



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

09/13 2022

*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) Jacqueline Meyer*

*at 12 Valley Lane (street address),*

*Assessor's parcel MAP 3 LOT 48*

*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***

The applicant, Jacqueline Meyer, seeks a Special Permit under Section 4.2-A-3 to construct a 16'x32' in-ground recreational swimming pool, decking and pool house at a location meeting the minimum 50-foot setback from the lot lines. The pool will have the minimum four-foot high enclosure. The pool will be artificially heated using an air-source heat pump. The property is located at 12 Valley Lane (Assessor's Parcel 3-48, containing approximately 3.01 Acres within the Agricultural-Residential District I)

*Petitioner* Travis Ritchie, R+D Studio

*Address* P.O. Box 2598 Vineyard Haven, MA 02568

*Telephone Number* 508 360 8130



## **Chilmark ZBA Narrative, 9.12.2022**

### **12 Valley Lane, Assr. Pc. 3-48**

### **Special Permit for a Swimming Pool and Pool House**

#### **Applicant, Site and Proposed Elements:**

The applicant, Jacqueline Meyer, seeks a Special Permit under Section 4.2-A-3 to construct a 16'x32' in-ground recreational swimming pool, decking and pool house at a location meeting the minimum 50-foot setback from the lot lines. The pool will have the minimum four-foot high enclosure. The pool will be artificially heated using an air-source heat pump. The property is located at 12 Valley Lane (Assessor's Parcel 3-48, containing approximately 3.01 Acres within the Agricultural-Residential District I)

#### **Project Siting and Information:**

- The Certificate of Occupancy for the principal dwelling was issued on Oct 6, 2020.
- The applicant agrees that use of the pool will be limited to residents and guests.
- The pool is located with a direct line of sight from the kitchen, living room, and dining room of the principal dwelling.
- The pool enclosure barrier will comply with all requirements of Sections 305.2.1 through 305.7 of the 2015 ISPSC.
- The pool lighting will be limited to in-pool lights as required by code and low-voltage path lighting in compliance with Sections 5.5 through 5.7 of the Chilmark Zoning Bylaw.
- The applicant agrees to install a dry hydrant connection for use by the Chilmark Fire Department. The location is to be agreed to by the Chilmark Fire Chief, and will be added to the site plan and submitted to the ZBA for their records.
- As stated on the Site Plan and shown on the Floor Plan, pool mechanical equipment will not be visible from public land or abutting property; pool mechanical equipment will be enclosed in a sound-insulated space within the tool shed.
- Non-invasive native plantings are proposed to be installed and maintained along West side of the project.
- The pool will have an automatic cover that complies with ASTM F 1346.
- The pool will be artificially heated with an air-source heat pump, located within the pool equipment room.
- A 6kW PV array, located on the roof of the pool house will offset all energy associated with heating and circulating pool water.
- After installation of the safety enclosure fence, the pool will be filled from an off-site water source.
- The pool will use an ultraviolet water treatment system. There will be no disinfecting chemicals of concern regarding seasonal drawdown.



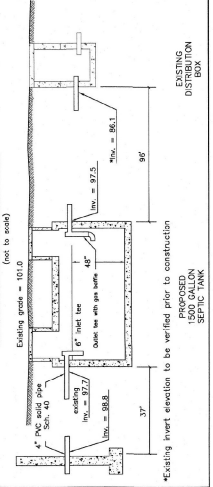
**Zoning Relief:**

None. The proposed pool, pool house, and fencing meet all setback, area, and height requirements.

**Code Compliance:**

The proposal will meet the requirements of the Chilmark Zoning Bylaws, the Massachusetts State Building Code, 9<sup>th</sup> Edition, the 2015 ISPSC and MA amended 2018 IECC.

EXISTING SEPTIC TANK AND D. BOX DETAIL  
(see to sheet)



1. This plan is for purpose of sewage tie-in of a proposed structure to the existing septic.
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 structures.
3. All septic system construction shall conform to Title 5 requirements.
4. Distribution box shall be located out of part of the sewer tie-in.

Asr. Pcl. 3-15  
"My Land Bank"

Asr. Pcl. 3-5C  
"Valerie G. Romas & Bradley F. Goring Jr."

