



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 22 20 22

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 2A.1 (Guest House)

Solmssen Family Nom. Trust,
Hans & Sally Solmssen Trustees

at the premises owned by (Owner of Record)

at 56 North Abels Hill Road

(street address),

Assessor's parcel MAP 18 LOT 84

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

Construction of separate two-bedroom Guest House with 800 square feet of interior living area. Structure to conform to setbacks and height limit.

Bruce MacNelly, Architect
(Agent for Owner)

Petitioner

P.O. Box 661, West Tisbury

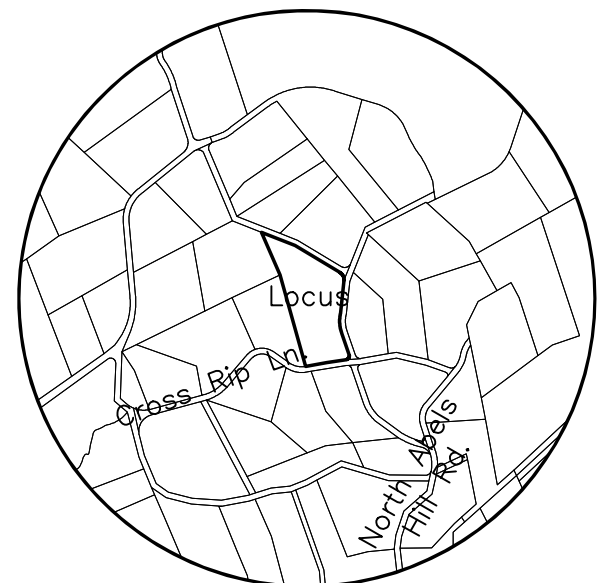
Address

508-627-0911

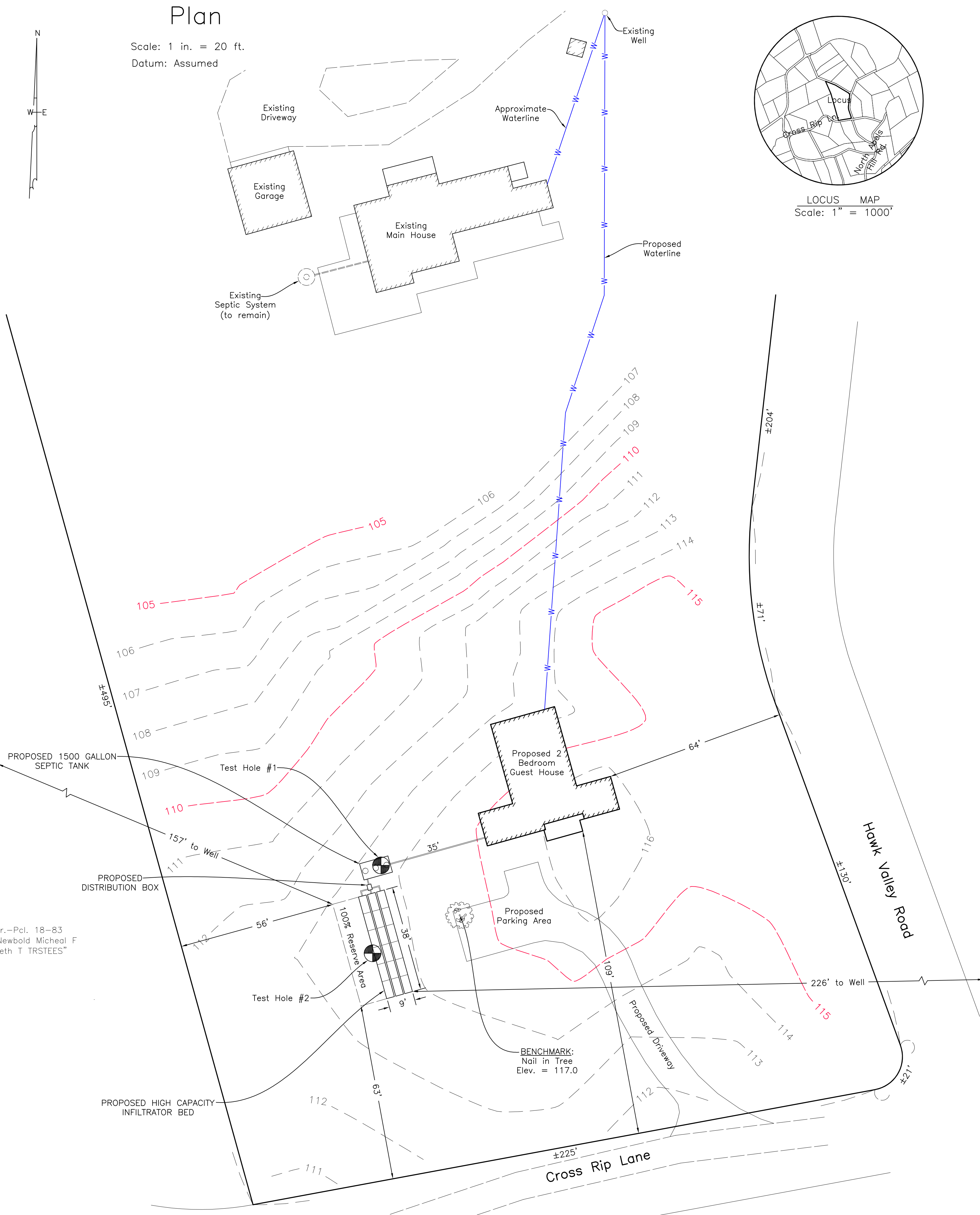
Telephone Number

Plan

Scale: 1 in. = 20 ft.
Datum: Assumed



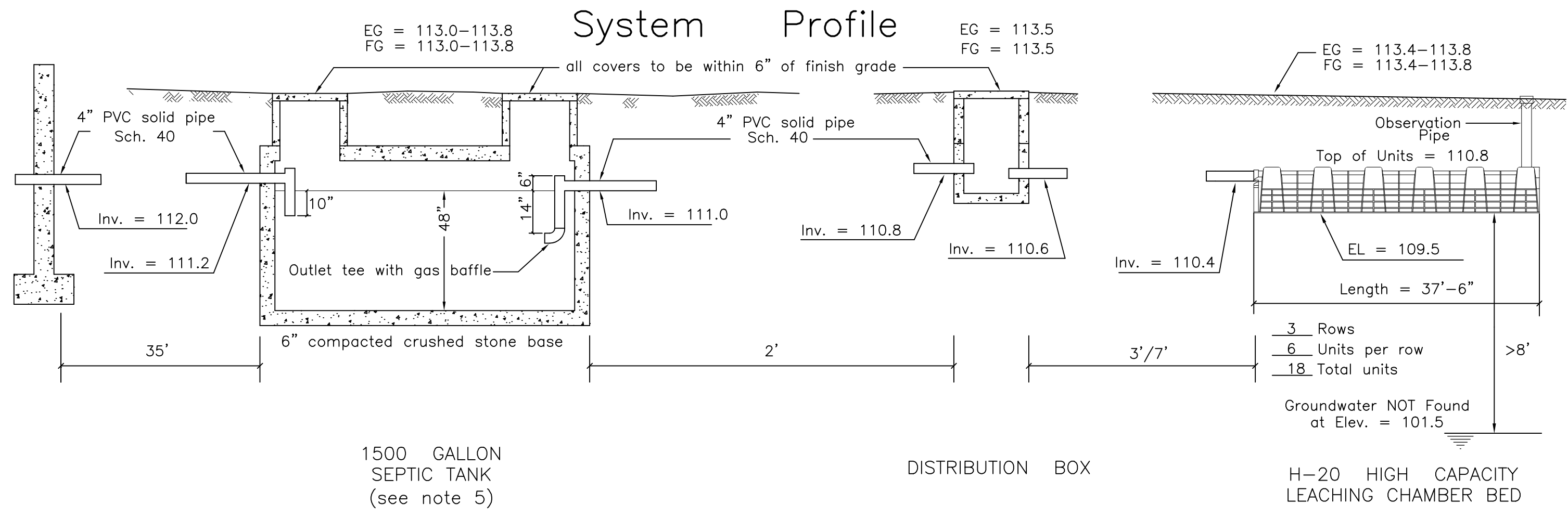
LOCUS MAP
Scale: 1" = 1000'



Assr.-Pcl. 18-83
"N/F Newbold Michael F
& Beth T TRSTEEES"

LEGEND
 --- PROPOSED CONTOUR
 - - - - - EXISTING CONTOUR
 +100.7 EXISTING SPOT ELEVATION
 - W - WATER SERVICE LINE
 ○ TEST HOLE LOCATION

System Profile



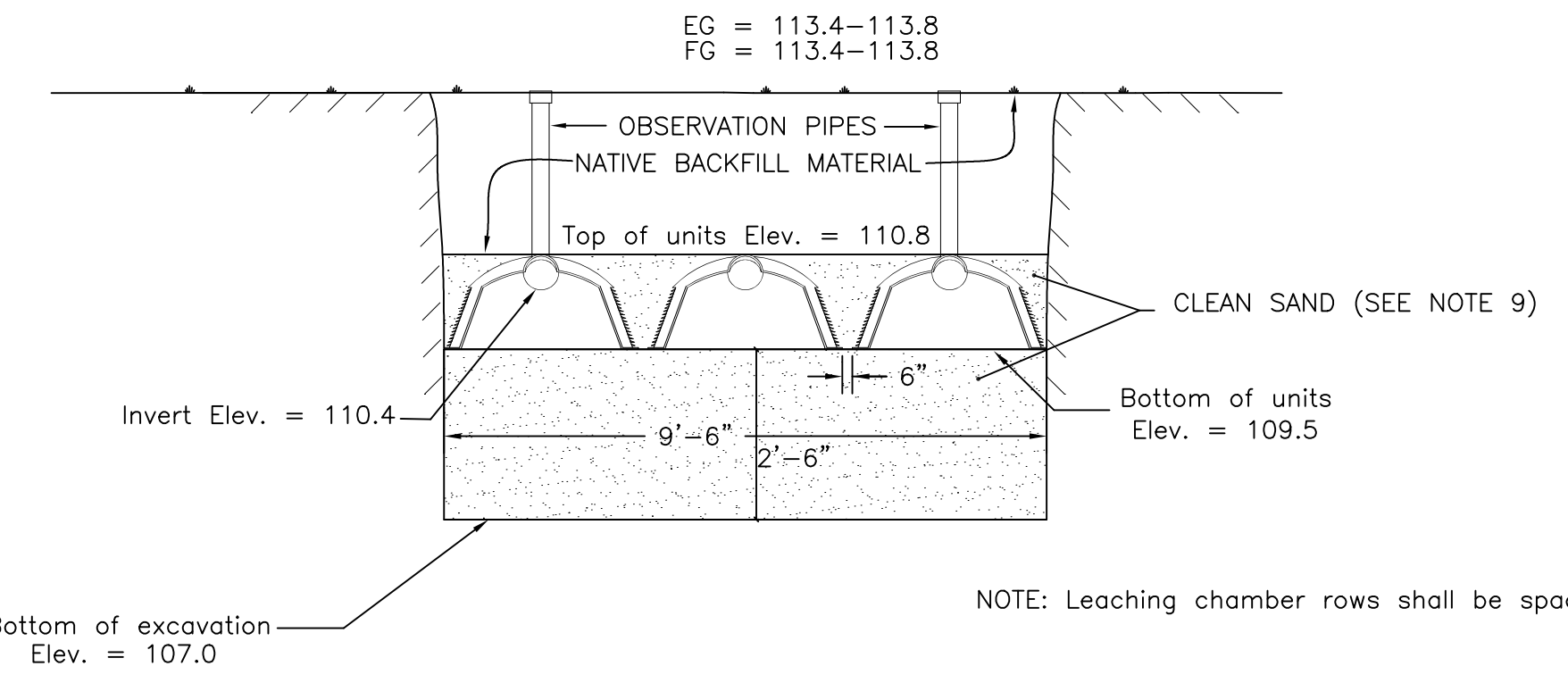
1500 GALLON SEPTIC TANK
(see note 5)

