

HORIUCHI SOLIEN
LANDSCAPE ARCHITECTS

June 21, 2021

HORIUCHI SOLIEN INC.
P.O. BOX 914
200 MAIN STREET
FALMOUTH MA 02541

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FAX 508 540-8651

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BOSTON MA 02110

617 523-5300
FAX 617 523-5303

Alison Kisselgof
Chilmark Zoning Board of Appeals
PO Box 119
Chilmark, MA 02535

Re: Beetlebung Road LLC
33 Beetlebung Road
Assessor's Map 20, Parcel 34
Chilmark, MA 02535

Dear Alison and Members of the Board,

Please find the attached revisions (Horiuchi Solien Inc, L1.0, L1.1 Landscape Plan, 04/16/19, Revised 08/21/20, Revised 06/21/21) to the approved Special Permit (05/22/19, Amended 09/10/20).

- Relocation of the proposed pool fence
- Relocation of the proposed pool heaters

All other conditions of the approved special permit remain the same, including sight lines, pool heating using solar-powered heat pumps, automatic cover, and fire hydrant.

Compliance with the applicable subsections in Article 4.2A, Section 3 of the Chilmark Zoning Bylaw for Swimming Pools remains as previously approved:

- Permitting and Enforcement:** A petition for a Special Permit has been submitted to the Zoning Board of Appeals.
- Application:** The owner has owned the property since February 2015, complying with the two year ownership requirement of the principle dwelling before applying for a swimming pool Special Permit.
- Use:** The proposed pool will be used only by the residents of the principle dwelling and their guests.
- Setbacks:** The setback requirements of the Zoning By-Law are met with the proposed pool and fencing and are in compliance with the 50' setback requirement from property lines. The proposed pool heaters are within the 50' setback.
- Enclosure:** A pool enclosure in compliance with the MA State Building Code, including self-closing, self locking 4' gates, is proposed. The pool area will be fully enclosed as shown on the submitted Plans.
- Location:** The pool will not be visible from a public way. The proposed structures will screen the pool from the public way. The pool equipment will be located in an underground vault and fenced utility enclosure. There will be a direct view of the pool from the public spaces of the principle dwelling
- Cover:** The pool will be equipped with an automatic cover.



- H. **Energy use:** The swimming pool will be heated using solar energy. Please refer to the consultant report "Bernard-Seppala Residence Pool and Solar Photovoltaic Analysis" by TE2 Engineering LLC, dated April 15, 2019
- I. **Lighting:** There will be 7 LED lights in the pool
- J. **Noise:** The pool equipment will be located in an underground vault and a fenced utility enclosure
- K. **Screening and landscaping:** Native, non-invasive vegetative screening will be planted around the pool.
- L. **Fire Protection:** An accessible and functional standpipe will be placed and operated in a location to be approved by the Chilmark Fire Chief.
- M. **Initial Filling:** The initial filling of the pool will use water from an off-site source, and will not occur until the pool enclosure is constructed.
- N. **Drainage:** When required, the pool will be drained only after potentially hazardous chemicals in the water have been significantly reduced and properly tested. The work will be completed by an experienced pool company.

Please feel free to call me if you have any questions or need additional information.

Sincerely,

Kris M. Horiuchi, Principal
Horiuchi Solien Inc.

Chilmark Board of Appeals
NOTICE OF DECISION ON SPECIAL PERMIT

Owner: Beetlebung Road, LLC
Applicant: George Sourati; Sourati Engineering Group
Address: 33 Beetlebung Road
Map: 20 Lots: 34, 35
Date: September 10, 2020

This amended Special Permit nullifies and replaces the Special Permit issued on May 22, 2019. At its meeting on September 10, 2020 the Board of Appeals determined the following reduced scope of work was an inconsequential change to the original Special Permit and unanimously approved the following changes and revised scope of work as described and conditioned below.

