



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

June 23, 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 4.2 (A)(3)

at the premises owned by (Owner of Record) Nancy Bard & Donald Baer

at 37 North Abels Hill Road (street address),

Assessor's parcel MAP 18 LOT 78

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 4.2(A)(3):

Construct a 15' by 32' in-ground swimming pool and 7' by 7' spa.

- Pool to be heated by airtsource heat pump.
- Energy demand for pool and related equipment to be supplied by existing roof mounted solar array.
- The pool will be equipped with an automatic safety cover.
- Pool equipment will be housed within the proposed garage.
- Pool enclosure will terminate at the house, all doors and windows will be alarmed per the Mass. building code requirements.

Petitioner *Renee Spite* June 23, 2023

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: Bard / Baer #37 North Abels Hill Road, Chilmark Assessor Parcel 18-78
VLS&E Job No. 386-8

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

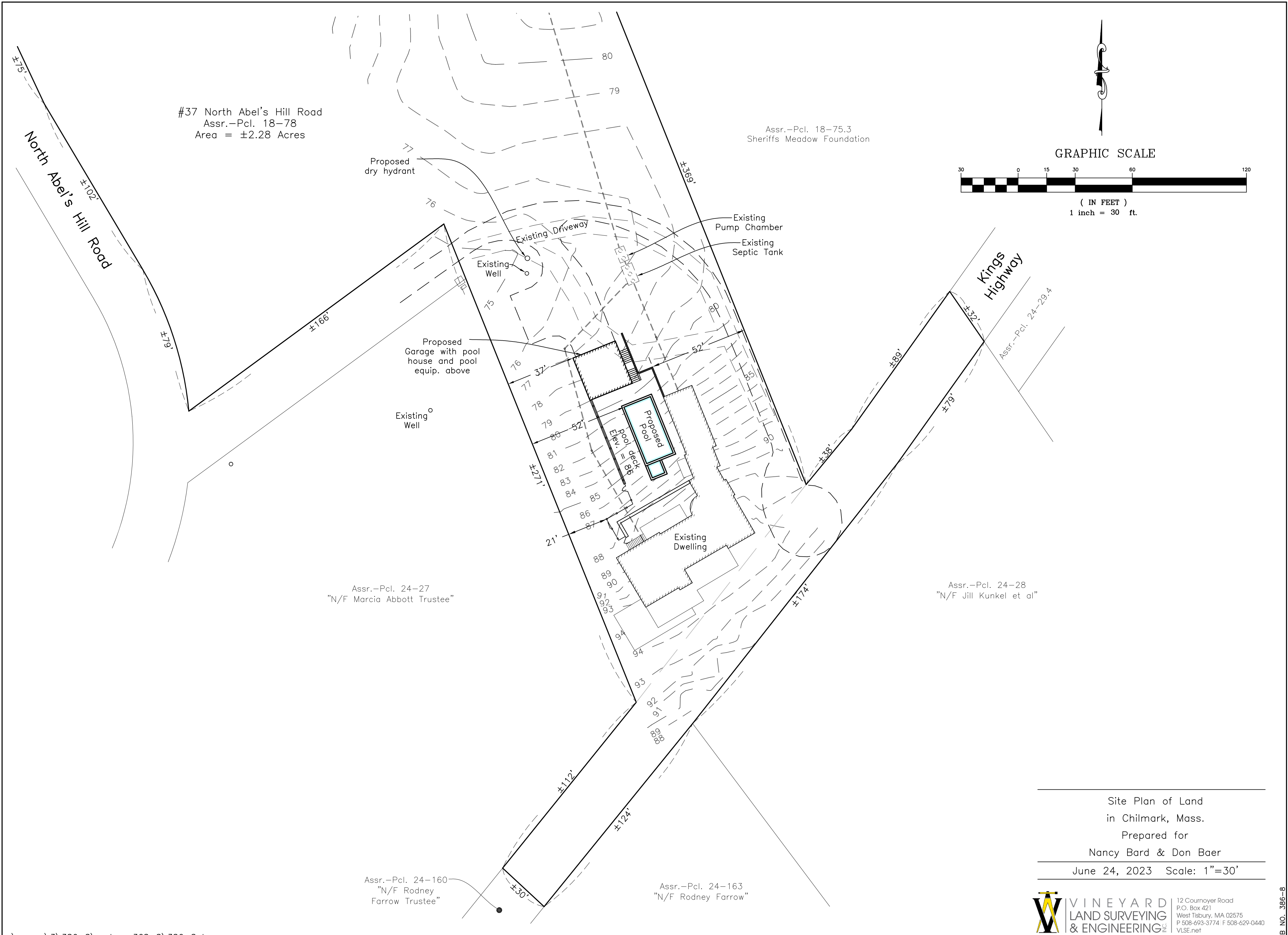
Chilmark Zoning Bylaw Section 4.3

- a. Permitting and Enforcement (Special Permit requirement): A Special Permit has been applied for within this application.
- b. Application (2 year ownership): Nancy Bard and Donald Baer purchased the property on June 25, 2021 (Dukes County Registry of Deeds Book 1584 page 300).
- 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 location is greater than 50' from all lot lines including the associated sound-insulated pool equipment storage shed. The proposed pool fence is 21' from the property line .
- 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. The enclosure terminates at the detached dwelling and windows and doors will be alarmed per the MA Building Code.
- f. Location (not impair views of natural surroundings by public/abutting space, direct visibility): The pool is not located within proximity to a public way or public space.
- g. Covers: The pool will be equipped with an automatic safety cover.
- 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 an existing roof mounted solar array.
- 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 related equipment storage is located at least 35 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.