DISTRIBUTION BOX

H-20 HIGH CAPACITY LEACHING CHAMBER BED

System Cross Section

NOTE: Not to scale



NOTE: Leaching chamber rows shall be spaced 6" apart.
 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.
- Leaching Chambers shall consist of Infiltrator high capacity, ADS high capacity biodiffuser or an approved equivalent.
- Any clean sand fill required by this design is to have less than 4% passing the No. 100 sieve.
- No wells could be found within 150' of the proposed leaching facility.
- 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:
 2 Bedrooms x 110 GPD/Bedroom = 220 GPD

Septic tank capacity:
 Required: 220 GPD x 200% = 440 Gal. minimum
 Septic tank provided = 1500 Gal.

Leaching Capacity Provided:
 H-20 High Capacity Leaching Chamber Bed
 18 Leaching Chamber Units
 18 Units x 6.25 linear ft./unit x 4.72 sq.ft./linear ft. = 531 sq.ft.
 531 sq.ft. x 0.56 GPD/sq.ft. = 297 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.

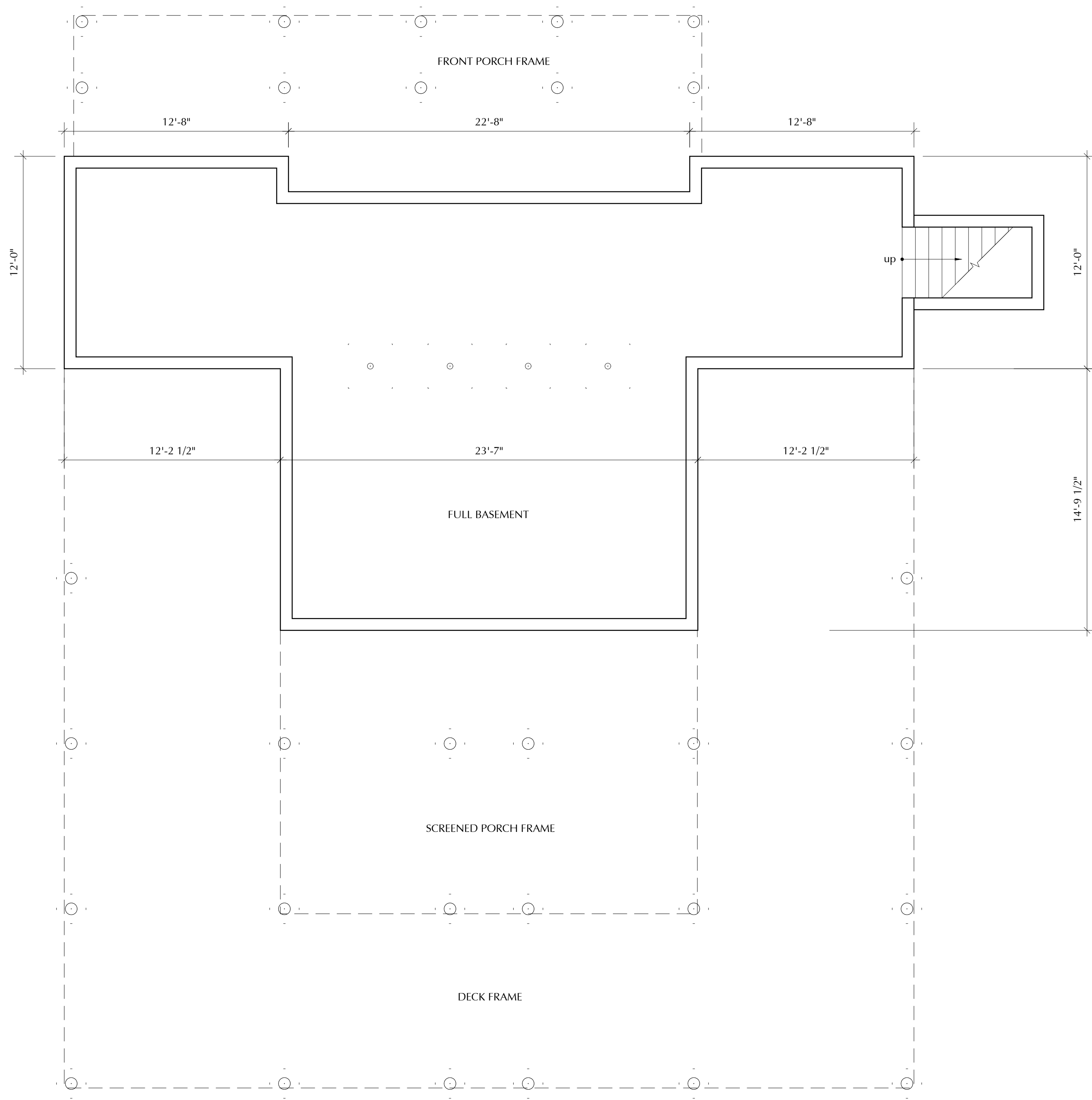
Proposed Septic System on Land in CHILMARK, MASS.

