



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

September 15 20 21

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, Section 6.11F

at the premises owned by (Owner of Record) Ariel R. Ashe, Trustee of Sheep Crossing Nominee Trust

at 0 Sheep's Crossing (street address),

Assessor's parcel MAP 25 LOT 20.8

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

To allow the construction of a detached bedroom with 399± sf of living area in addition to the 3,500 sf of living area allowed without a special permit.

Petitioner _____

Address _____
Sourati Engineering Group, LLC
PO Box 4458
Vineyard Haven, MA 02568

Telephone Number _____
(508) 693-9933

May 4, 2021

Zoning Board of Appeals
Town of Chilmark
PO Box 119
Chilmark, MA 02535

Re: Ariel R. Ashe, Trustee
Sheep Crossing Nominee Trust
0 Sheep's Crossing
Assessor's Map 25, Parcel 20.8
Chilmark, Massachusetts

The following addresses Article 6, Section 6.11.F of the Chilmark Zoning By-laws.

Section 6.11.F Consideration by the Zoning Board of Appeals;

1. **The project, when complete, would be visible, including during the winter, from public ways, water bodies, cemeteries and neighboring properties, and if so whether:**

The garage/detached bedroom will not be visible in the winter from a public way, a water body or a cemetery. The garage/detached bedroom will be over 600'± from South Road and over 2,800'± from Vineyard Sound. The garage/detached bedroom will be partially visible in the winter from some of the neighboring properties.

- a. **The impact of the project on the existing rural, scenic character of the site and the surroundings has been mitigated through building siting, building design and landscape design;**

The building siting and design have been carefully addressed by the Architect to minimize impact the rural and scenic character of the site and surrounding area.

- b. **The project retains natural buffer areas or, where that is impracticable, provides sufficient landscape screening;**

Natural buffers will remain and additional landscaping is proposed between the garage/detached bedroom and Allen Farm Road.

- c. **The project minimizes the impact of exterior and interior lighting on the surrounding area and minimizes glare from windows or other reflecting materials incorporated in the project;**

Exterior lighting is kept to a minimum and will be in accordance with the Building Code and the lighting requirements listed in the Zoning Bylaw. Outside lights will be down shielded.

- 2. The project protects the natural features of the site and retains the natural landscape of the site after completion of construction;**
The limit of work boundary will be kept as tight to the building envelop as is possible. Natural features such as native ground cover, boulders and trees are being preserved.
- 3. The project avoids altering the natural landscape, minimizes the size of lawns and recreational facilities, uses native species for landscaping, and retains natural vegetation on slopes;**
The building is designed to maintain the natural landscape around it. The natural vegetation on the slopes surrounding the building will be protected and maintained. The landscaping around the structure will be minimal.
- 4. The project minimizes grading alterations and executes grading and excavation so that the contours of the land are the same following construction as those previously existing on the site and adjacent to it;**
This is true and in keeping with the design intent.
- 5. Roads and other ways are designed to curve to fit the landscape and permit shared driveway entrances where possible;**
The proposed driveway will be shared with the main house and the garage/detached bedroom. The driveway is curved and follows the contours of the land.
- 6. The project maintains the visual integrity of ridge lines by keeping construction below the ridge line and at least 10' below the average height of the existing trees on wooded ridges and hilltops on the lot;**
The garage/detached bedroom is a small structure which will be built into the hillside and the ridge will be below the average height of existing trees. The overall height of the garage/detached bedroom is 24'. In the area of the structure, Allen Farm Road is approximately 4 to 5 feet higher in elevation than the detached bedroom.
- 7. In open land, buildings are sited behind fields against the backdrop of adjoining woodlands;**
Not applicable
- 8. The project preserves and protects natural features of the site such as scenic points, water courses, large trees, historic spots, traditional stone walls and similar community assets;**
The project includes saving surrounding trees and large boulders which is a primary goal for the owner. There are no water courses on the lot.

