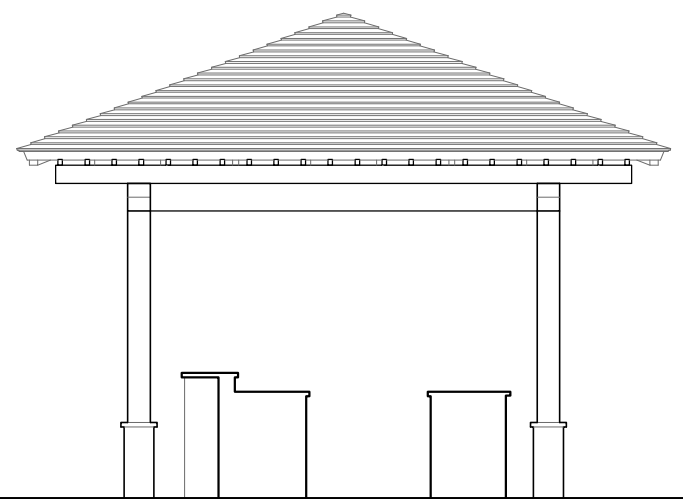
Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



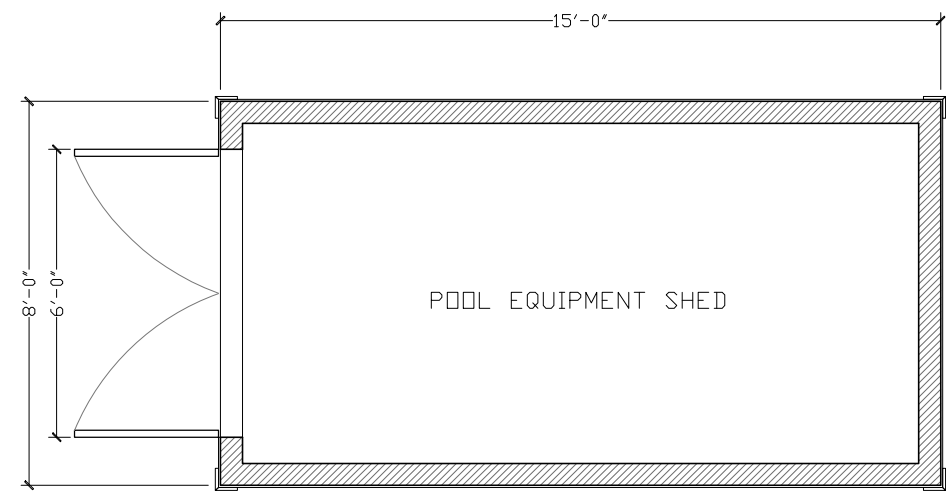
1 PAVILION / POOL PLAN
SCALE: 3/16"=1'-0"