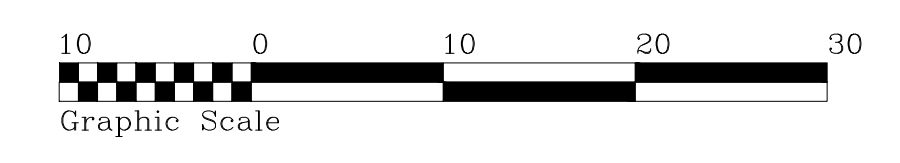
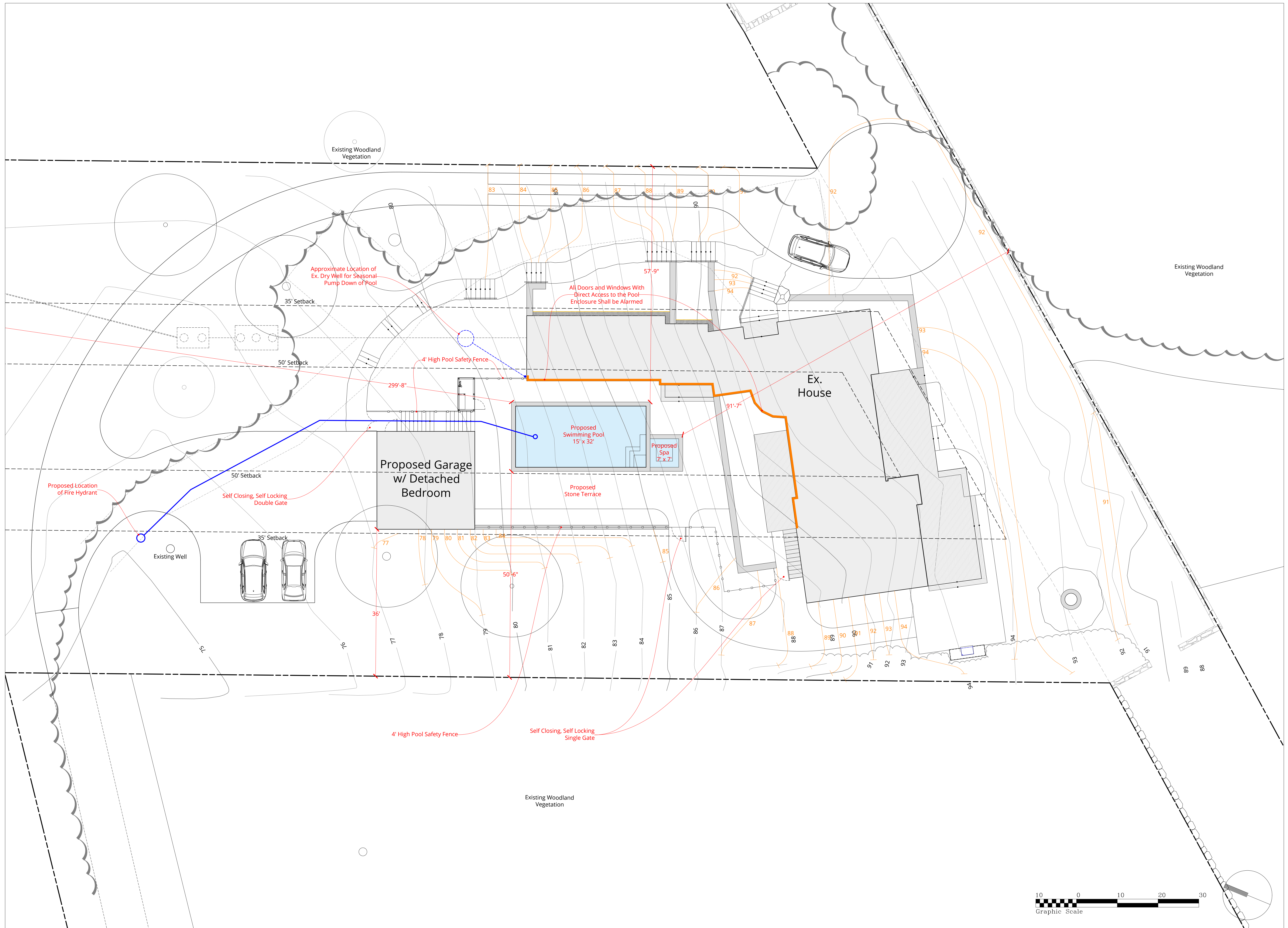
151 Beach Road
 P.O. BOX 2091
 VINEYARD HAVEN
 MA, 02568
 508.696.4590
 kbr@kristenreimann.com

Architect:
 Sullivan & Associates Architects
 52 Narragansett Avenue
 P.O. BOX 989
 Oak Bluffs, MA 02557
 Tel: 508.693.0500
 Fax: 508.693.1121

