



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

August 17, 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) Jessica & Gregory Malkin Mason

at 20 Henry Hough Lane (street address),

Assessor's parcel MAP 25 LOT 23

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

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

Construct a 18' by 36' in-ground swimming pool

- Pool to be heated by airsource heat pump.
- Energy demand for pool and related equipment to be supplied by existing solar array.
- Pool equipment will be housed within an existing utility enclosure.
- The pool enclosure will be a 4' safety fence and stone retaining wall that meets MA state building code.
- Proposed pool and pool house will meet required 50' building setbacks.

Petitioner *River of State* August 17, 2021

Address c/o Vineyard Land Surveying & Engineering, Inc.
P. O. Box 421 West Tisbury, MA 02575

Telephone Number 508-693-3774

August 2, 2021

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

508 540-5320
FAX 508 540-8651

88 BROAD STREET
BOSTON MA 02110

617 523-5300
FAX 617 523-5303

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

Re: Jessica and Gregory Mason
20 Henry Hough Lane
Assessor's Map 25, Parcel 23
Chilmark, MA 02535

Dear Alison and Members of the Board,

Please find the attached documents, Horiuchi Solien Inc, L1.0 Landscape Plan and Option G, (dated 07/30/21) for our Special Permit application.

- A proposed 18'x36' swimming pool and related pool enclosure and landscaping.

The following is a summary of compliance with the Chilmark Zoning Bylaw for Swimming Pools, Article 4.2A, Section 3:

- A. Permitting and Enforcement:** A petition for a Special Permit has been submitted to the Zoning Board of Appeals.
- B. Application:** The owner purchased the property on September 29, 2016 (Dukes County Registry of Deeds Book 1416, page 1025). The owner has occupied the property since July 2019, complying with the two-year ownership requirement of the principal dwelling before applying for a swimming pool Special Permit.
- C. Use:** The proposed pool will be used only by the residents of the principal dwelling and their guests.
- D. Setbacks:** The setback requirements of the Zoning By-Law are met with the proposed design and are in compliance with the 50' setback requirement from property lines.
- E. Enclosure:** A pool enclosure in compliance with the MA State Building Code, including self-closing, self-locking 4' gates, are proposed. The pool area will be fully enclosed as shown on the submitted Plans.
- F. Location:** The pool will not be visible from a public way. The pool equipment will be located in an existing walled utility enclosure. There will be a direct view of the pool from the public spaces of the principal dwelling.
- G. Cover:** The pool will be equipped with an automatic cover and a winter safety cover.
- H. Energy use:** The swimming pool will utilize an air source heat pump. The energy demand will be supplied by an existing solar array.
- I. Lighting:** The minimum pool and safety lighting will be installed and will comply with the lighting section of the bylaw.



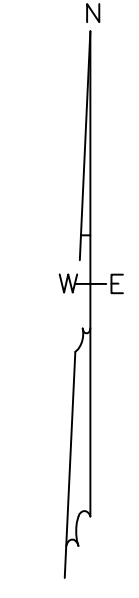
- J. Noise:** The pool equipment will be located in an existing walled utility enclosure.
- K. Screening and landscaping:** Proposed landscape plantings (native, non-invasive) will provide visibility screening
- L. Fire Protection:** An accessible and functional standpipe will be placed and operated 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:** The pool filtration and treatment will be a “salt-water” system. 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,

A handwritten signature in black ink, appearing to read "Kris Horiuchi".

Kris M. Horiuchi, Principal
Horiuchi Solien Inc.



NOTES:
 Zoning - III
 Setbacks: Front - 50'
 Side/Rear - 50'
 Area = 3.0 Acres Min.

Site Plan in
 Chilmark, Mass.
 Prepared for
Jessica Mason
 Scale 1" = 30'
 August 17, 2021

W VINEYARD
LAND SURVEYING
& ENGINEERING

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 P.O. Box 421
 West Tisbury, MA 02575
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 VLSE.net