Designed for: HANS SOLMSSSEN
 Street Address: #56 NORTH ABELS HILL ROAD
 Assessor No.: 18-84
 Lot Area: ±3.73 Acres
 Designed By: Troy Silva
 Checked By: R.G.S.
 Date: March 17, 2022
 Revised:

SOIL DATA

Soil evaluator: Reid G. Silva, P.E. Witnessed By: Marina Lent			Soil evaluator: Reid G. Silva, P.E. Witnessed By: Marina Lent		
Deep Observation Hole 1. Date: January 11, 2022 Surface elevation = 113.5			Deep Observation Hole 2. Date: January 11, 2022 Surface elevation = 113.5		
Depth	Horizon	Texture	Depth	Horizon	Texture
0"-10"	A	Sandy loam	0"-12"	A	Sandy loam
10"-36"	B	Loamy sand	12"-26"	B	Loamy sand
36"-144"	C	medium coars Sand with trace kaolin	26"-48"	C1	coarse Sand
			48"-72"	C2	medium fine Loamy sand with firm kaolin
			72"-120"	C3	medium coarse Loamy sand with trace kaolin
Perc. rate < 10 mpi. @ 48" No groundwater found at 144" Elev. = 101.5			Perc. rate < 15 mpi. @ 72" No groundwater found at 120" Elev. = 103.5		

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



FOUNDATION PLAN



FIRST FLOOR PLAN





SOLMSSEN
 56 North Abels Hill Road
 Chilmark, MA

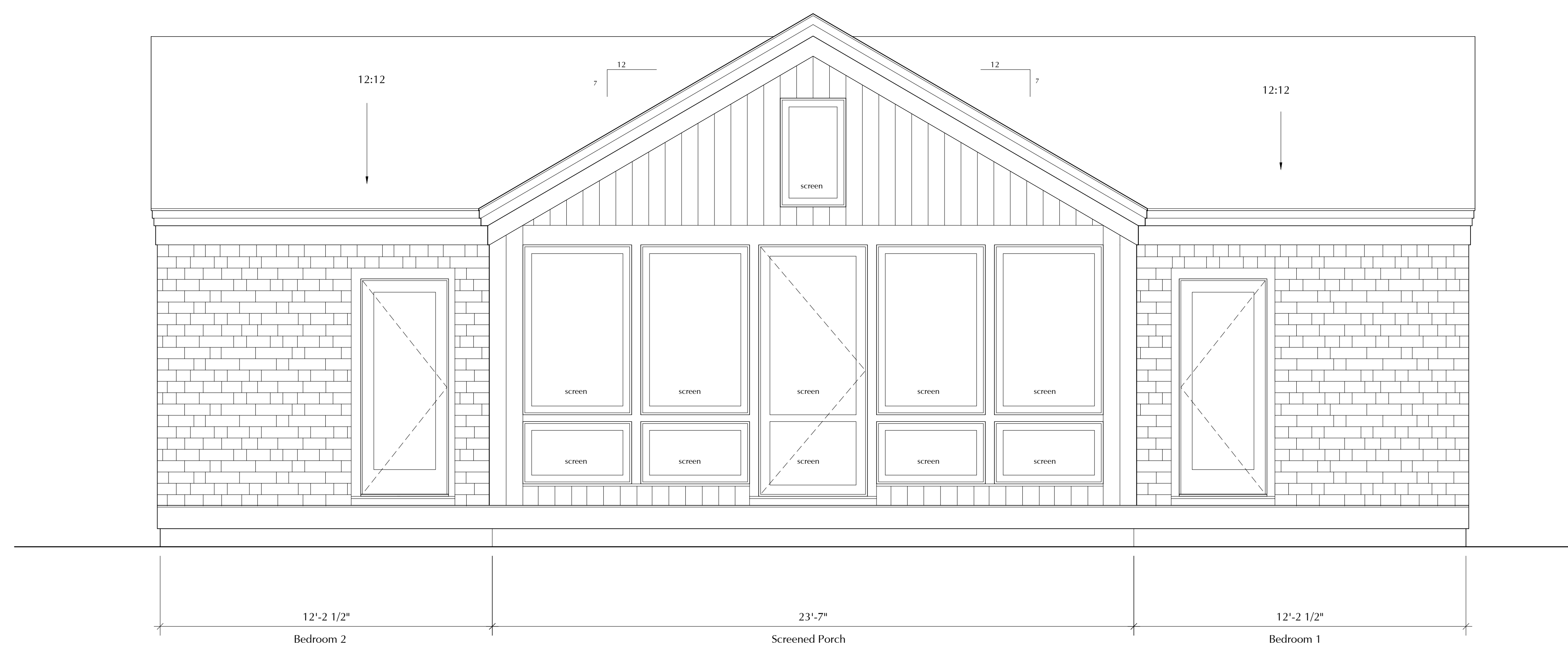
DRAWN:
 23 March 2022

REVISED:

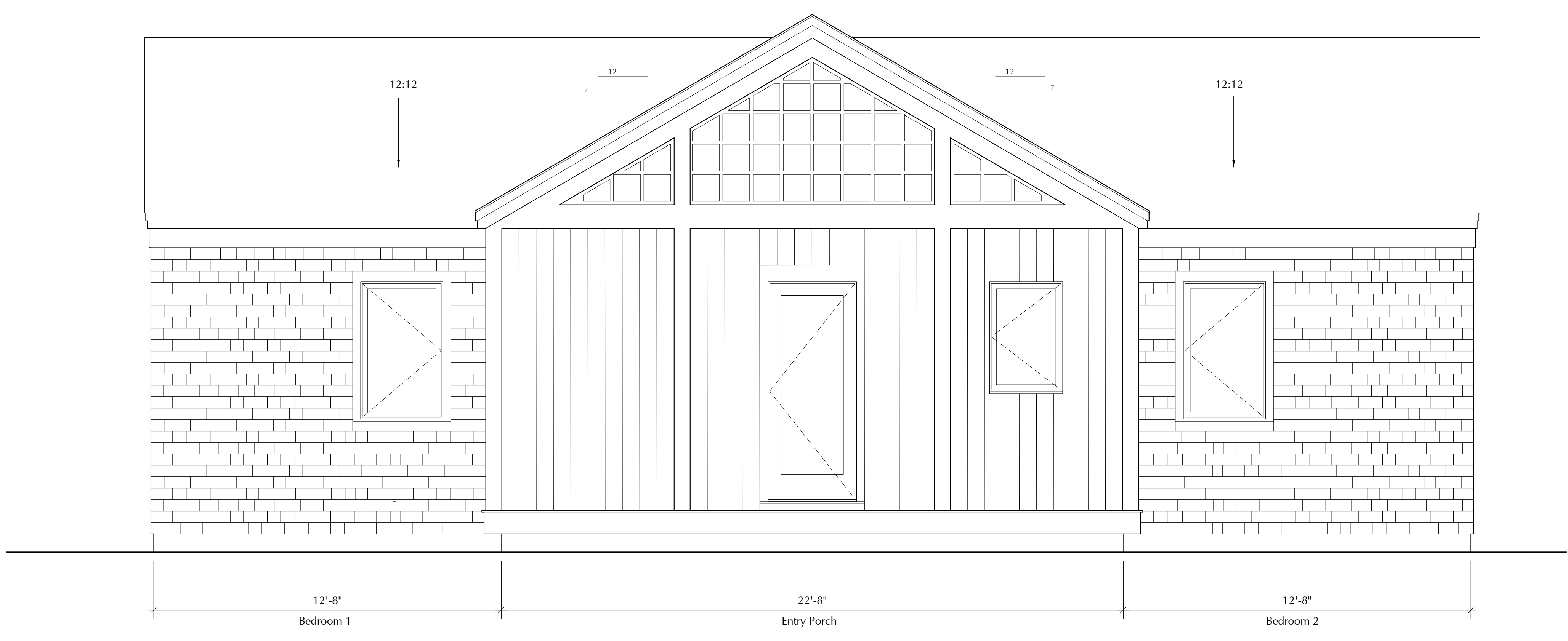
**ELEVATIONS
 NORTHWEST
 &
 SOUTHEAST**

Scale: 3/8" = 1'-0"