Civil Engineer:
 Vineyard Land Surveying, Inc.
 12 Courmoyer Road
 P.O. BOX 421
 West Tisbury, MA 02575
 Tel: 508.693.3774
 info@VLSE.net

B A E R - B A R D
 37 North Abels Hill Rd
 Chilmark, MA

Project number: 202106
 Reviewed by: KBR
 Drawn by: WAJ
 Scale: 1" = 10'
 Date: 06.06.23
 Revisions:



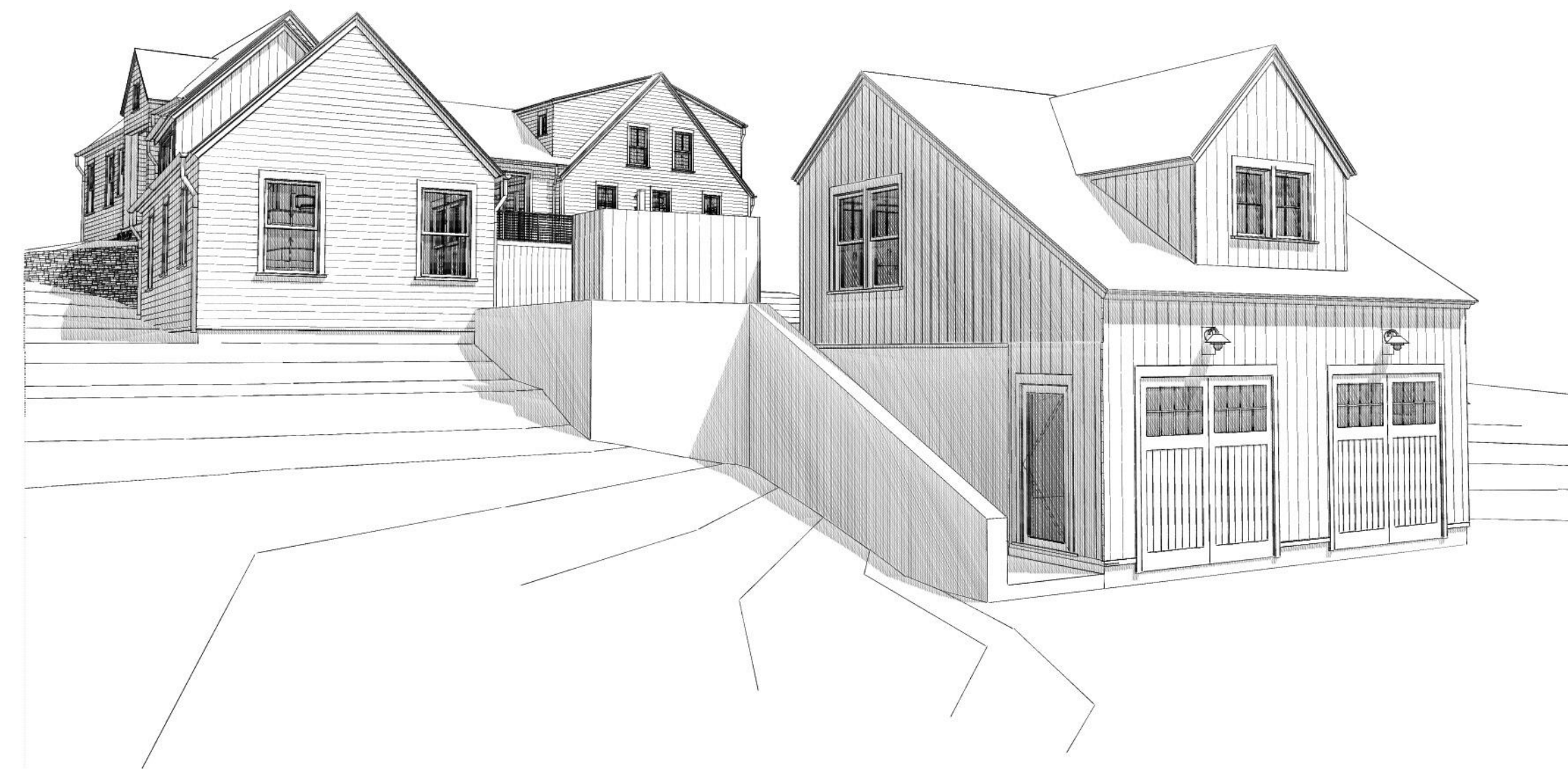
Site Plan

BAER BARD GARAGE/DET. BEDROOM

37 NORTH ABEL'S HILL ROAD, CHILMARK, MA 02535

sullivan + associates
ARCHITECTS

508 693 0500
sullivanassociatesarchitects.com



ISSUED FOR PERMIT

2023-06-06

GENERAL NOTES

- | | |
|---|---|
| <ol style="list-style-type: none"> 1. CODES: ALL WORK SHALL CONFORM TO THE CURRENT MASSACHUSETTS STATE BUILDING CODES LISTED IN BUILDING CODE INFORMATION TABLE ON TITLE PAGE. 2. DO NOT SCALE DIMENSIONS FROM DRAWINGS. USE CALCULATED DIMENSIONS ONLY. NOTIFY THE ARCHITECT IMMEDIATELY IF ANY CONFLICT EXISTS. 3. ALL FRAMING SHALL BE LEVEL, PLUMB, AND TRUE TO LINES SHOWN. 4. CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO INITIATING THE WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. 5. VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT. PROVIDE ALL BUCK-OUT BLOCKING, BAKING, AND JACKS REQUIRED FOR INSTALLATION. 6. VERIFY LOCATION OF ALL EXISTING UTILITIES AND SLEEVING; CAP, MARK, AND PROTECT AS NECESSARY TO COMPLETE THE WORK. PROVIDE AS-BUILT PLAN OF ALL UTILITY LOCATIONS. 7. NOTIFY OWNER 10 DAYS IN ADVANCE OF DEMOLITION. 8. SET ALL TILES WITH JOINTS AS DIRECTED BY OWNER OR ARCHITECT. ALL TILES SHALL BE ACCURATELY ALIGNED AND TRUE TO PLANE. 9. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED. 10. ALL PLUMBING AND VENTING SHALL BE ACCORDING TO LOCAL CODES. | <ol style="list-style-type: none"> 11. SERVICE WATER PIPES IN UNHEATED SPACES TO BE INSULATED. 12. INSULATION IS TO BE PROVIDED AT ALL BATHROOMS AND AHU CLOSETS. 