- 9. The project incorporates measures to reduce or mitigate excessive negative water quality impacts on ponds, wetlands and other water bodies both during construction and after completion;**

No work is proposed within 200' of a wetland. A silt fence will be maintained during construction as it is the owners' desire to minimize construction impact on the native site. All site run off will be managed and maintained within the limit of work (both during and after construction).

- 10. The project is designed to minimize fossil fuel use such as by incorporating energy efficiency, conservation techniques, and using renewable energy sources;**

There will not be any fossil fuels used to heat or cool the detached bedroom. The detached bedroom will be insulated in accordance with the building code requirement.

- 11. In relation to its construction and possible eventual demolition, the project uses environmentally sound and sustainable design and building techniques;**

The building has a wood frame and naturally weathered wood finishes. The building is designed to be energy efficient and uses environmentally sound material and building techniques.

- 12. The project avoids significant adverse impacts on habitat, including:**

- a. Whether the project meets the requirements and/or recommendations of the Massachusetts Natural Heritage and Endangered Species Program (NHESP) if the project triggered its review;**

The project is not within NHESP jurisdiction and will not have an adverse impact on habitat.

- b. If the project involves the clearing of more than one acre of NHESP Core or Priority Habitat, whether the project minimizes habitat fragmentation and has a defined development envelope limiting the disturbed area to the smaller of 35% or 2 acres of the designated habitat;**

Not applicable

- 13. The project protects and preserves historical and archaeological resources.**

The design intent of this project is for the building to sit quietly within the natural landscape. To the extent the natural qualities of the site are deemed historical resources, they will be protected. We are not aware of any archaeological resources on the property.



www.souratigroup.com

Martha's Vineyard Office
107 Beach Rd., Suite 202
P.O. Box 4458, Vineyard Haven, MA 02568
Phone: 508-693-9933, Fax: 508-693-4933

Nantucket Office: -
35 Old South Road, Nantucket, MA 02554
Phone: 508-228-7888, Fax: 508-228-5511

May 4, 2021

Zoning Board of Appeals
Town of Chilmark
PO Box 119
Chilmark, MA 02535

Re: Ariel R. Ashe, Trustee
Sheep Crossing Nominee Trust
0 Sheep's Crossing
Assessor's Map 25, Parcel 20.8
Chilmark, Massachusetts

Total Living Area of Existing House Under Construction: 3,500 S.F.

Total Living Area of Proposed Garage/Detached Bedroom: 520 S.F.

Total Proposed Living Area: 4,020 S.F.

Lot Size = 1.886 acres = 82,168 S.F.

Maximum Allowable Total Living Area without Special Permit = 3,500 S.F.
(per Lenny Jason, the Building Inspector, as the 1.886 acre lot was created in a Planning Board approved cluster subdivision with open space where the minimum size lot is 3 acres)

Maximum Allowable Total Living Area with Special Permit = 6,000 S.F.

The ZBA must issue a Special Permit to allow **520 S.F.** in addition to the maximum allowable Total Living Area on the property.