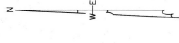
Asr. Pcl. 3-14  
"Island Green Induro LTD"

#12 Valley Lane  
Asr. Pcl. 3-48  
Area = 13.07 Acres

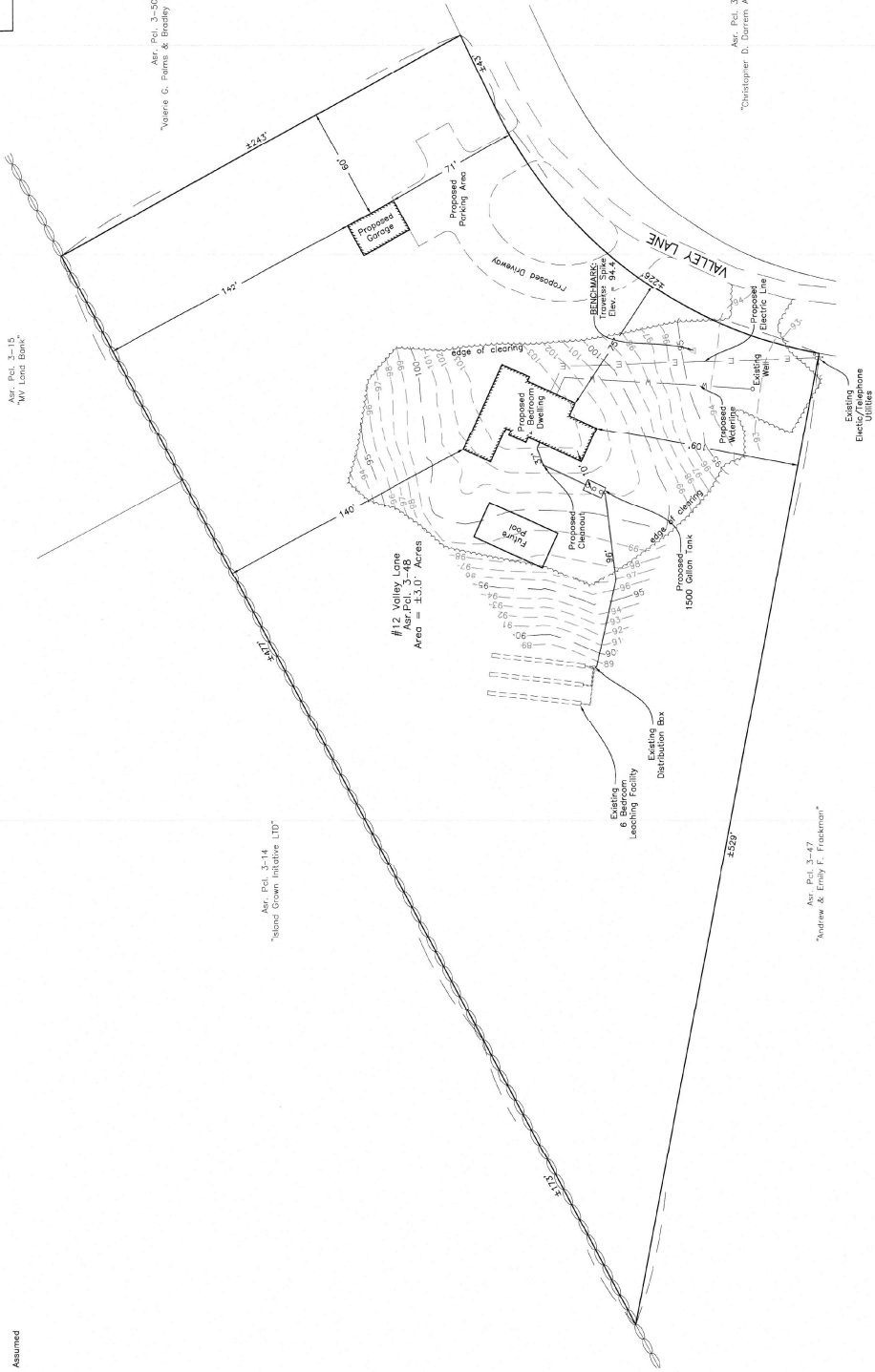
Asr. Pcl. 3-47  
"Andrew & Emily F. Frankman"



Asr. Pcl. 3-52  
"Christopher D. Darrem A. Joroch Trustees"



