



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

May 24, 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, Section 4.2A(3)

at the premises owned by (Owner of Record) Cathy Hoffman and David Gersch

at #16 Harding Hill (street address),

Assessor's parcel MAP 18 LOT 59-4

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

Article 4, Section 4.2A(3):

To construct a 20' by 60' in-ground swimming pool

- Pool to be heated by airsource heat pump.
- Energy demand for pool and related equipment to be supplied by Verde Energy USA.
- Pool equipment will be housed within a proposed sound insulated 10' by 12' pool shed.
- Pool enclosure will be a 4 foot high wood post and wire fence that meets the requirements of the referenced MA State Building code.

Petitioner Reid G. Silva
Reid G. Silva

Address c/o Vineyard Land Surveying & Engineering, Inc.
P. O. Box 421, West Tisbury, MA 02575

Telephone Number 508-693-3774

Application for Proposed Pool – Bylaw Review Summary

Applicant: Hoffman/Gersch #16 Harding Hill, Chilmark Assessor Parcel 18-59-4
VLS&E Job No. 528-4

The following is a summary of the zoning requirements for permitting of a pool on the above referenced project.

Chilmark Zoning Bylaw Article 4 Section 4.3A(3)

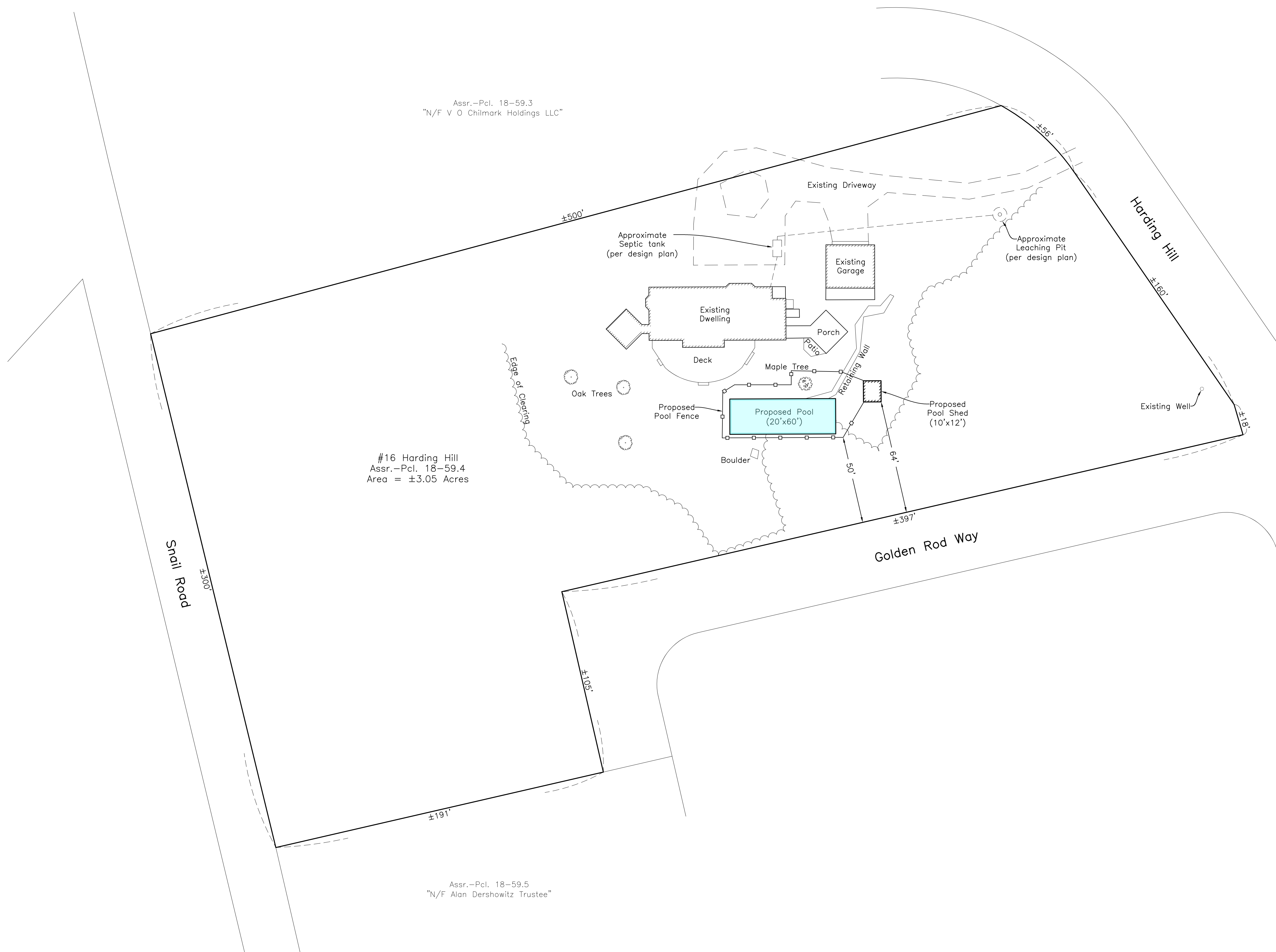
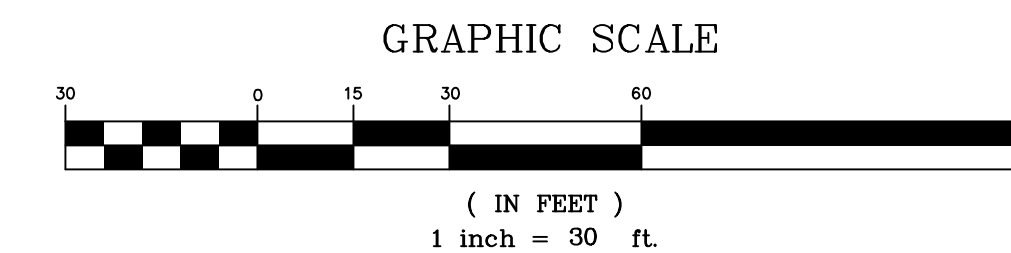
- a. Permitting and Enforcement (Special Permit requirement): A Special Permit has been applied for within this application.
- b. Application (2 year ownership): Cathy Hoffman and David Gersch purchased the property on December 23, 2010 (Dukes County Registry of Deeds Land Court Book 70 page 227 Certificate No. 13007 Document No. 72795).
- c. Use (owner/guests only): The proposed pool is a private residential pool and will be used solely by the property owner and their guests.
- d. Setbacks: The proposed pool and fence locations are at least 50' from all lot lines including the associated sound-insulated pool equipment storage shed.
- e. Enclosure (building code requirements): The pool enclosure will be a 4 foot high wood post and wire fence that meets the requirements of the referenced MA State Building code.
- f. Location (not impair views of natural surroundings by public/abutting space, direct visibility): The pool is not located within proximity to abutters, public way or public space.
- g. Covers: All swimming pools will be equipped with a winter safety cover for off-season use.
- h. Energy Use (solar or alternative systems): The pool will utilize an air-source heat pump for the heating demand. The energy will be supplied by the utility company's "green energy" program with documentation provided to the ZBA office at the end of each summer season.
- i. Lighting: The minimum pool and safety lighting will be installed and will comply with the lighting section of the bylaw.
- j. Noise bylaw: The pool and associated equipment is located at least 50 ft. from any perimeter boundary and will comply with the "noise" bylaw.
- k. Screening and Landscaping: There are no additional plantings being proposed in this application.