A petition under Chilmark's Zoning By-Law Article 4 Section 4.2A3 was filed by George Sourati of Sourati Engineering for Beetlebung Road, LLC and issued on May 22, 2019. The following changes to that Special Permit were approved: 1. The 20' X 44' built in swimming pool and pool enclosure is abandoned and will not be built. The approved lap pool and plan will only be built as shown on the site plan L 1.1 dated 8/21/2020. Its dimensions will be 18' X 82'. The pool water will be heated with an air source heat pump. It will have an automatic, retractable cover. The pool equipment will be located in an underground vault. There will be no climbable vegetation within four feet of the outside of the pool enclosure. The power from the pool equipment will be offset with 28 solar panels mounted on the garage roof. The following conditions were added to this approval: 1. The stand pipe location shall be approved by the Fire Chief before obtaining a Building Permit. 2. The doors on the garage facing the pool and used as a portion of the pool enclosure will be alarmed.

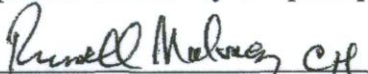
IMPORTANT:

FIRST:

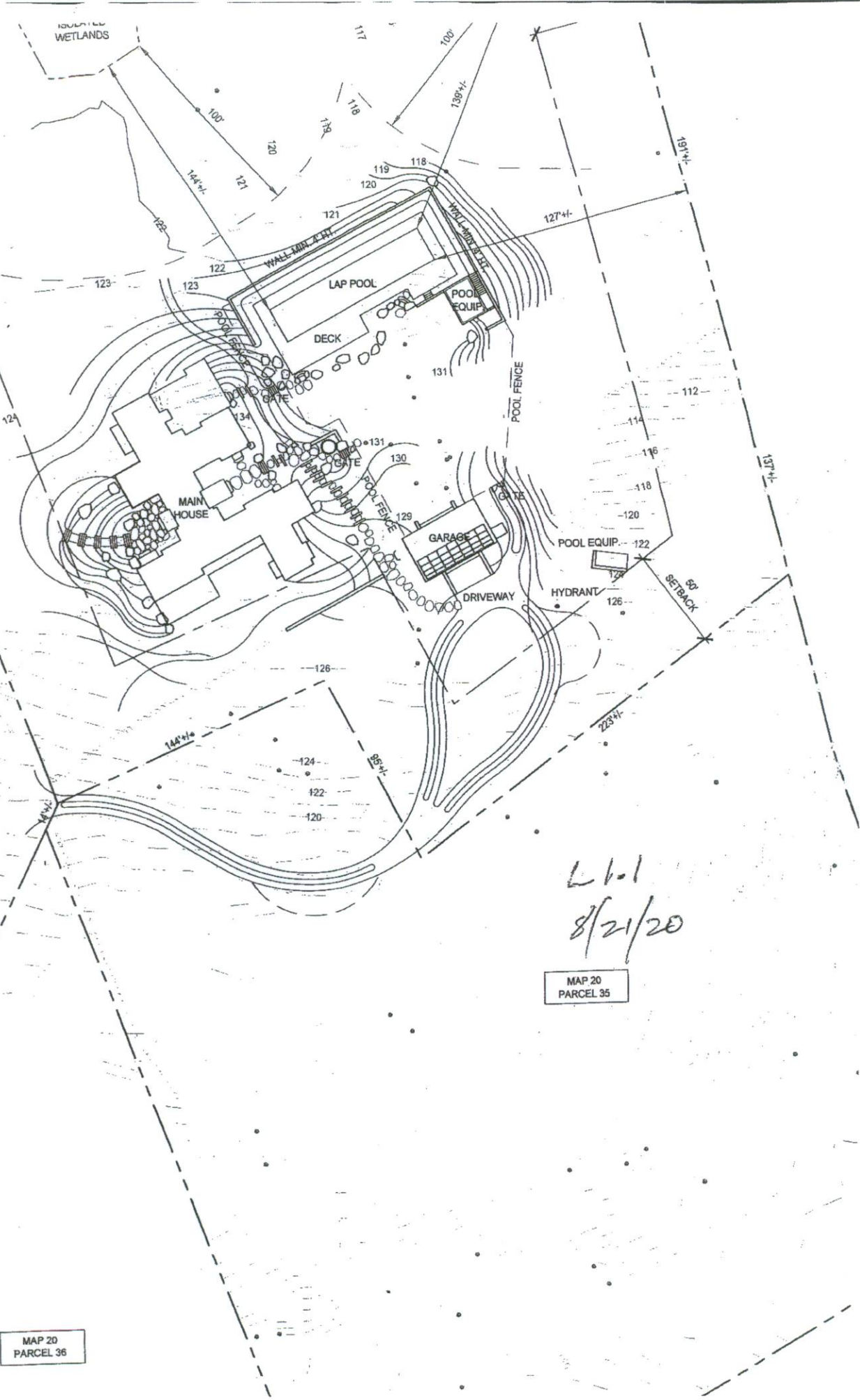
Any appeal from the decision of the Board of Appeals can be made only to the Superior Court for Dukes County or to the Land Court under Section 14A of Massachusetts General Laws, Chapter 240 and must be filed within twenty calendar days following the filing of the decision with the office of the Town Clerk, as evidenced by the date of the Clerk's date stamp and signature below, as provided in Section 17 of the Zoning Act.