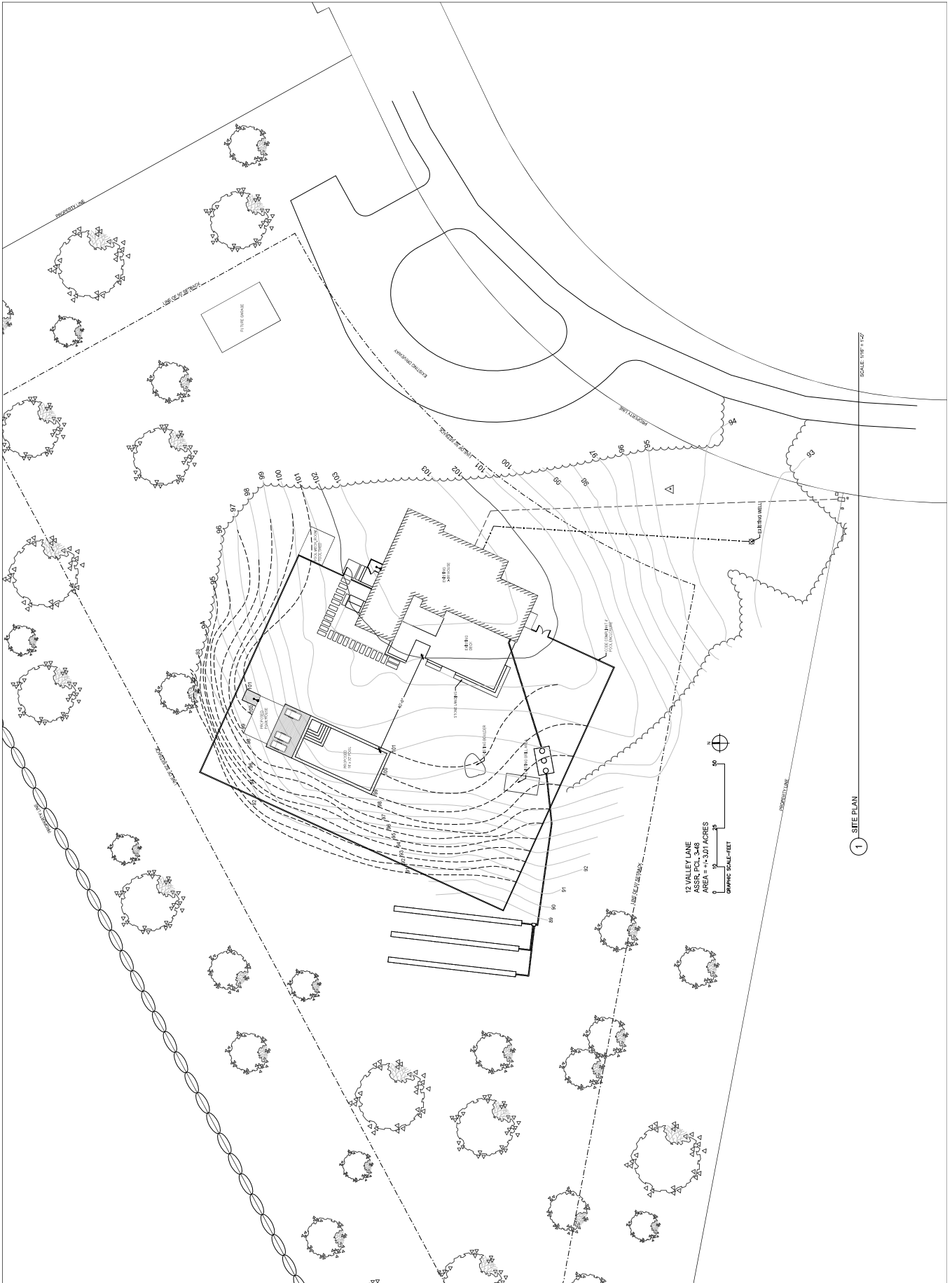
Datum: Assumed



Site/Septic Tie-in Plan in  
Chirmark, Mass.  
Prepared for  
**Martin Gold**  
Scale 1" = 30'  
August 31, 2018



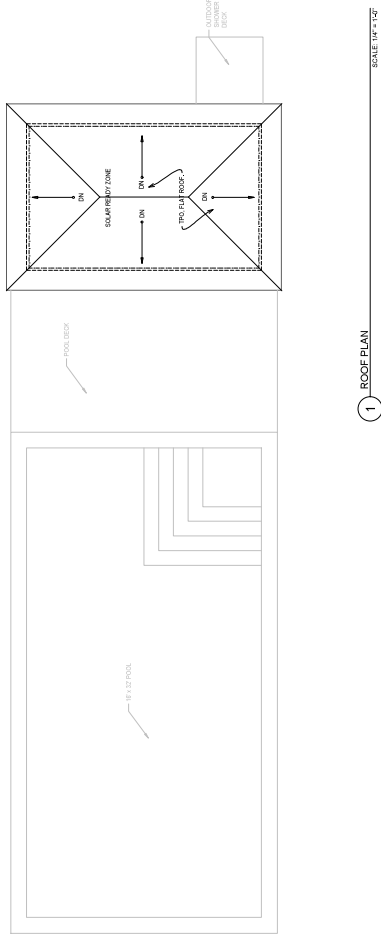
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DRAWN BY:		NOTES:	



