



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

April 1, 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 6.11, Section B-2*

*at the premises owned by (Owner of Record)
James I. Rubens, Trustee (The Rubens family Personal Residence Trust)*

at 14 Pinkletink Road (street address),

Assessor's parcel MAP 20 LOT 17

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

The owners of 14 Pinkletink Rd., Jami and Jim Rubens, are seeking to add a first floor addition that will ultimately allow them to better age in place. There is already a ground mount solar array on the site to help offset the energy impact of the addition (See attached photos). Additionally, attached to this submission is a Letter of Support from their nearest and most visible abutter at 10 Pinkletink Rd (20-11).

The square footage breakdown is as follows, below:

Site: +/- 2.4 Acres (VLS Survey Attached) = 3350sf Total Living Area allowable

Main House Existing: 2890sf (first and second floors)

Detached Bedroom Existing: 392sf

Total Existing Square Footage Living Area: 3282sf

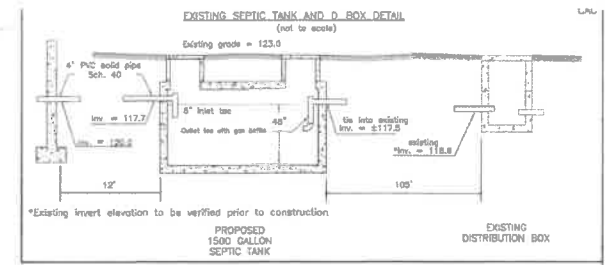
Proposed Addition Square Footage: 573sf

New Total Living Area Square Footage: 3855sf

Petitioner Nick Waldman (arch. designer)

Address 29 Bea Lane, Vineyard Haven 02568

Telephone Number 914.715.7904



1. This plan is for purpose of relocating an existing septic tank to accommodate an addition to the main house.
2. 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.
3. All septic system construction shall conform to Title 5 requirements.

See: Pct. 20-16
N.Y. Rubens & Associates, Trustees

BENCHMARK:
Top of Granite Step
Elev. = 124.29

Zoning District: IA
Setbacks: 35' all sides
See Zoning Section 8.1 B
Minimum Lot Area: 3.0 Acres
First Floor Elevation 126.35
Ridge Elevation = 147.31