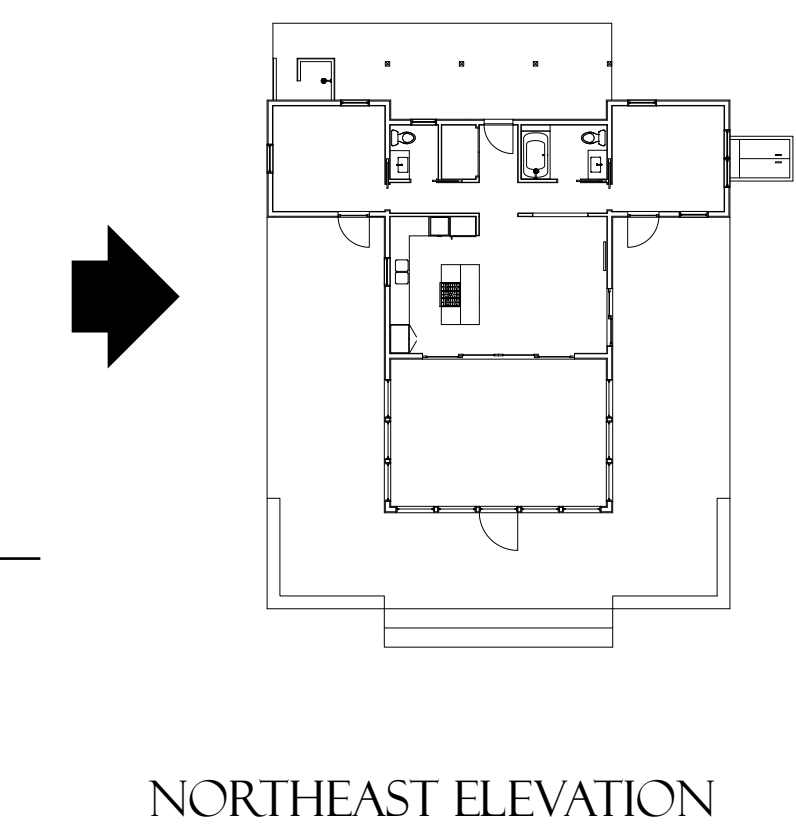
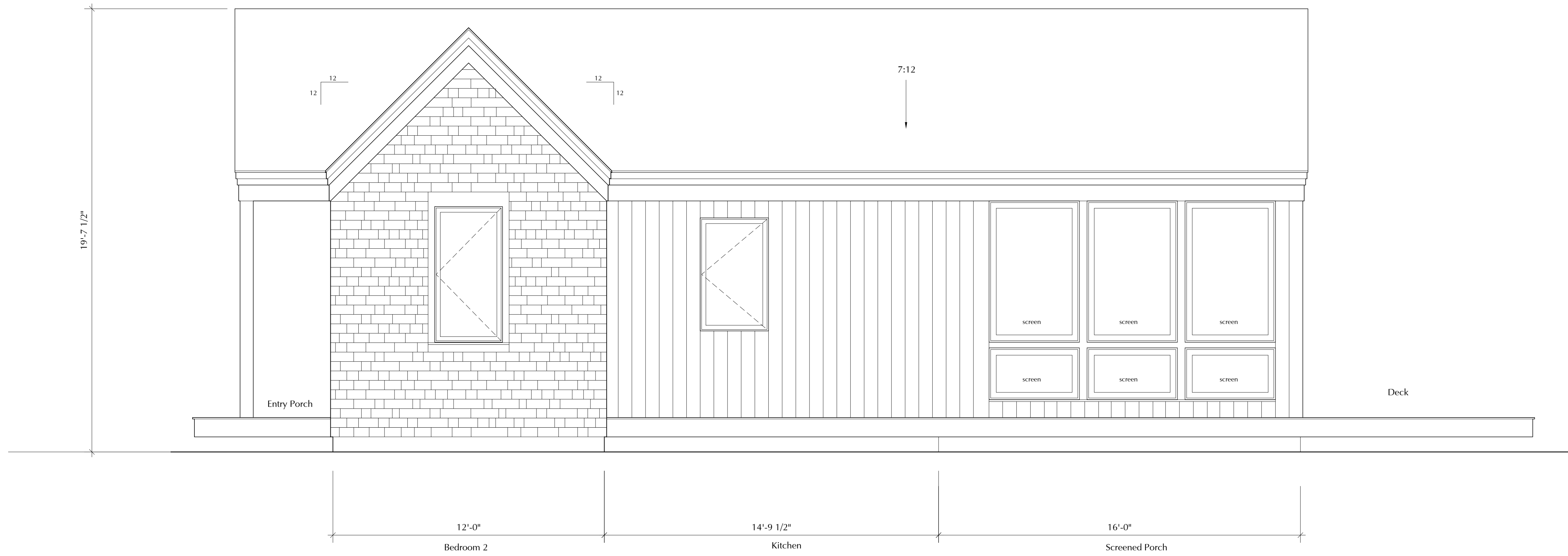
2.1