13. PROVIDE FIREBLOCKING AT ALL LOCATIONS REQUIRED BY THE MASSACHUSETTS STATE BUILDING CODE. 14. PROVIDE DRAFTSTOPPING AT ALL LOCATIONS REQUIRED BY THE MASSACHUSETTS STATE BUILDING CODE. 15. MOUNT ALL DOOR HARDWARE HANDSETS AT 36" TO CENTERLINE UNLESS OTHERWISE NOTED. ERIFY W/ ARCHITECT. 16. USE CAST IRON WASTE LINES FOR ALL PLUMBING IN CEILINGS AND WALLS. 17. ALL INSULATION MATERIALS SHALL HAVE FLAME-SPREAD RATING NOT TO EXCEED 25 AND A SMOKE-DEVELOPED RATING NOT TO EXCEED 450, PER MASSACHUSETTS STATE BUILDING CODE. 18. CLEAR DEBRIS FROM ALL VENTILATION DRILL HOLES AND NOTCHES. 19. ALL ELECTRICAL WORK SHALL COMPLY WITH ALL STATE AND LOCAL CODES AS WELL AS THE NATIONAL ELECTRIC CODE, MOST RECENT ADDITION. 20. THE CONTRACTOR IS REQUIRED TO COORDINATE BETWEEN THE TRADES THE SEQUENCE OF THE CONSTRUCTION AND THE REQUIRED REVIEW AND APPROVALS FOR THE HOUSE TO BE CERTIFIED AS ENERGY STAR COMPLIANT. |
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SEPTIC & SURVEYING ENGINEERING
VINEYARD LAND SURVEYING & ENGINEERING, INC
12 COURNOYER ROAD, P.O. BOX 421
WEST TISBURY, MA 02575
(508) 693-3774

ARCHITECTS
SULLIVAN AND ASSOCIATES ARCHITECTS
52 NARRAGANSETT AVENUE
OAK BLUFFS MA, 02557
(508) 693-0500

LANDSCAPE ARCHITECT
KRISTEN REIMANN LANDSCAPE ARCHITECT
P.O. BOX 2091
VINEYARD HAVEN, MA 02568
(508) 696-4590

CODE COMPLIANCE : CHILMARK

BAER BARD GARAGE/DET. BEDROOM
37 NORTH ABEL'S HILL ROAD, CHILMARK, MA 02535
MAP-PARCEL: 18-78-0
DISTRICT = III

	REQUIRED	ACTUAL
MINIMUM LOT SIZE	3 ACRES	2.28 ACRES
FRONT SETBACK	35' MINIMUM	N/A
SIDEYARD SETBACK	35' MINIMUM	36'
REAR YARD SETBACK	35' MINIMUM	137'
ROOF HEIGHT	24' MAX. PITCHED	21'
	13' MAX FLAT	N/A

NOTES:

BUILDING CODE INFORMATION :

BUILDING CODE:
MASSACHUSETTS STATE BUILDING CODE, 9TH EDITION

ENERGY CODE:
2018 IECC (ADOPTED BY MASSACHUSETTS FEBRUARY 7, 2020)