RECEIVED
/ APR 10 2023
Chilmark
Building Department

Aer. Pct. 20-9
N.Y. Mary Bohren

Aer. Pct. 20-8
N.Y. Swordfish Enterprises III

Aer. Pct. 20-7
N.Y. Scott & Suzanne Insomman

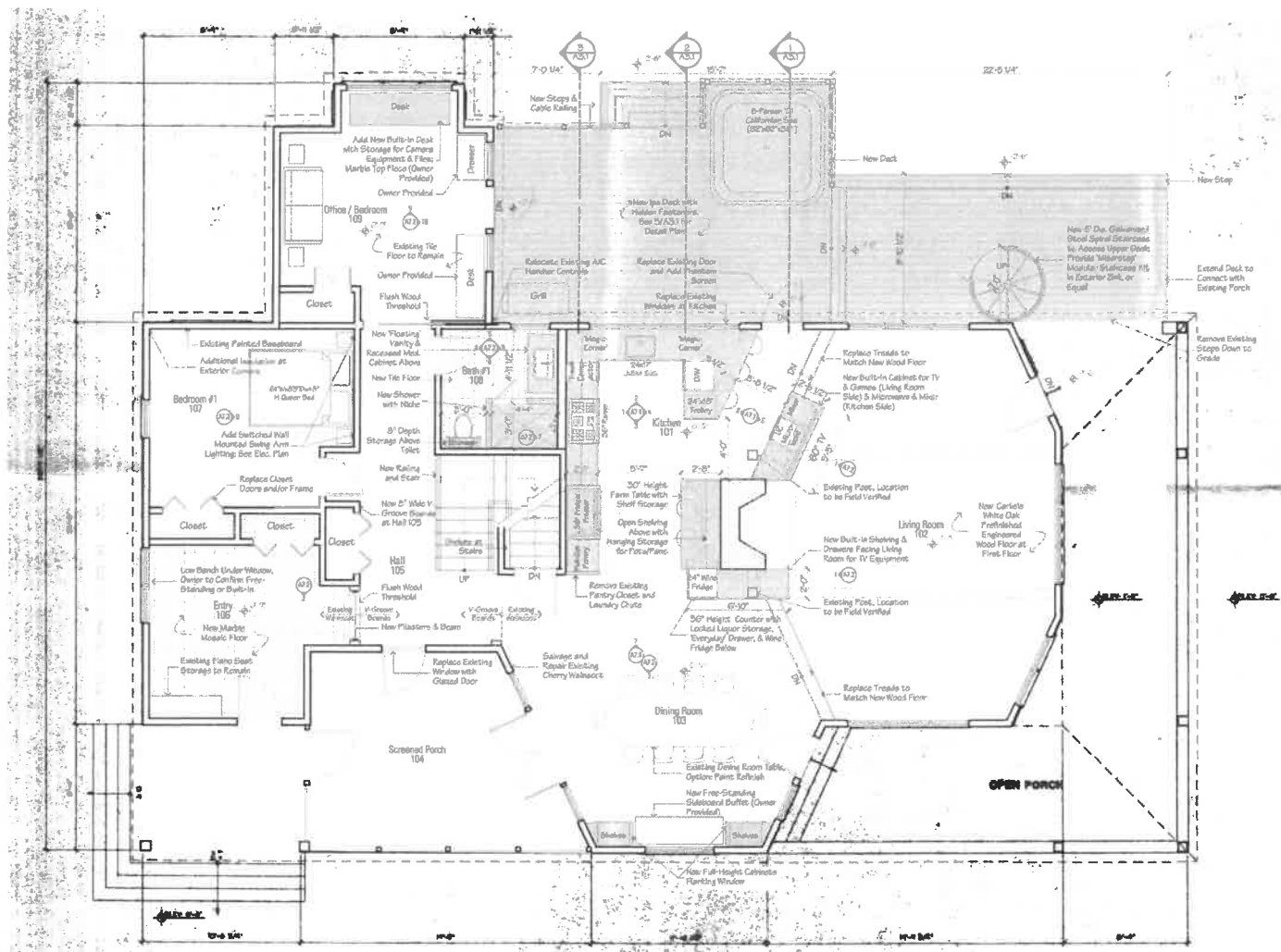
Aer. Pct. 20-11
N.Y. Jonathan W. & Debra J. Lubow



October 31, 2023

Site Plan/Septic Tie-in Plan in
Chilmark, Mass.
Prepared for
James Rubens
Scale 1" = 20'
October 31, 2023

VINEYARD LAND SURVEYING & ENGINEERING
12 Courtoyer Road
P.O. Box 421
West Tisbury, MA 02575
P 508-693-3774 F 508-629-0440
V,SE.net