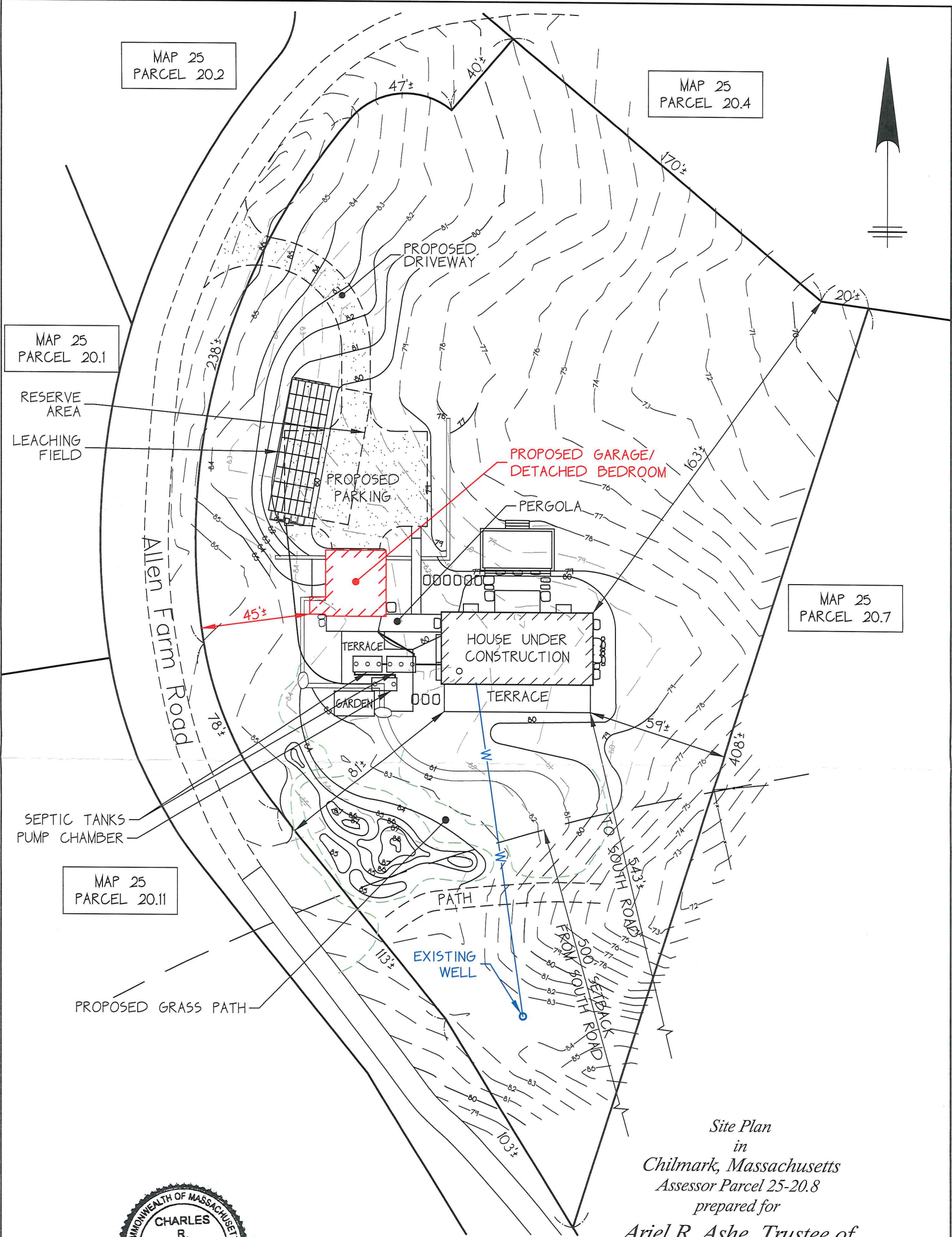
MAP 25
PARCEL 20.2

MAP 25
PARCEL 20.4

MAP 25
PARCEL 20.1

MAP 25
PARCEL 20.7

MAP 25
PARCEL 20.11



RESERVE
AREA
LEACHING
FIELD

PROPOSED GARAGE/
DETACHED
BEDROOM

PROPOSED
DRIVEWAY

PROPOSED
PARKING

PERGOLA

HOUSE UNDER
CONSTRUCTION

TERRACE

TERRACE

GARDEN

PATH

EXISTING
WELL

Allen Farm Road

SEPTIC TANKS
PUMP CHAMBER

PROPOSED GRASS PATH

Site Plan
in
Chilmark, Massachusetts
Assessor Parcel 25-20.8
prepared for
**Ariel R. Ashe, Trustee of
Sheep Crossing Nominee Trust**

Scale 1"=40' June 16, 2020
Revision Date March 24, 2021



Charles R. Gilstad
3/24/21



P.O. Box 4458
107 Beach Road, Suite 202
Vineyard Haven, MA 02568
Phone (508) 693-9933 Fax (508) 693-4933

LOT AREA: 82,168± S.F.