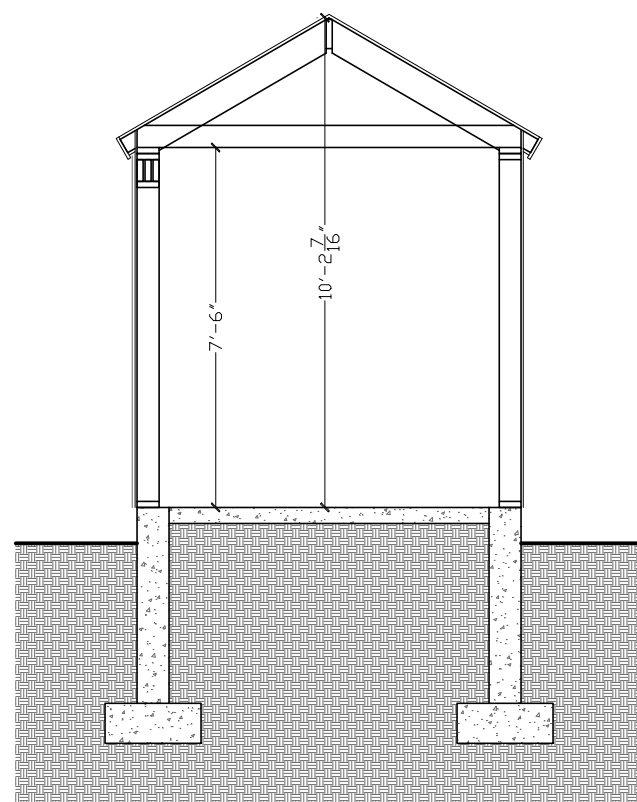
ROOF FRAMING PLAN



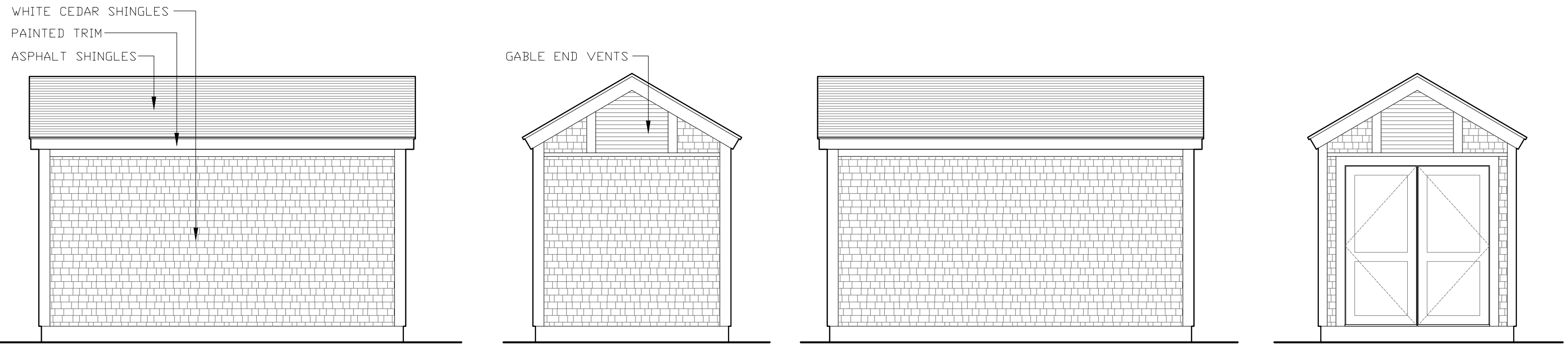
2 PAVILION ELEVATIONS AND SECTION
SCALE: 3/16"=1'-0"



1 POOL MECHANICS SHED PLAN
SCALE: 1/4"=1'-0"



2 POOL MECHANICS SHED SECTION
SCALE: 1/4"=1'-0"



3 POOL MECHANICS SHED ELEVATIONS
SCALE: 1/4"=1'-0"

Plan of Land

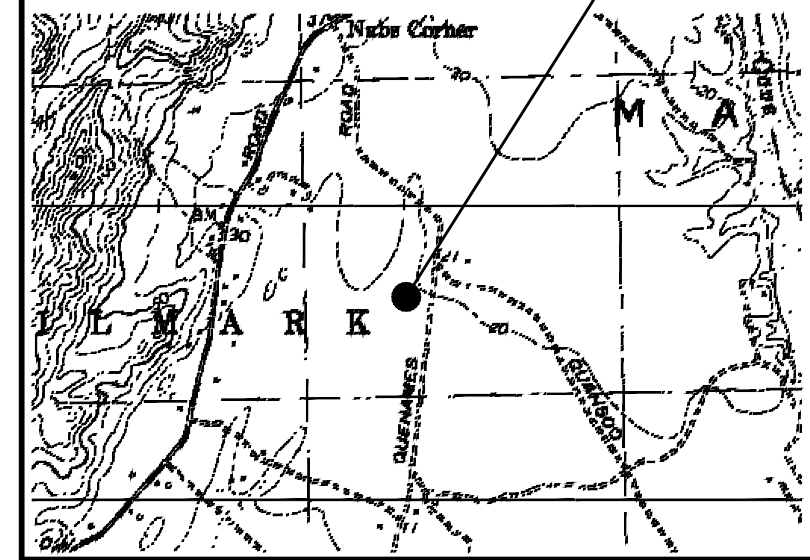
SCALE: 1"=40'
 MAP NO.: 17
 PARCEL NO.: 51
 AREA: 7.25[±] ACRES