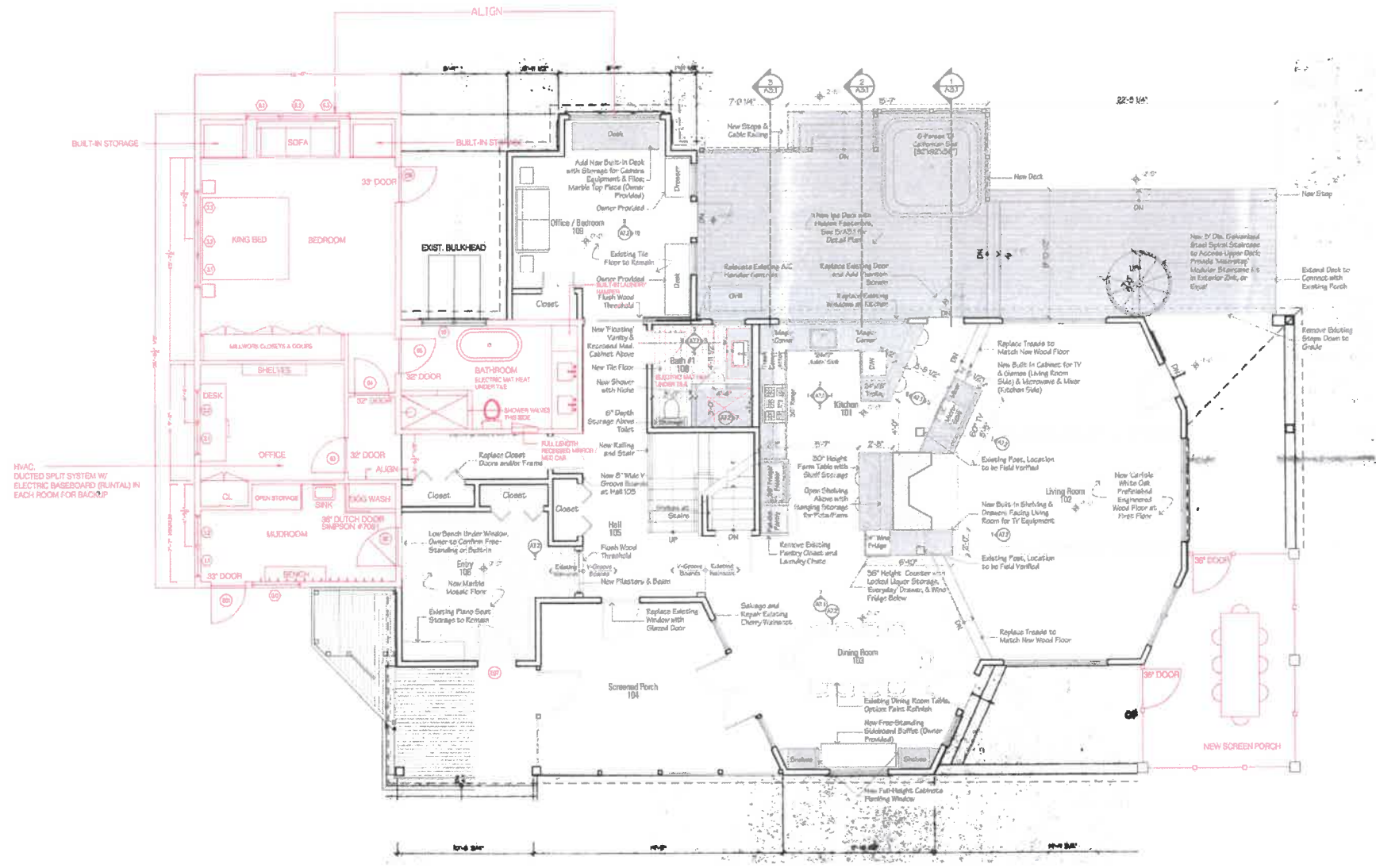


Existing First Floor Plan

1

Existing Construction
 New Construction

NOTE: Install "Azim" Pressure P.A.U. Mini Reader as Automatic Glycol Injector System at Basement. Contractor to Verify current conditions for System/Model Requirements.



1 PROPOSED First Floor Plan

Existing Construction
 New Construction
LEGEND
 EXISTING
 PROPOSED

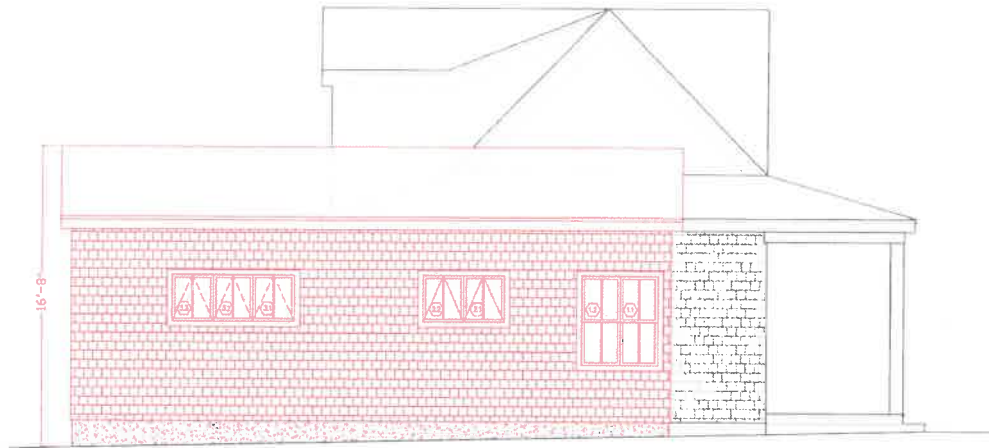
NOTE: Install 'Aujon' Pressure P.W.M. Mini Feeder as Automatic Glycol Injector System at Basement. Contractor to Verify current conditions for System/Model Requirements

573 SF ADDITIONAL LIVABLE AREA



1 West Exterior Elevation
SCALE: 1/4" = 1'-0"

LEGEND
EXISTING: [black line]
PROPOSED: [red line]
NOTE: DRAWING NOT TO SCALE



② SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



① EAST ELEVATION
SCALE: 1/4" = 1'-0"

LEGEND
 EXISTING: [black line]
 PROPOSED: [red line]
 NOTE: DRAWING NOT TO SCALE