CONSULTANTS:

MEYERS RESIDENCE
 SHEEPS CROSSING
 CHILMARK, MA 02535

COMMENTS:

REVISIONS: DATE: 02/23/2021 NOTES: SPECIAL PERMIT

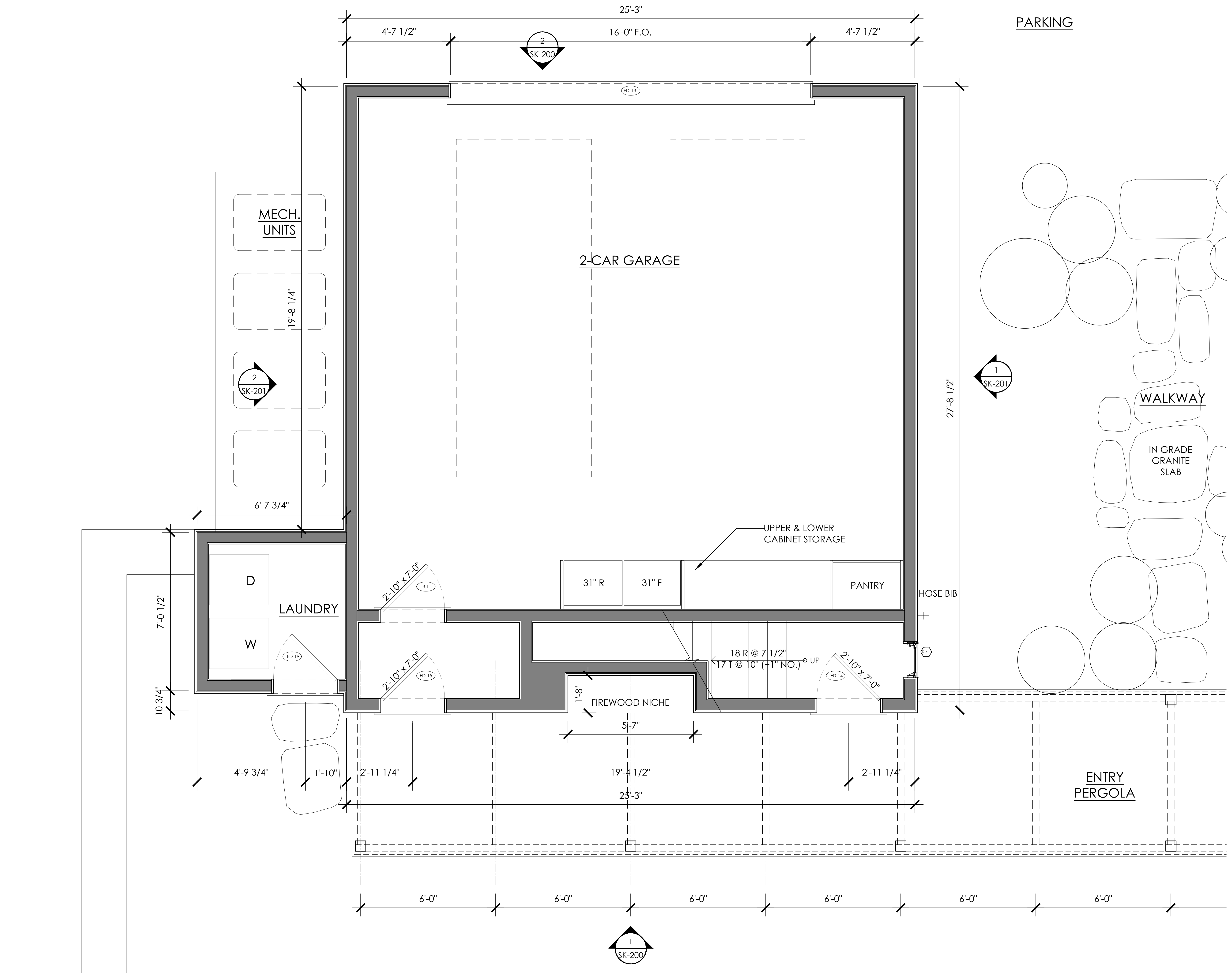
DRAWING TITLE: **FIRST FLOOR PLAN**

DATE: 08/01/2019

DWG No.:

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

SK-100



CONSULTANTS:

MEYERS RESIDENCE
 SHEEPS CROSSING
 CHILMARK, MA 02535

COMMENTS:

REVISIONS:	DATE:	NOTES:
1	02/25/21	SPECIAL PERMIT
2	06/10/21	REVISED SPECIAL PERMIT

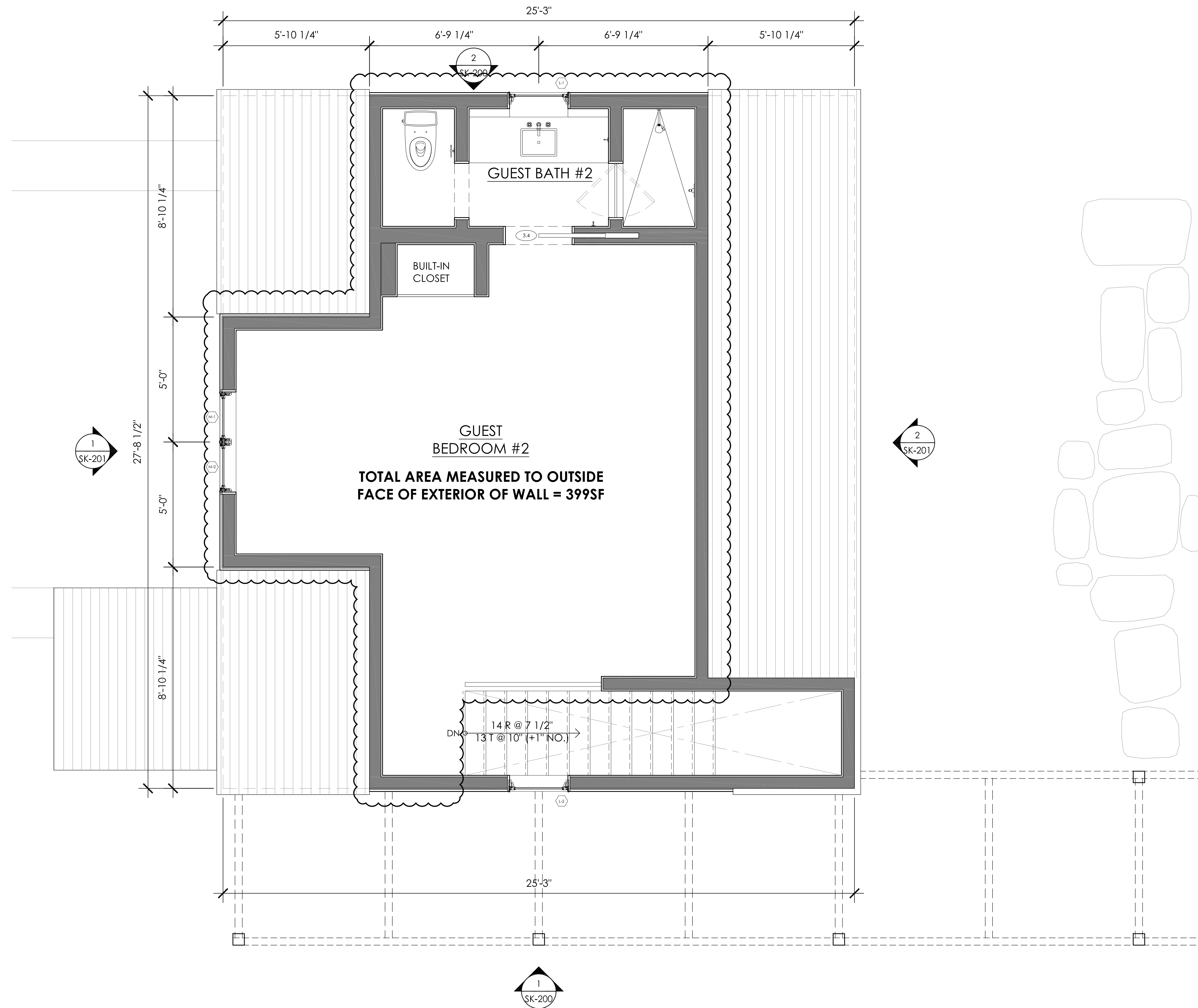
DRAWING TITLE:
SECOND FLOOR PLAN

DATE: 04/01/2020

DWG No:

