

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

May 27, 2021

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) The 4 South Abels Hill Road Nominee Trust

at 4 South Abels Hill Road (street address),

Assessor's parcel MAP 24 LOT 219

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

Pursuant to Chilmark Zoning By Law Article 4, Section 4.2(A)(3):

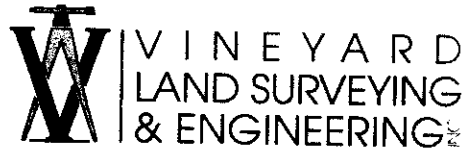
Construct a 20' by 54' in-ground swimming pool and a 18' by 24' pool cabana

- 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 located below the proposed pool cabana.
- Pool enclosure will be a 4 foot high wood post and wire fence that meets the requirements of the MA state building code.

Petitioner *Kim A. Sata* May 27, 2021

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: The 4 South Abels Hill Road Nominee Trust #4 South Abels Hill Rd., Chilmark A.P. 24-219
VLS&E Job No. 959-7

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

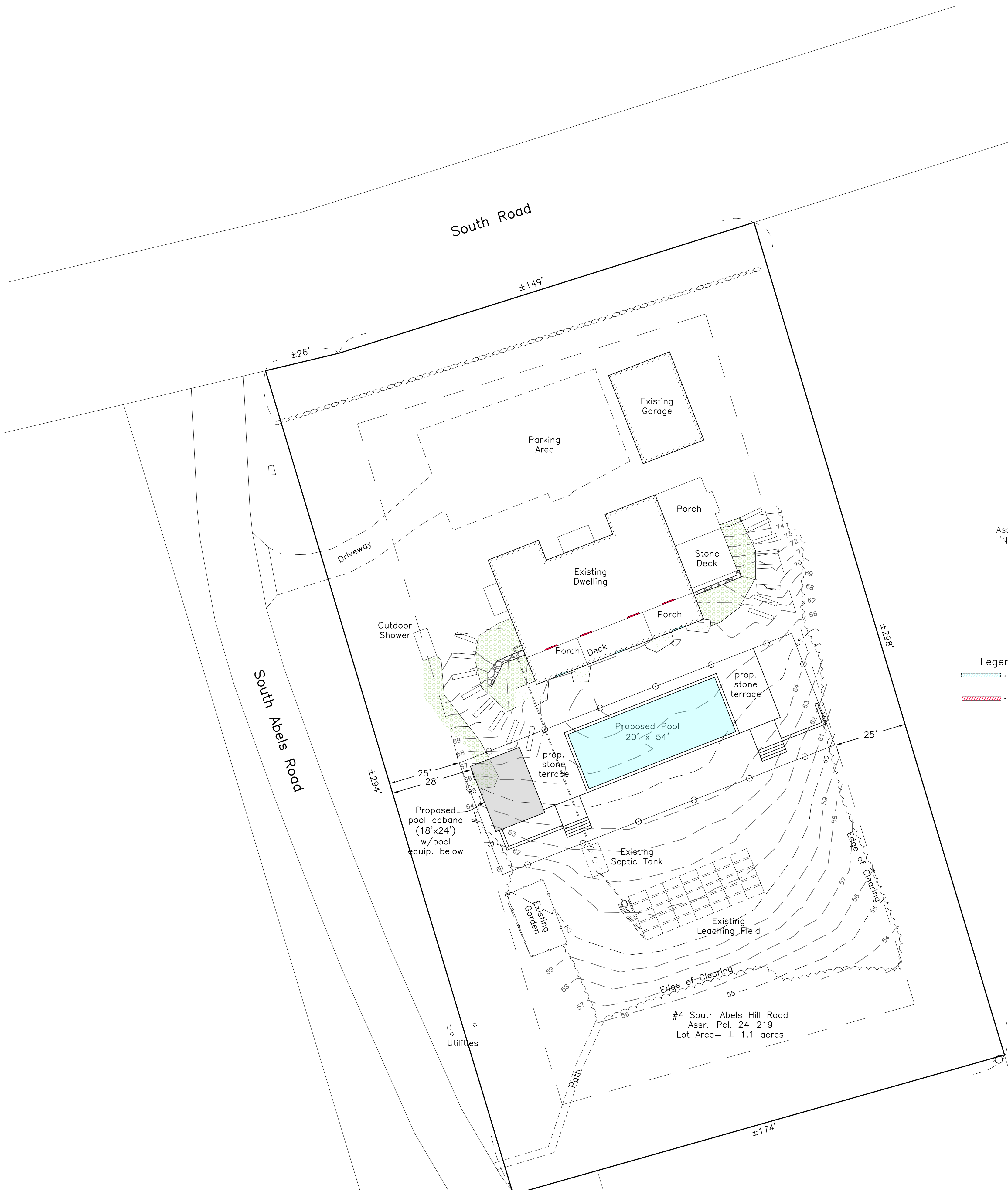
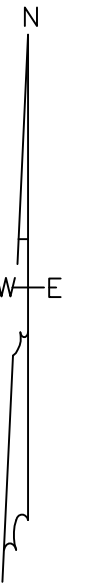
Chilmark Zoning Bylaw Section 4.3

- a. Permitting and Enforcement (Special Permit requirement): A Special Permit has been applied for within this application.
- b. Application (2 year ownership): The 4 South Abels Hill Road Nominee Trust purchased the property on June 4, 2014 (Dukes County Registry of Deeds Book 1350 page 348).
- 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 and cabana location is greater than 25' from all lot lines. The proposed pool fence is 25' 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.
- 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. The proposed landscape plantings will provide visibility screening and act as a sound barrier.
- g. Covers: All swimming pools will be equipped with a winter safety cover for off-season use.
- h. Energy Use (solar or alternative systems): The pool will utilize an air-source heat pump for the heating demand. The energy demand will be supplied by Verde Energy USA.
- 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 equipment will be located in a below ground vault beneath the pool cabana.
- k. Screening and Landscaping: Proposed landscape plantings will provide visibility screening.
- 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.





Assr.-Pcl. 24-218
"N/F Emily Gadd"

Legend:
..... Denotes First Floor French Doors
..... Denotes Second Floor French Doors

Assr.-Pcl. 24-216
"N/F Douglas Sacks"

Assr.-Pcl. 240-220
"N/F Mark Bookman"

#4 South Abels Hill Road
Assr.-Pcl. 24-219
Lot Area = ± 1.1 acres

Site Plan in
Chilmark, Mass.
Prepared for
Alex Finkelstein
Scale 1" = 20'
May 10, 2021

 **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