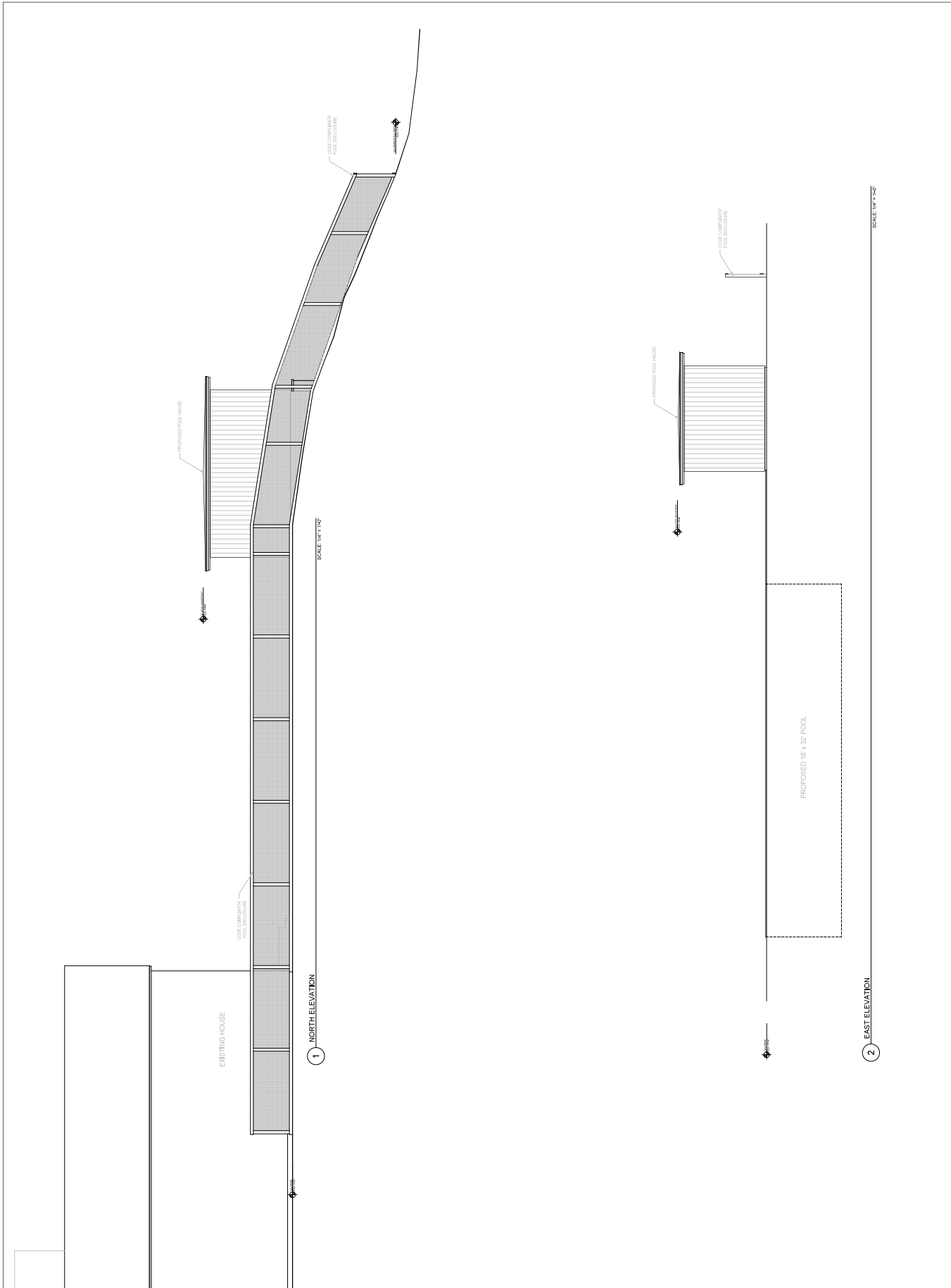


DATE:	09.13.2022
PHASE:	PERMIT SET
DRAWN BY:	
NOTES:	

10 Shinn Pond  
Weymouth, MA 01988  
508.333.2732  
rd@studiov.com



DATE:	09.13.2022	PERMIT SET	NOTES:
PHASE:			
DRAWN BY:			



EXISTING HOUSE

PROPOSED POOL HOUSE

CODE COMPLIANT POOL ENCLOSURE

1 NORTH ELEVATION

SCALE 1/4" = 1'-0"