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

SK-101



GUEST
 BEDROOM #2
**TOTAL AREA MEASURED TO OUTSIDE
 FACE OF EXTERIOR OF WALL = 399SF**

14 R @ 7 1/2"
 DN
 13 T @ 10" (+1" NO.)

CONSULTANTS:

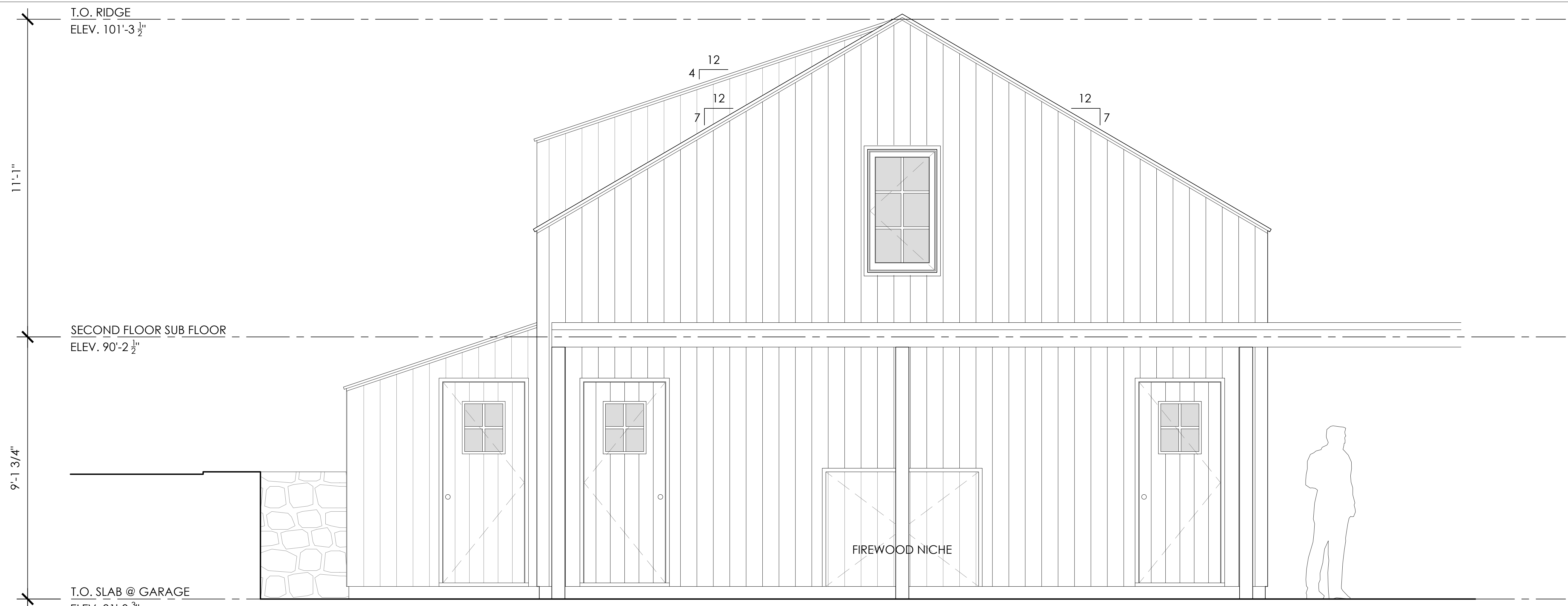
MEYERS RESIDENCE
 0 SHEEPS CROSSING
 CHILMARK, MA 02535