GENERAL NOTES:

1. THIS PLAN IS TO BE USED ONLY FOR THE PERMITTING AND INSTALLATION OF A SEWAGE DISPOSAL SYSTEM. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.
2. NO CHANGES TO THIS PLAN ARE PERMITTED WITHOUT THE PRIOR WRITTEN APPROVAL OF SOURATI ENGINEERING GROUP, LLC.
3. INSTALLATION SHALL BE IN STRICT CONFORMITY WITH TITLE 5 OF THE MASSACHUSETTS STATE SANITARY CODE AND THE RULES + REGULATIONS OF THE TOWN OF CHILMARK BOARD OF HEALTH.
4. MACHINERY THAT MAY DISTURB PIPE ALIGNMENT IN THE DISPOSAL SYSTEM SHALL NOT BE USED ON THE DISPOSAL AREA.
5. THE PUMP CHAMBER SHALL BE EITHER:
 A. WATER TIGHT ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND WARRANTY, OR
 B. MADE WATER TIGHT BY THE MANUFACTURER, EQUIPMENT SUPPLIER, OR INSTALLER, USING ASPHALT OR SYNTHETIC POLYMER SEALER SPECIFIED BY THE CONCRETE OR SYNTHETIC MATERIAL MANUFACTURER.
6. PUMP CHAMBER SHALL BE LEVEL AND TRUE TO GRADE ON A LEVEL STABLE BASE THAT HAS BEEN MECHANICALLY COMPACTED AND ONTO WHICH 6 INCHES OF CRUSHED STONE HAVE BEEN PLACED TO MINIMIZE UNEVEN SETTLING.
7. ALL SYSTEM COMPONENTS SHALL BE CONSTRUCTED OF CORROSION RESISTANT MATERIALS.
8. ALL PIPING SHALL BE A MINIMUM OF SCHEDULE 40 PVC UNLESS OTHERWISE NOTED.