CODE COMPLIANT POOL ENCLOSURE

PROPOSED 16' x 32' POOL

CODE COMPLIANT POOL ENCLOSURE

PROPOSED POOL HOUSE

2 EAST ELEVATION

SCALE 1/4" = 1'-0"

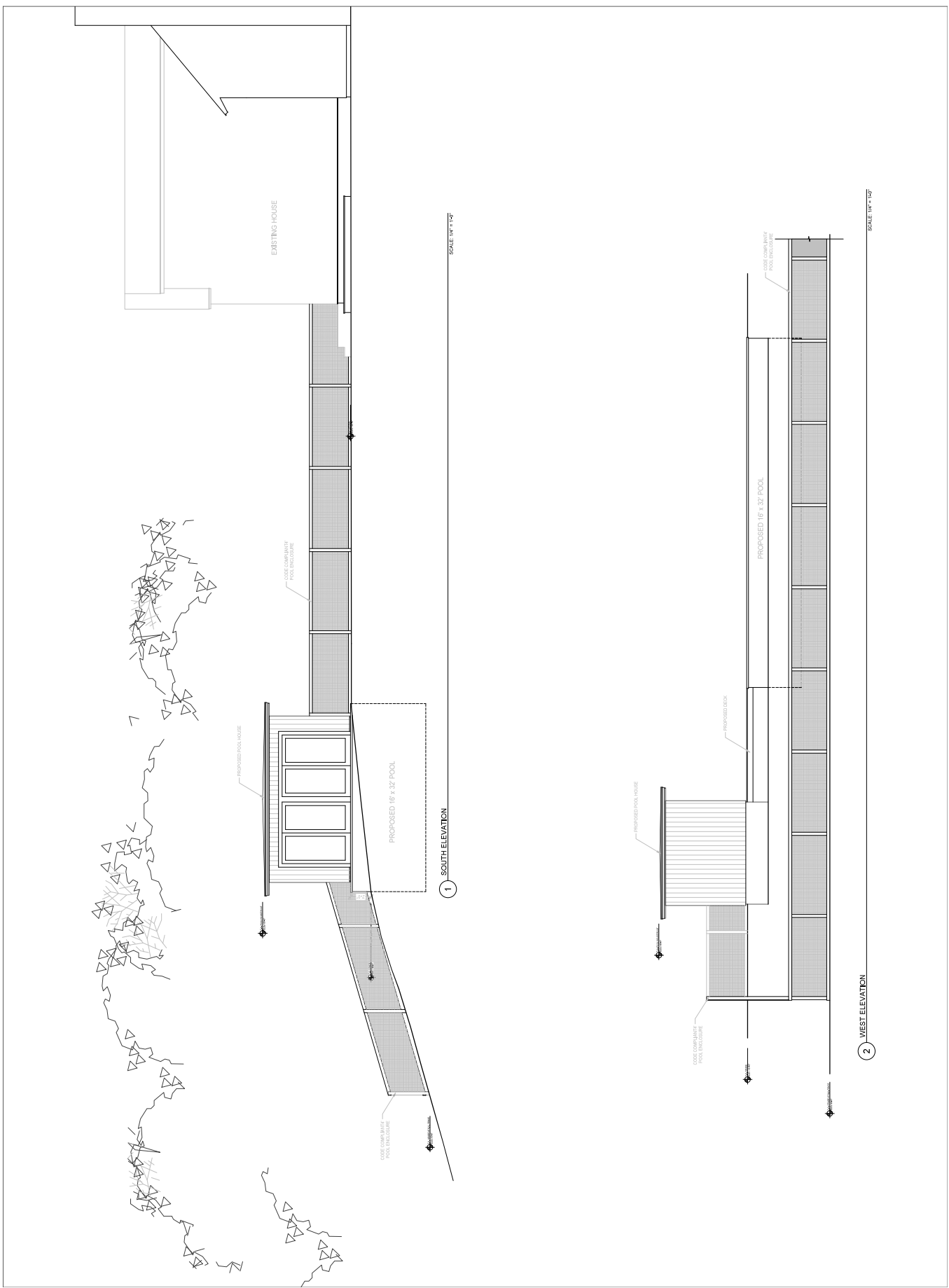


DATE:	09.13.2022	PHASE:	PERMIT SET
DRAWN BY:		NOTES:	

**NOT FOR CONSTRUCTION**

BUILDING ELEVATIONS

**A201**



SCALE 1/4" = 1'-0"

1 SOUTH ELEVATION

2 WEST ELEVATION

SCALE 1/4" = 1'-0"