SHEET INDEX

ID	NAME
	GARAGE/DET. BEDROOM COVER
A-100	FLOOR PLANS
A-200	EXTERIOR ELEVATIONS

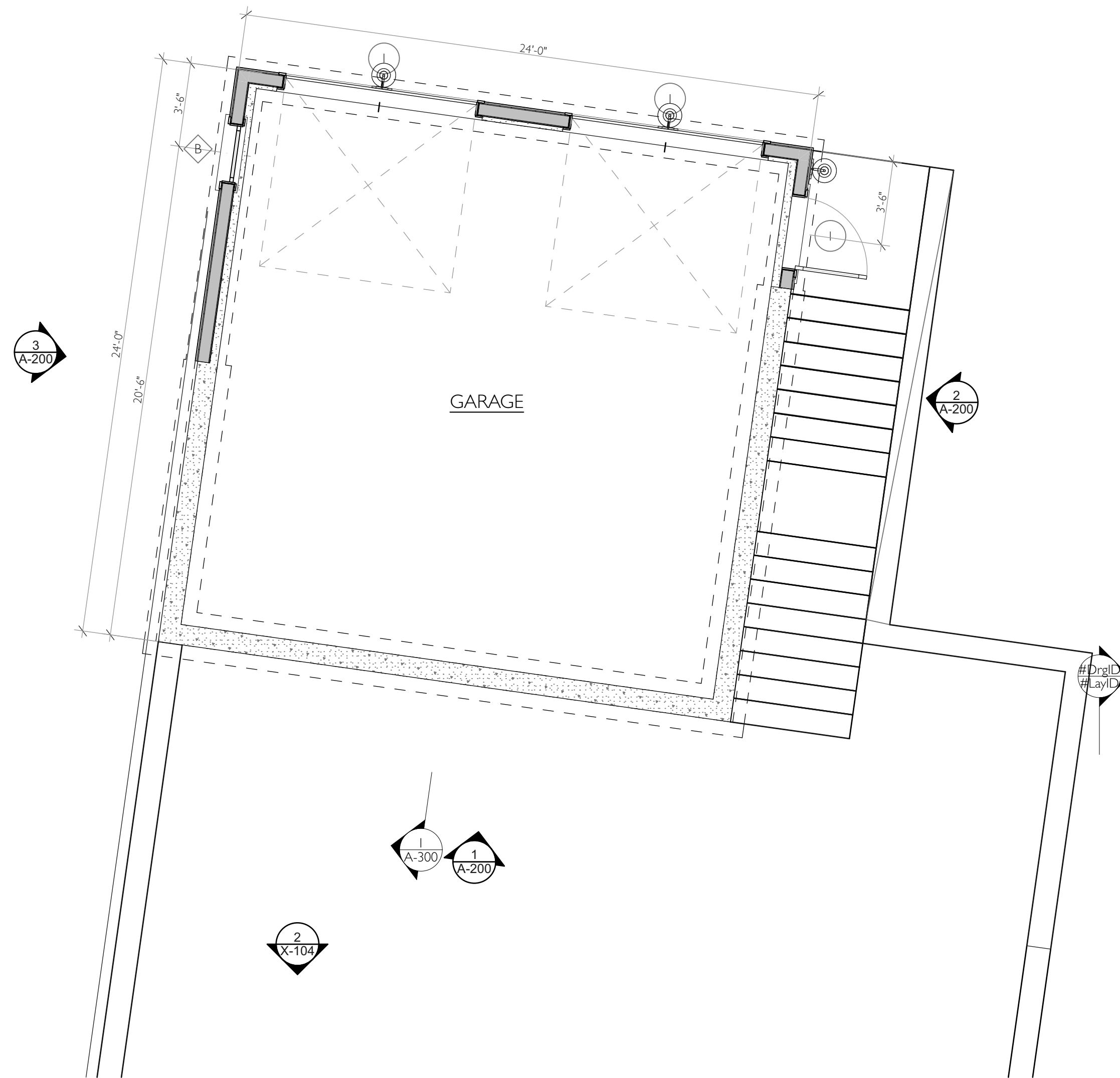
TOTAL LIVING AREA LIMIT

LOT SIZE	2.28 acres
ALLOWABLE SQUARE FOOTAGE	3,320 sq ft

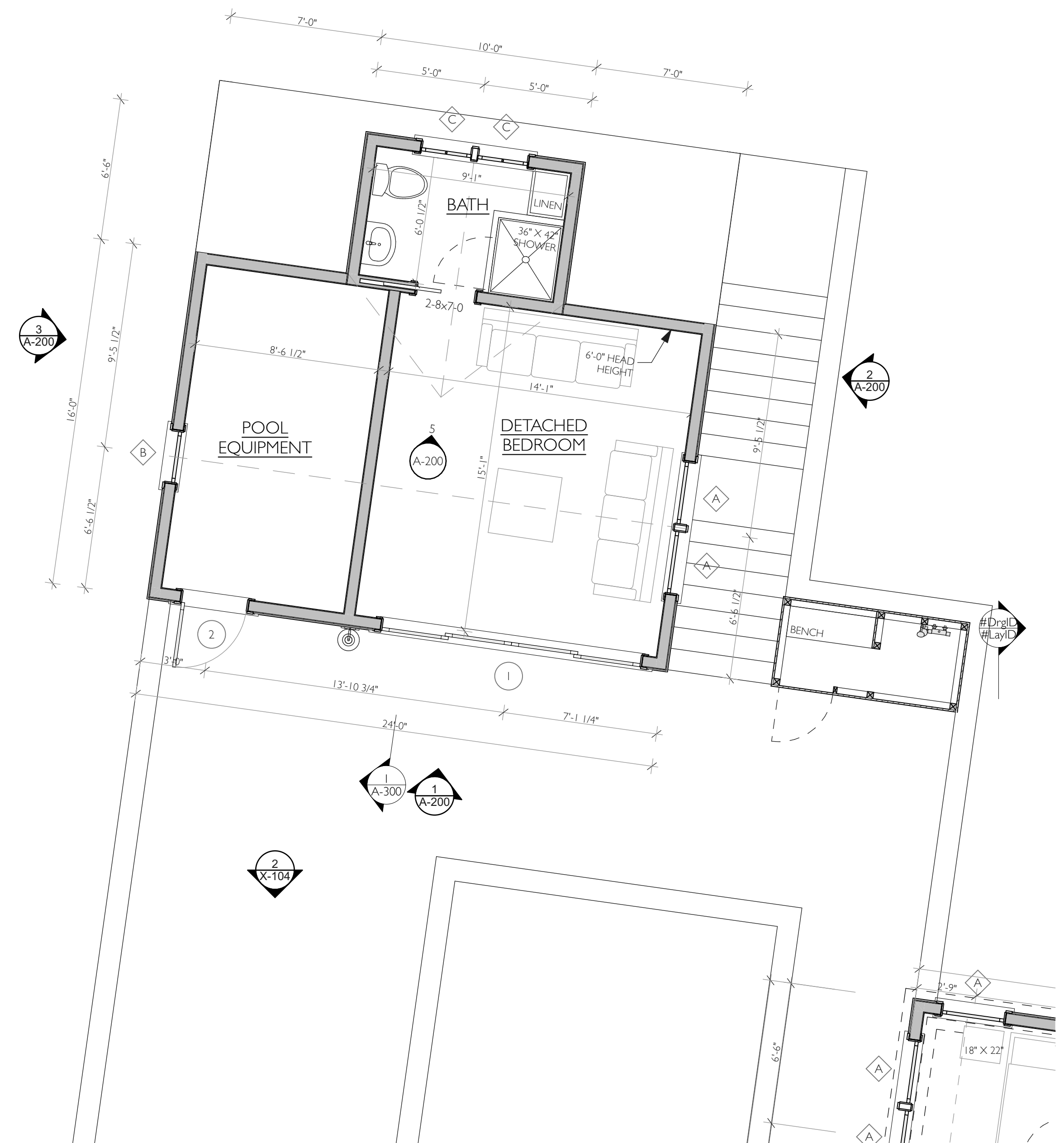
SQUARE FOOTAGE OF LIVING SPACE

NAME	AREA (SQFT)
MAIN HOUSE FIRST FLOOR	2,518
MAIN HOUSE SECOND FLOOR	538
PROPOSED POOLHOUSE	264
	3,320 ft ²

BAER BARD GARAGE/DET. BEDROOM
2023-06-06



GARAGE PLAN
SCALE: 1/4" = 1'-0"



DETACHED BEDROOM PLAN
SCALE: 1/4" = 1'-0"