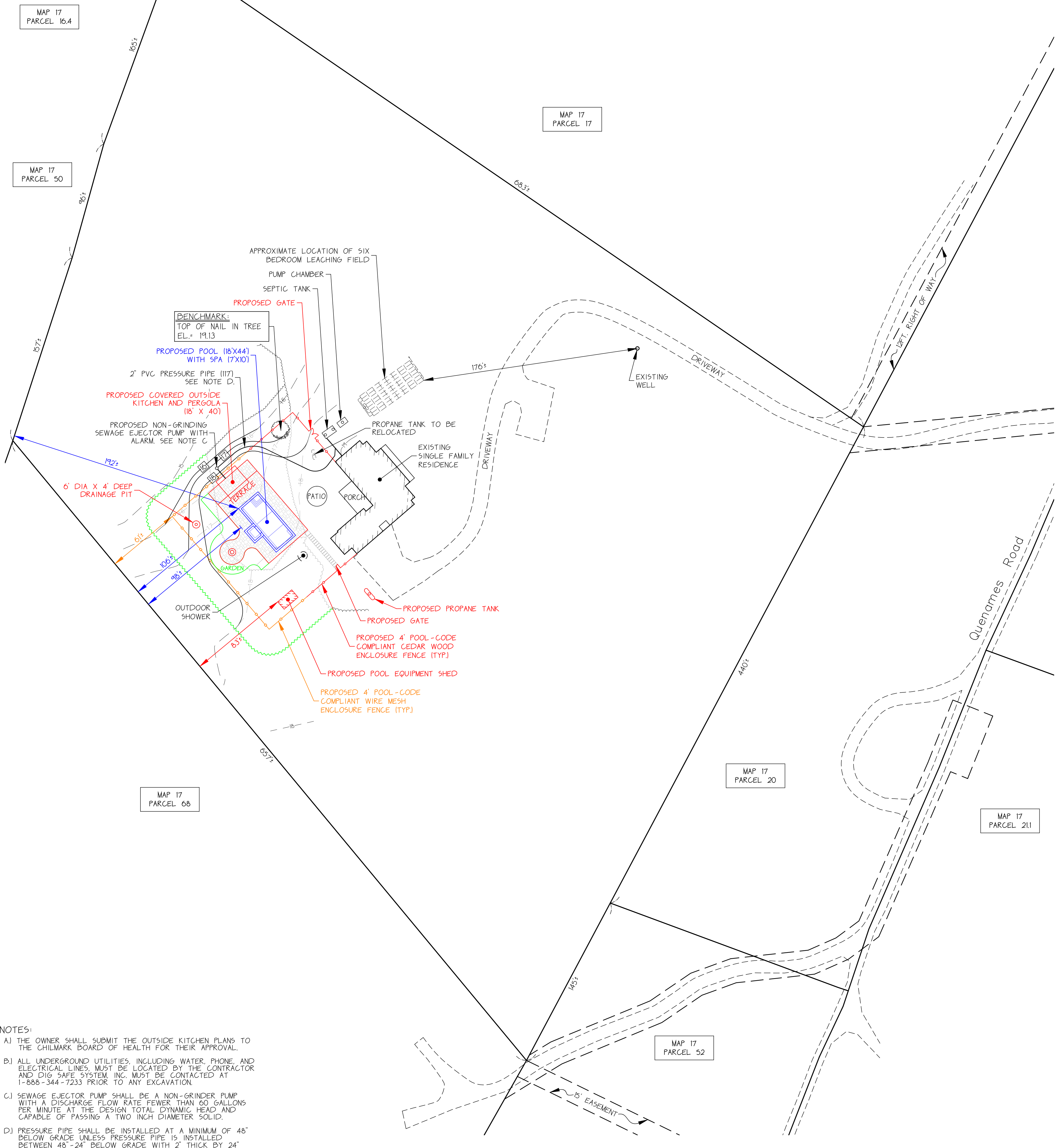
Locus Plan

SCALE: 1"=25000



Legend

- 100 — EXISTING CONTOUR
- 100+0 EXISTING SPOT ELEVATION
- 100 — PROPOSED CONTOUR
- ⊗ THI PERCOLATION TEST
- X SEWAGE LINE
- W — W — WATER LINE
- — — — — APPROXIMATE PROPERTY LINE
- O.W. — U.E. — OVERHEAD WIRE OR UNDERGROUND ELECTRIC

