



**ZONING BOARD OF APPEALS
Town of Chilmark**

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

February 15, 2024

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)

10 Overview Drive, LLC

at 10 Overview Road (street address),

Assessor's parcel MAP 18 LOT 88

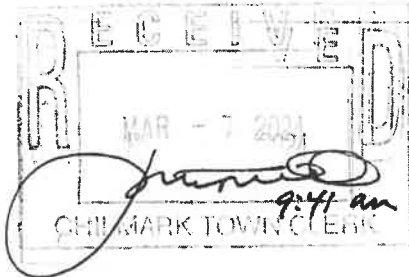
In the following respect or limitation, extension, change, alteration or modification of use, or method of use as may at hearing appear as necessary or proper in the premises.

State Briefly Reasons for Special Permit

Article 4, Section 4.2(A)(3):

To construct a 18' by 40' 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 pool equipment vault.
- Pool, fence enclosure and equipment storage will all meet building setbacks.



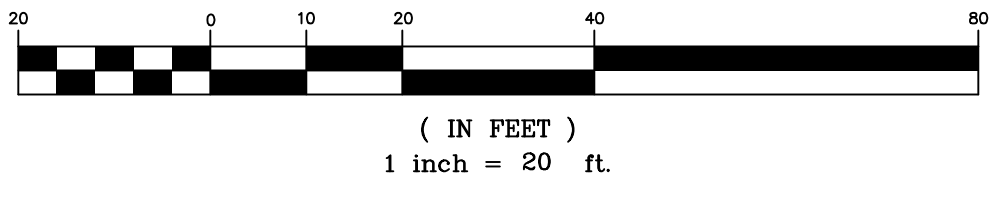
Petitioner Reid G. Silva
Reid G. Silva (Agent)

Address c/o VLS&E, Inc. P. O. Box 421
West Tisbury, MA 02575

Telephone Number 508-693-3774



GRAPHIC SCALE



Assr.-Pcl. 18-89
"N/F Donald Ingber &
Ellen Dolnansky Trustee"

Assr.-Pcl. 18-75.2
"N/F Wendy Bujak"

Zoning District: III
Setbacks: 50' All Sides
* Setbacks to be confirmed by town official

#10 Overview Road
Assr.-Pcl. 18-88
Area = ±3.00 Acres

Existing 5 Bedroom Leaching Field
(top of Units Elevation 157)

Existing Septic Tank

Existing 4 Bedroom Dwelling
(under construction)
(Basement Slab
Elevation 161)

Proposed Pool
(18' x 40')

Proposed Pool
Equipment Vault

Proposed Garage

Proposed Driveway

Existing Garage

Existing Driveway

Proposed Terrace

Proposed Pool Fence

Proposed Pool Fence

57'

54'

20' Way

Overview Road

Cross Rip Lane

Assr.-Pcl. 18-87
"N/F Sally Anderson Trustee"

Assr.-Pcl. 18-75.1
"N/F Wendy Bujak"

Site Plan in
Chilmark, Mass.
Prepared for
Kevin Morano

Scale 1" = 20' February 11, 2024



VINEYARD
LAND SURVEYING
& ENGINEERING

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

Application for Proposed Pool – Bylaw Review Summary

Re: 10 Overview Drive, LLC #10 Overview Road, Chilmark Assessor Parcel 18-88
VLS&E Job No. 1338

In accordance with the Town of Chilmark Zoning By-Law the following is a summary of the zoning requirements for permitting of a pool on the above referenced property.

- a. Permitting and Enforcement (Special Permit requirement): A Special Permit has been applied for within this application.
- b. Application (2 year ownership): 10 Overview Drive, LLC purchased the property on January 30, 2017 Dukes County Registry of Deeds Book 1429 Page 31.
- 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 fence enclosure and equipment storage vault.
- e. Enclosure (building code requirements): The pool enclosure will be a proposed fence that meets the requirements of the referenced MA State Building code and building setbacks. For added security, an automatic year-round pool cover will be installed.
- 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 and will be greater than 200 ft. from the closest abutting houses. Pool will be directly visible from the kitchen in the main dwelling.
- 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 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 By-law: The pool will be located at least 50 ft. from any perimeter boundary, associated pool equipment will be stored within a proposed equipment storage vault and will comply with the "noise" by-law.

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.