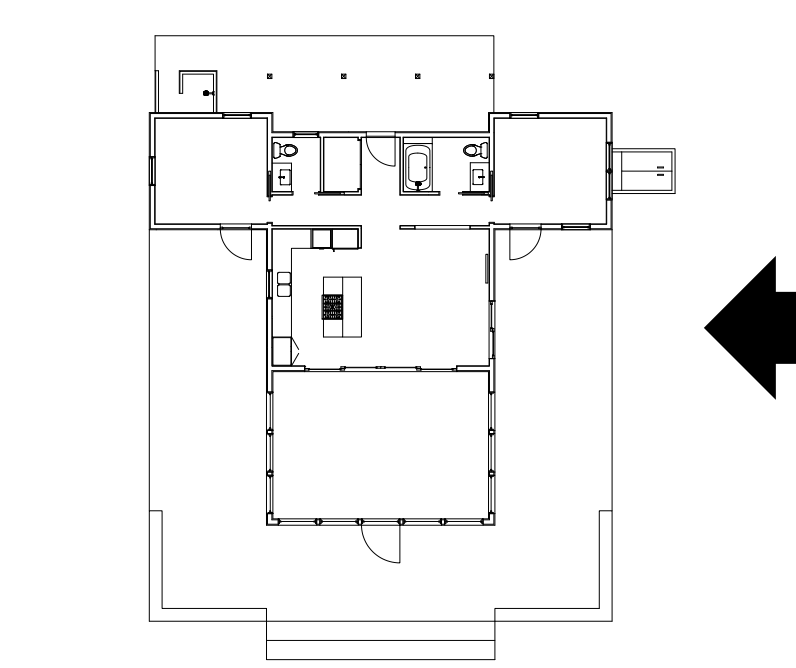
NORTHWEST ELEVATION



SOUTHEAST ELEVATION

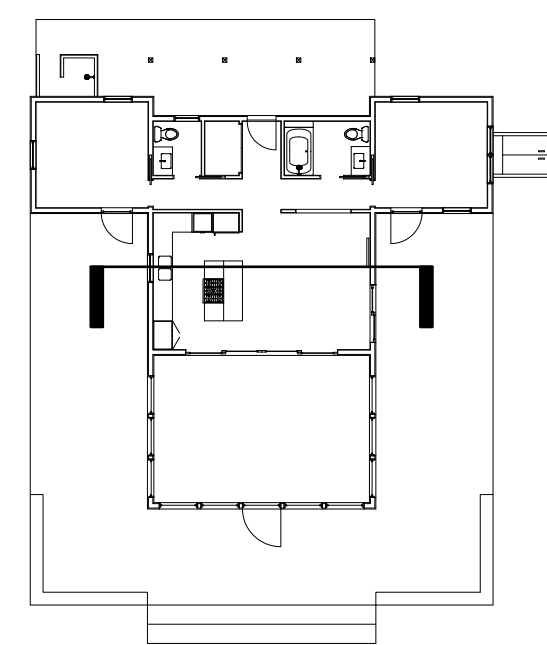
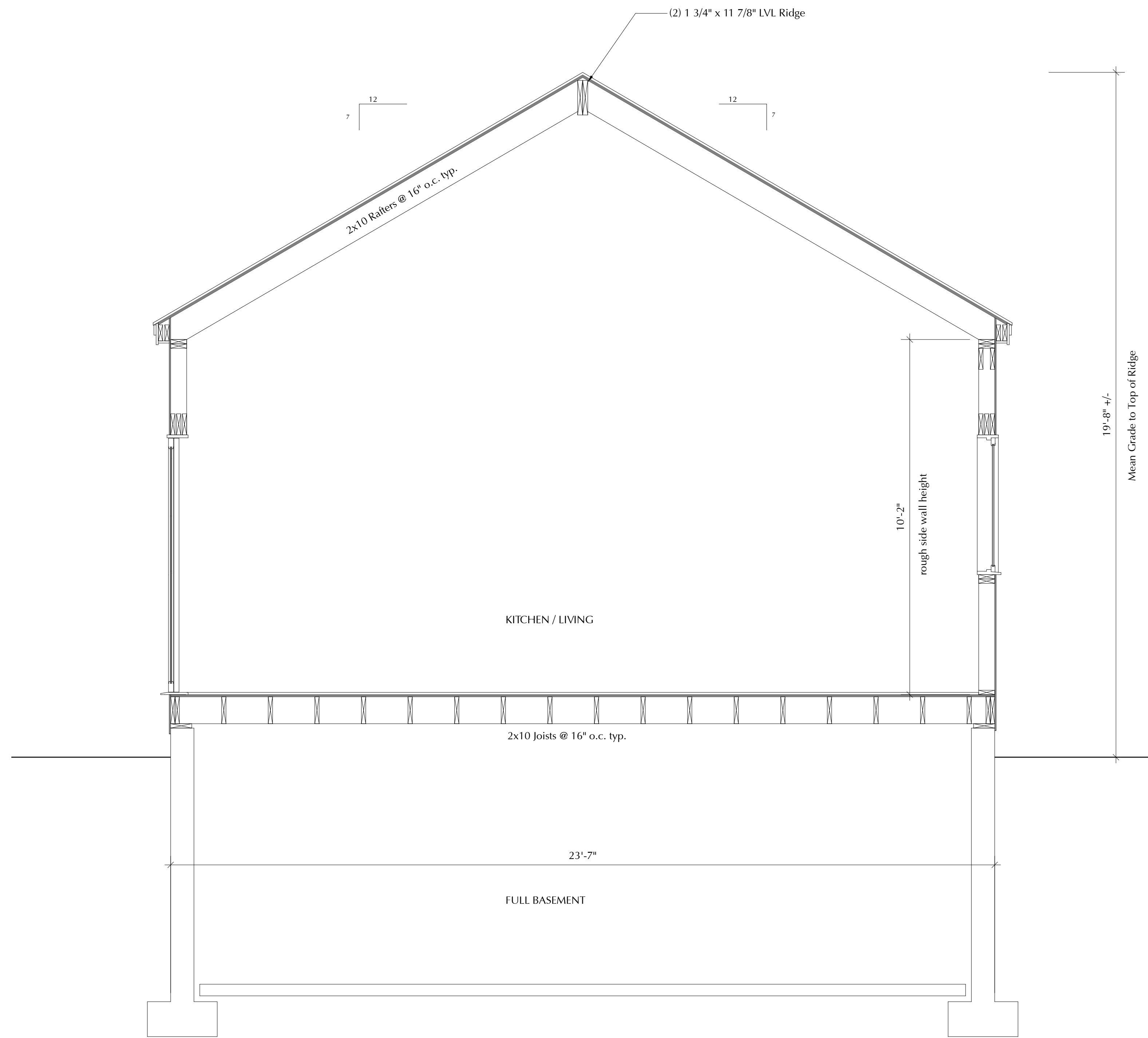