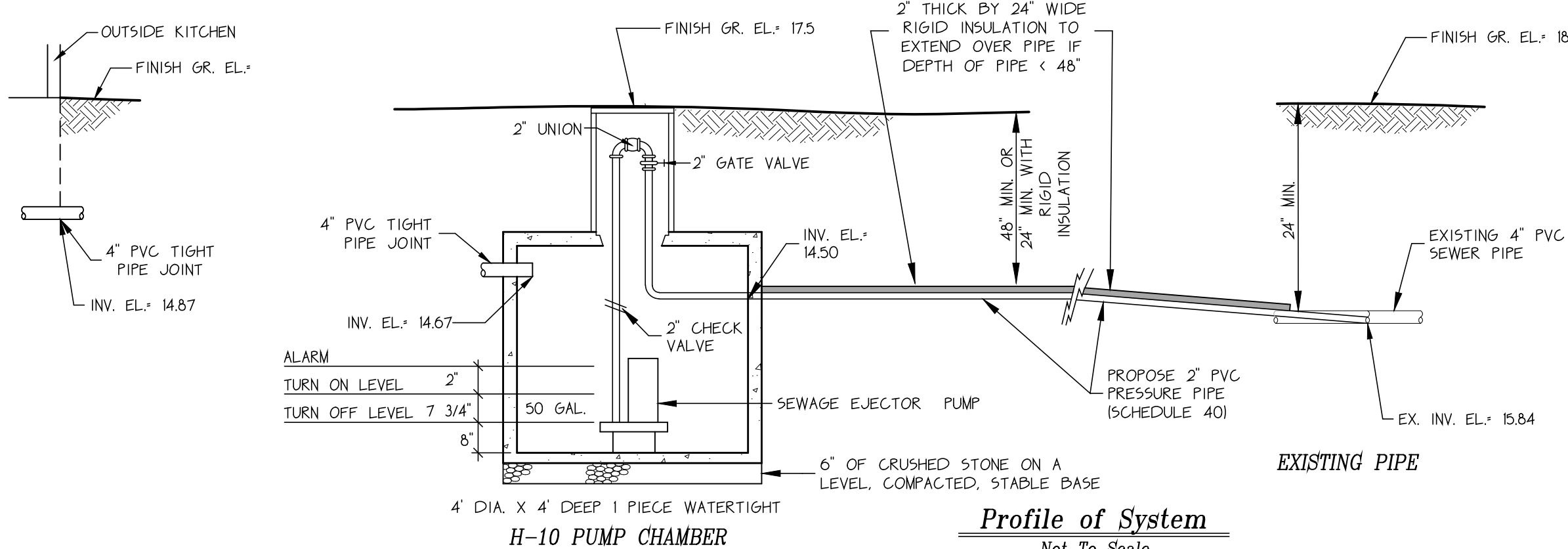


- NOTES:**
- A) THE OWNER SHALL SUBMIT THE OUTSIDE KITCHEN PLANS TO THE CHILMARK BOARD OF HEALTH FOR THEIR APPROVAL.
 - B) ALL UNDERGROUND UTILITIES, INCLUDING WATER, PHONE, AND ELECTRICAL LINES, MUST BE LOCATED BY THE CONTRACTOR AND DIG SAFE SYSTEM, INC. MUST BE CONTACTED AT 1-888-344-7233 PRIOR TO ANY EXCAVATION.
 - C) SEWAGE EJECTOR PUMP SHALL BE A NON-GRINDER PUMP WITH A DISCHARGE FLOW RATE FEWER THAN 60 GALLONS PER MINUTE AT THE DESIGN TOTAL DYNAMIC HEAD AND CAPABLE OF PASSING A TWO INCH DIAMETER SOLID.
 - D) PRESSURE PIPE SHALL BE INSTALLED AT A MINIMUM OF 48" BELOW GRADE UNLESS PRESSURE PIPE IS INSTALLED BETWEEN 48"-24" BELOW GRADE WITH 2" THICK BY 24" WIDE RIGID INSULATION INSTALLED OVER PIPE.
 - E) SEE SEWAGE DISPOSAL SYSTEM PLAN DATED 5/10/2000 ON RECORD AT CHILMARK BOARD OF HEALTH.

LOT AREA: 315,703[±] SQ. FT. (7.25[±] ACRES)

DATUM: ALL ELEVATIONS ARE RELATIVE TO AN ASSUMED DATUM OF 1913 SET ON TOP OF NAIL IN TREE. SEE PLAN FOR LOCATION.

WORKSHEET REFERENCE: 102537W5



Profile of System

Not To Scale
 K:\Proj\2021\102537W5\102537W5.dwg to X:_S410 to X:\102537A\Drawings\1 DWG's prepared by SEG\102537 Pool Site Plan.dwg

Site Plan
 in
 Chilmark, Massachusetts
 Assessor Parcel 17-51
 prepared for
Makena B. Herget 1983 Trust
 Scale 1"=40' December 22, 2021

Professional civil engineers
Sourati Engineering Group
 Professional Land Surveyors

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 107 Beach Road, Suite 202
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 Phone (508) 693-9933 Fax (508) 693-4933