COMMENTS:

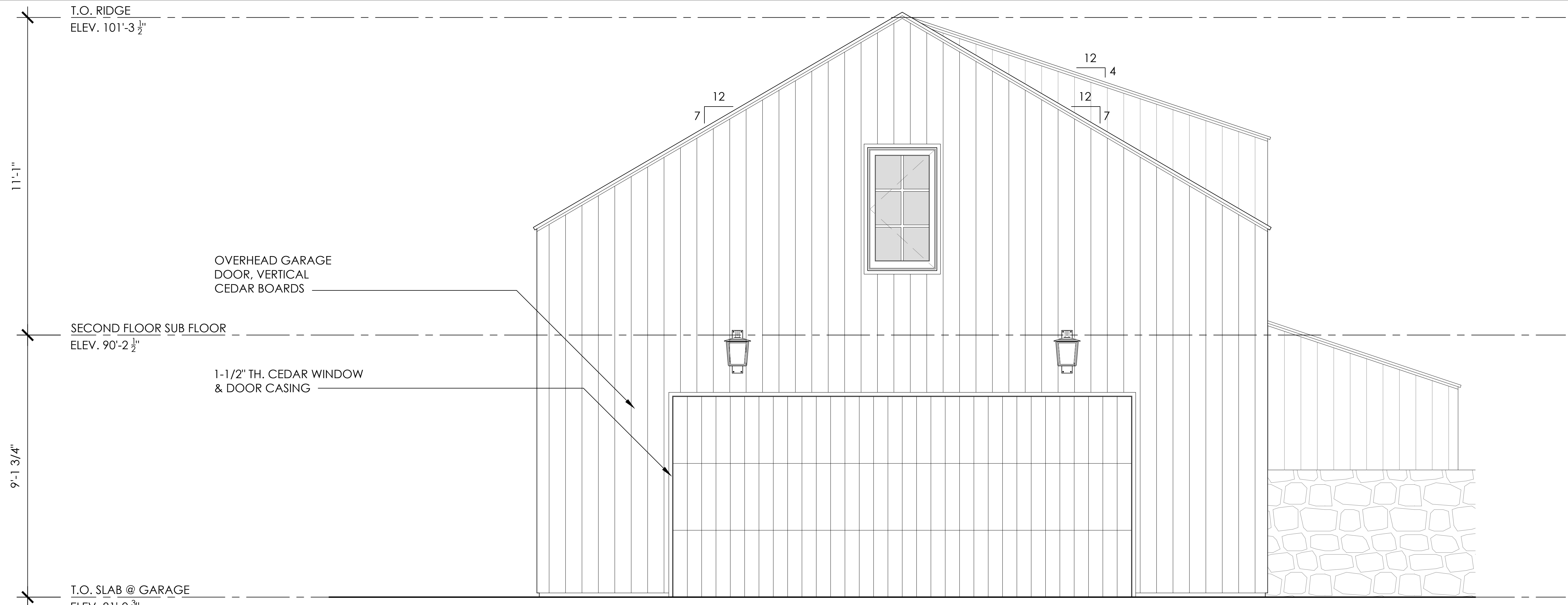
REVISIONS	DATE	NOTES
1	02/23/2021	SPECIAL PERMIT

DRAWING TITLE: **EXTERIOR ELEVATIONS**

DATE: 04/01/2020 DWG No: **SK-200**
 SCALE: 1/2" = 1' - 0"



1 SOUTH ELEVATION - GARAGE
 SCALE: 1/2" = 1'-0"



2 NORTH ELEVATION - GARAGE
 SCALE: 1/2" = 1'-0"

CONSULTANTS:

MEYERS RESIDENCE
 0 SHEEPS CROSSING
 CHILMARK, MA 02535

COMMENTS:

REVISIONS	DATE	NOTES
1	02/23/2021	SPECIAL PERMIT

DRAWING TITLE: **EXTERIOR ELEVATIONS**

DATE: 04/01/2020

DWG No:

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

SK-201