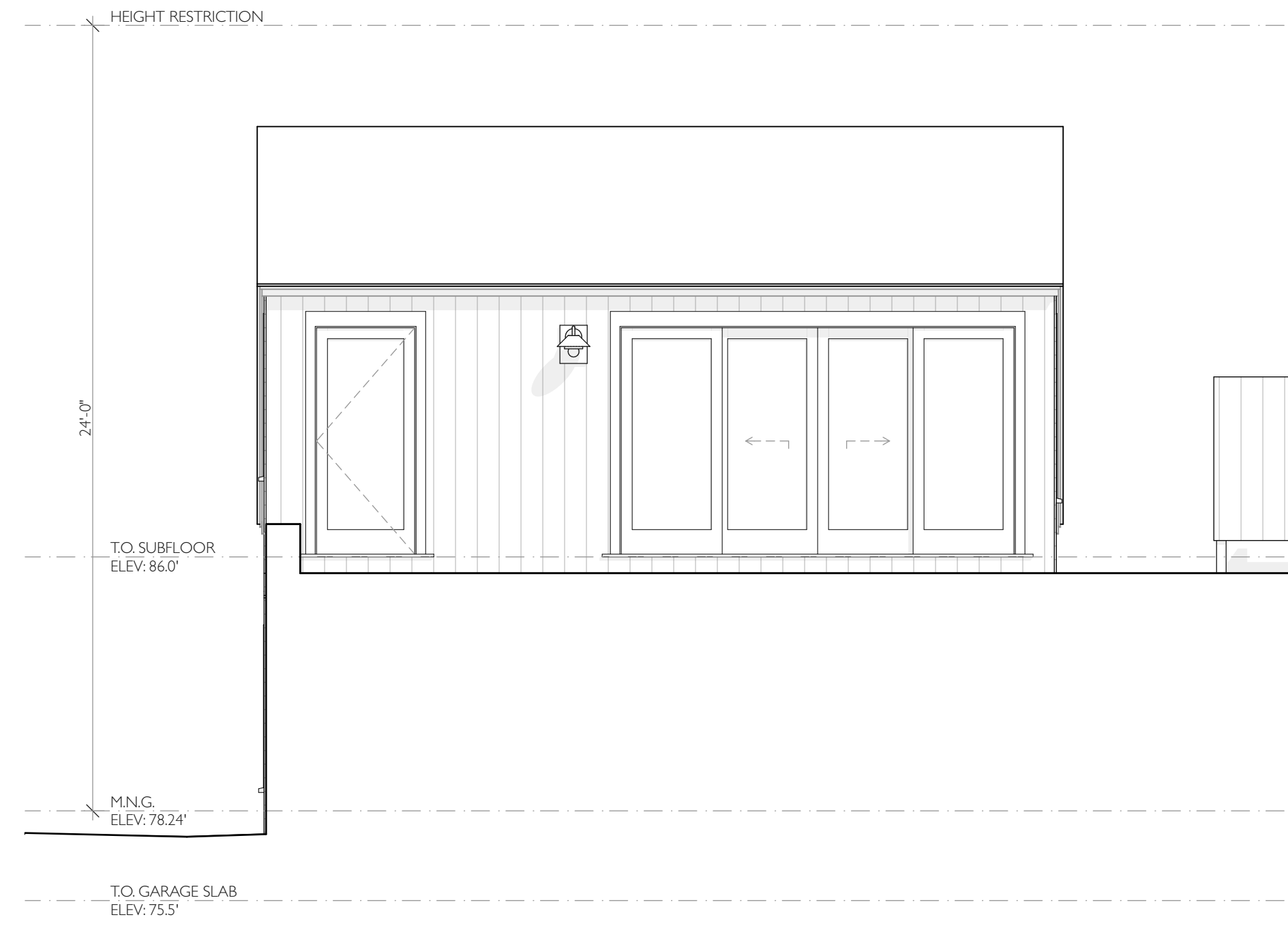


SET: ZBA
DATE: 05.05.2023

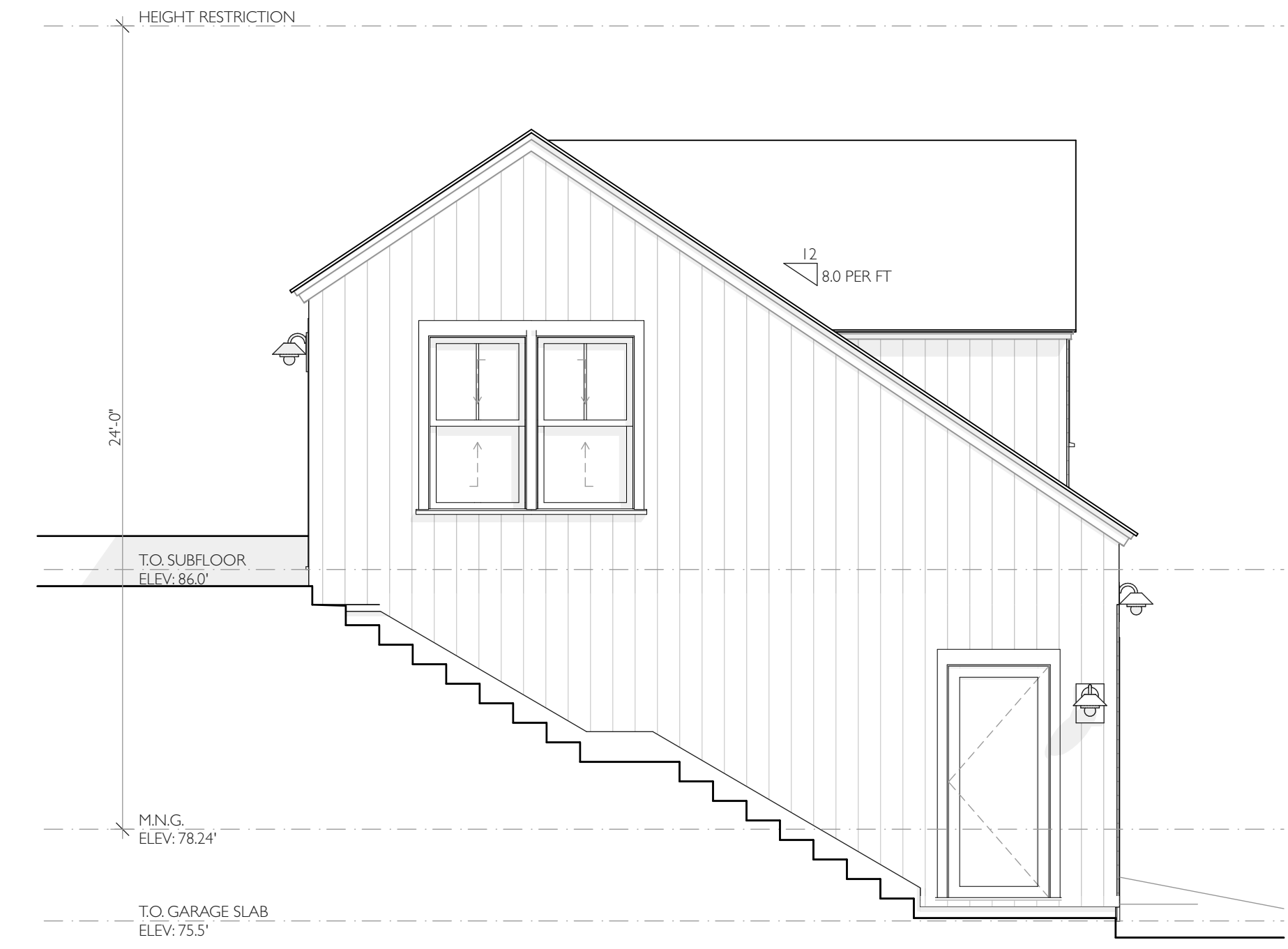
PROJECT NAME: **BAER BARD GARAGE/DET. BEDROOM**
ADDRESS: **37 NORTH ABEL'S HILL ROAD, CHILMARK, MA 02535**
SHEET TITLE: **FLOOR PLANS**