NORTHEAST ELEVATION

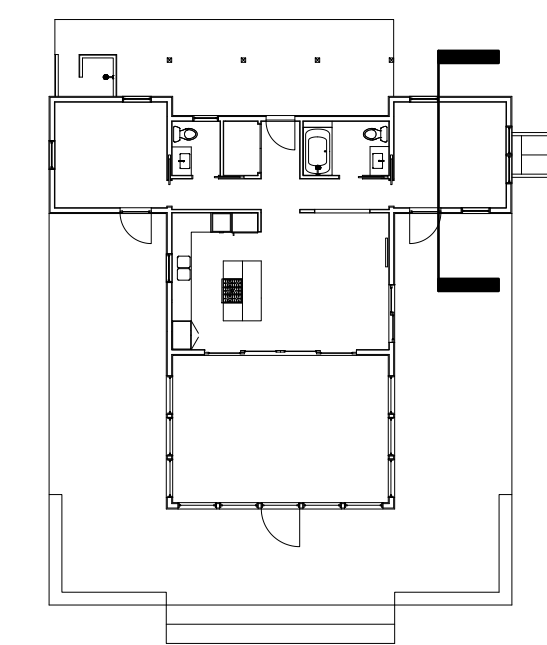
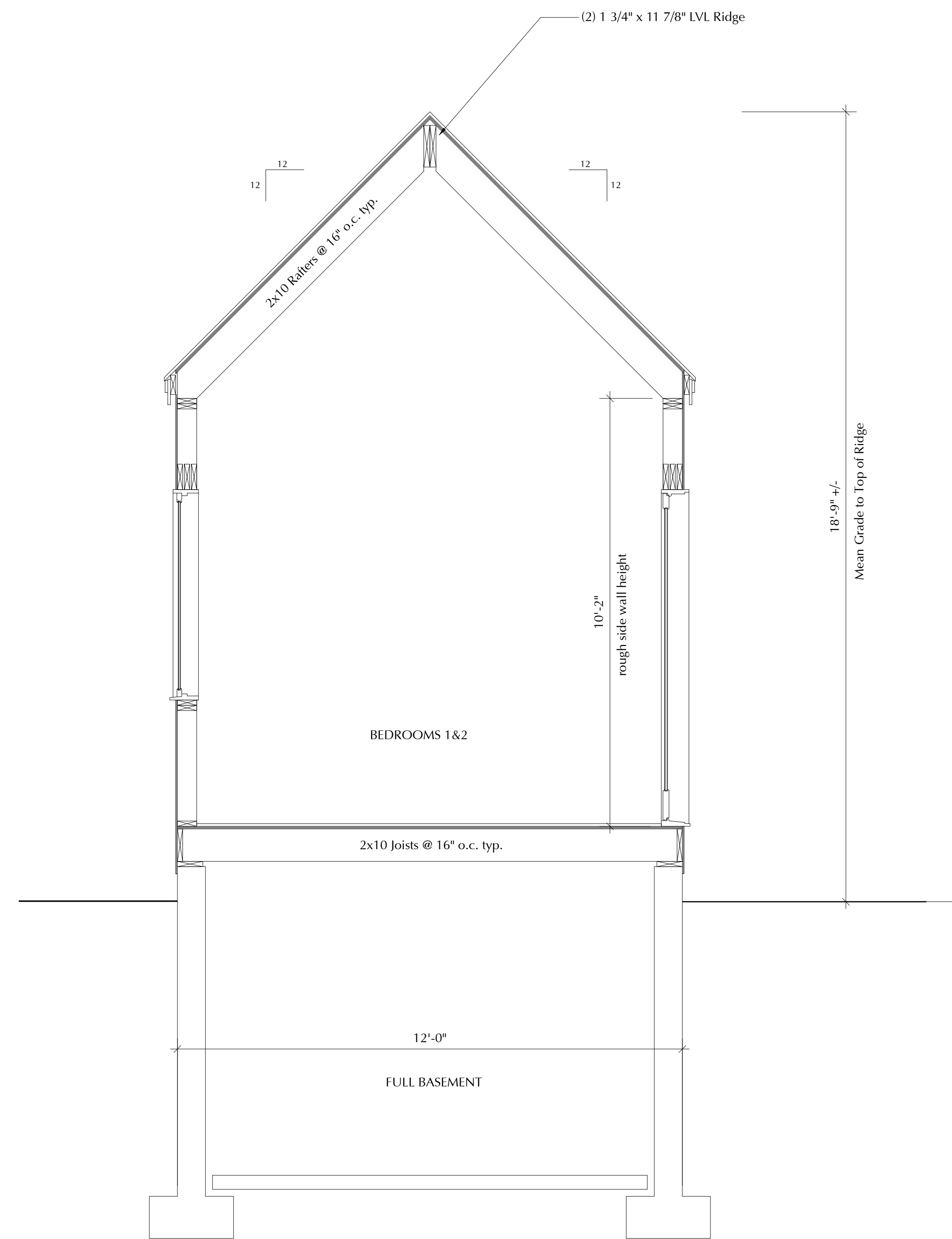


SOUTHWEST ELEVATION





SECTION A



SECTION B



DRAWN:
23 March 2022

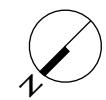
REVISED:

SECTIONS

Scale: 1/2" = 1'-0"



Shaded Area denotes
Fin. Interior Floor Area
800 s.f.



FLOOR PLAN

Scale 1/8" = 1'-0"
25 March 2022

MACNELLY COHEN
■ ARCHITECTS P.C.

SOLMSEN
56 North Abels Hill Road
Chilmark, MA