l. Fire Protection: A stand-pipe for fire-fighting purposes will be installed on the property in a location approved by the fire chief.

m. Initial Filling (offsite source): The pool will be filled from an off-site source after such time that all pool fencing and all safety equipment are in place.

n. Drainage (hazardous chemicals): The pool filtration and treatment will be by a “salt-water” system. The pool will be pumped-down approximately 6” to 12” prior to closure at the end of each season. The pool will be opened and allowed to off-gas potentially harmful chemicals prior to pumping. The water will be tested prior to pumping and the water will be pumped to a location greater than 100’ from any wetland resource area.





Assr.-Pcl. 18-59.3
"N/F V O Chilmark Holdings LLC"

#16 Harding Hill
Assr.-Pcl. 18-59.4
Area = ±3.05 Acres

Assr.-Pcl. 18-59.5
"N/F Alan Dershowitz Trustee"

Site Plan in
Chilmark, Mass.
Prepared for
David Gersch
Scale 1" = 30'
March 19, 2022

- Notes:**
1. Pool equipment to be housed within proposed pool shed.
 2. Pool heat to be supplied by Air-Source heat pumps.
 3. Pool fence will be located at least 5' from any climbable object or tree.
 4. Pool fence to be at least 4' high with self closing and latching gates.

W VINEYARD
LAND SURVEYING
& ENGINEERING

12 Cournoyer Road
P.O. Box 421
West Tisbury, MA 02575
P 508-693-3774 F 508-629-0440
VLSE.net