DRAWN BY: MS
DATE: 2023-06-06
MAP/PARCEL: 18-78-0
JOB #: 21B01
DRAWING #:

A-100



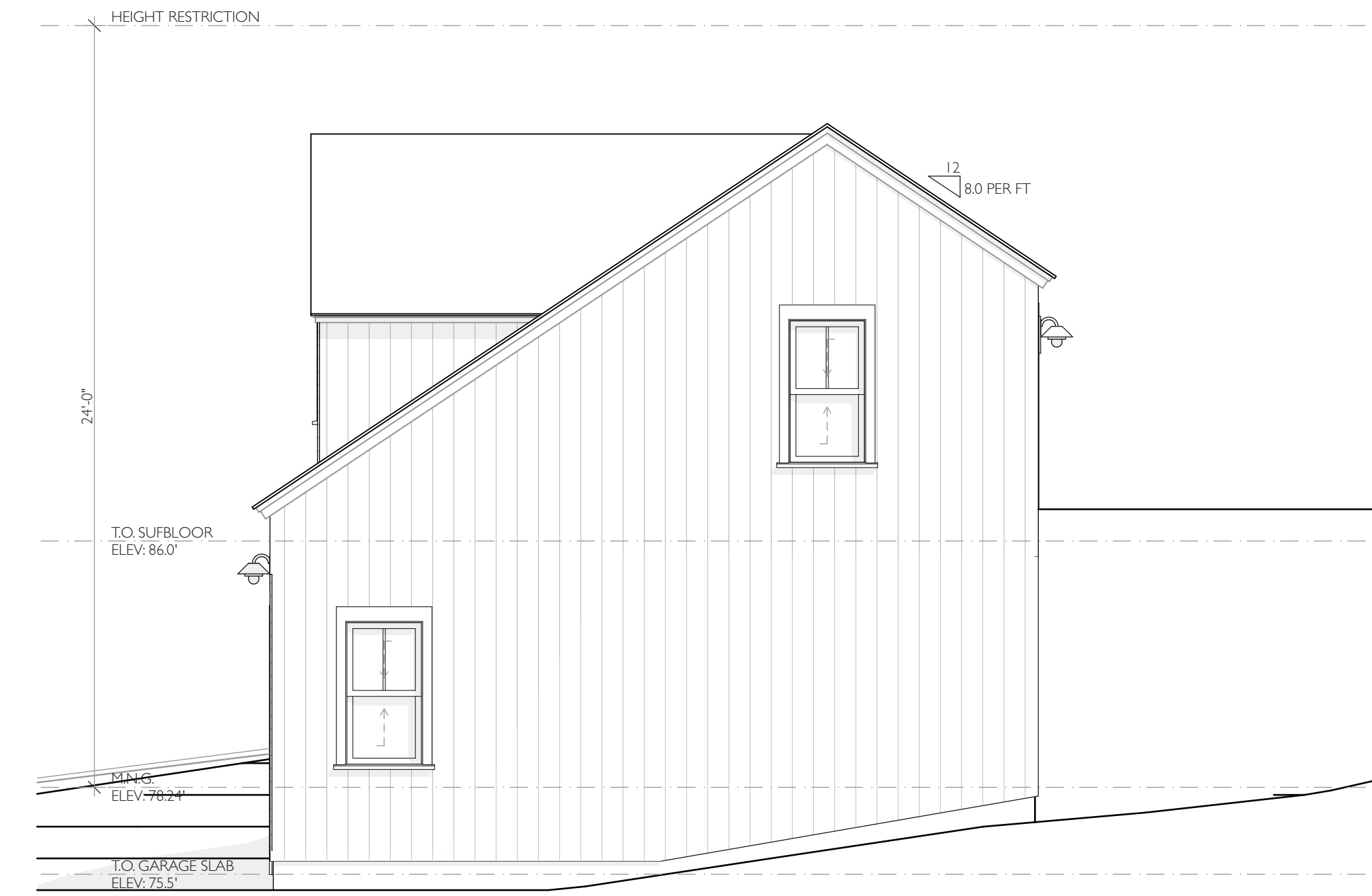
1 GARAGE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



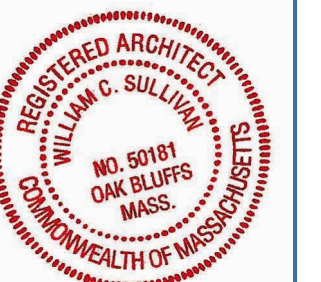
2 GARAGE EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 GARAGE NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 GARAGE WEST ELEVATION
SCALE: 1/4" = 1'-0"



SET:	DATE:
ZBA	05.05.2023

PROJECT NAME: BAER BARD GARAGE/DET. BEDROOM
ADDRESS: 37 NORTH ABEL'S HILL ROAD, CHILMARK, MA 02535
SHEET TITLE: EXTERIOR ELEVATIONS

DRAWN BY:	MS
DATE:	2023-06-06
MAP/PARCEL:	18-78-0
JOB #:	21B01
DRAWING #:	