SECOND:

This Decision and any building plans approved by the Board of Appeals must be recorded in the office of the Recorder of Deeds and a record of the recording of both the decision and any building or other plans must be submitted to the Board of Appeals before a building permit may be issued. All plans to be recorded must be printed on 8 ½" by 14" plain paper.

 Chairman, Board of Appeals

Copies to Applicant, Town Clerk, Building Inspector, Planning Board, Board of Health, Tax Collector, Assessor, Selectmen and abutters



**Chilmark Board of Appeals
NOTICE OF DECISION ON SPECIAL PERMIT**

Owner: Beetlebung Road, LLC
Applicant: George Sourati; Sourati Engineering Group
Address: 33 Beetlebung Road
Map: 20 Lots: 34, 35
Date: May 22, 2019

A petition under Chilmark's Zoning By-Law Article 4 Section 4.2A3 was filed by George Sourati of Sourati Engineering for Beetlebung Road, LLC. The applicant seeks permission to replace an existing built-in swimming pool with a 20' X 44' built-in swimming pool and surrounding deck. A separate 14' X 82' built-in lap swimming pool will also be constructed and all structures will be on a total of 3.88-acres. Both pools will be heated with air-source heat pumps. Both pools will have automatic, retractable covers. The pool equipment for both pools will be located in an underground vault. A four-foot high pool enclosure will be placed around both pools and use one wall of an existing garage as part of the enclosure. The door leading from the garage to the pool will be alarmed. There will be no climbable vegetation within four feet of the outside of the pool enclosure. The power from the pool equipment will be offset with 28 solar panels mounted on the garage roof. The application was heard at a duly posted public hearing held on May 22, 2019. The Board voted unanimously with five in favor to approve the petition and Sourati site plan dated 4/18/19 and Horiuchi Site Plans Ex. 1.1 and L 1.1 dated 4/16/19 with the following special condition: 1. The Fire Chief shall approve the stand pipe location for the recreation pool only before obtaining a Building Permit. A stand pipe is not required for the lap pool.

IMPORTANT:

FIRST:

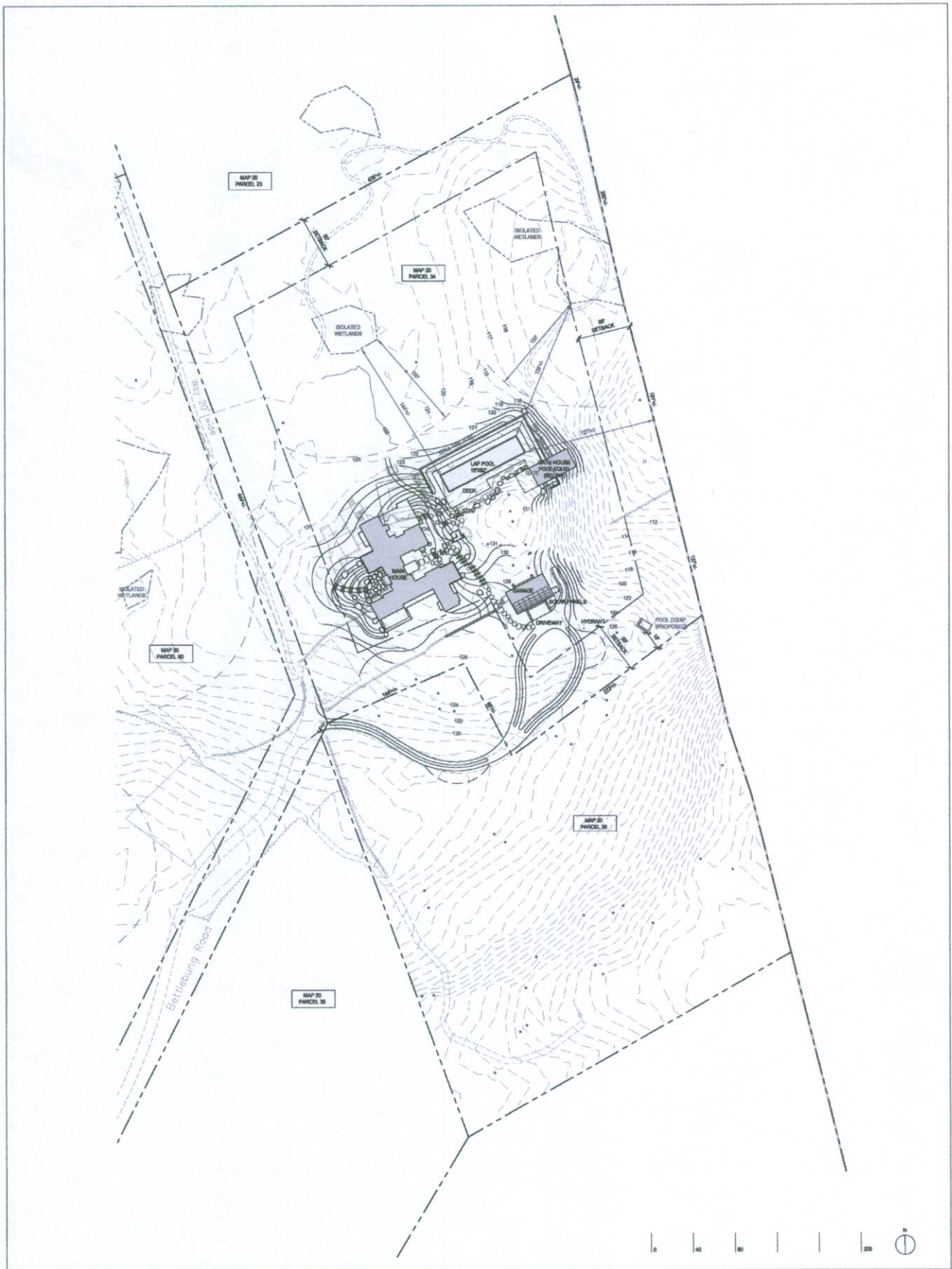
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Chairman, Board of Appeals

Copies to Applicant, Town Clerk, Building Inspector, Planning Board, Board of Health, Tax Collector, Assessor, Selectmen and abutters



HORIUCHI SOLIEN
 LANDSCAPE ARCHITECTS

ARCHITECT
 HUTTEN ARCHITECTS
 79 BEACH ROAD
 VINEYARD HAVEN, MA 02568
 508.693.3344

CIVIL ENGINEER
 SOLIATI ENGINEERING GROUP
 107 BEACH ROAD, SUITE 302
 VINEYARD HAVEN, MA 02568
 508.693.5933

BEEBLEBUNG ROAD, LLC
 33 BEEBLEBUNG ROAD
 CHILMARK, MA

PROJECT NUMBER: 1835
 DRAWN BY: JC
 CHECKED BY: KPH
 SCALE: 1"=40'-0"
 DATE: 08.31.20
 ZBA-REVISIONS: 08.31.20
 ZBA-REVISIONS: 08.31.21

SITE PLAN

LI.0

