



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

12/9 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 4.2A3 - 6.6 *OK JJJ*

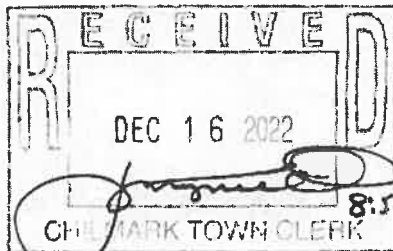
at the premises owned by (Owner of Record) Martha J. Winston Res. Trust

at 8 ABEL-NEEK DL (street address),

Assessor's parcel MAP 30 LOT 67

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



Petitioner Martha J. Winston

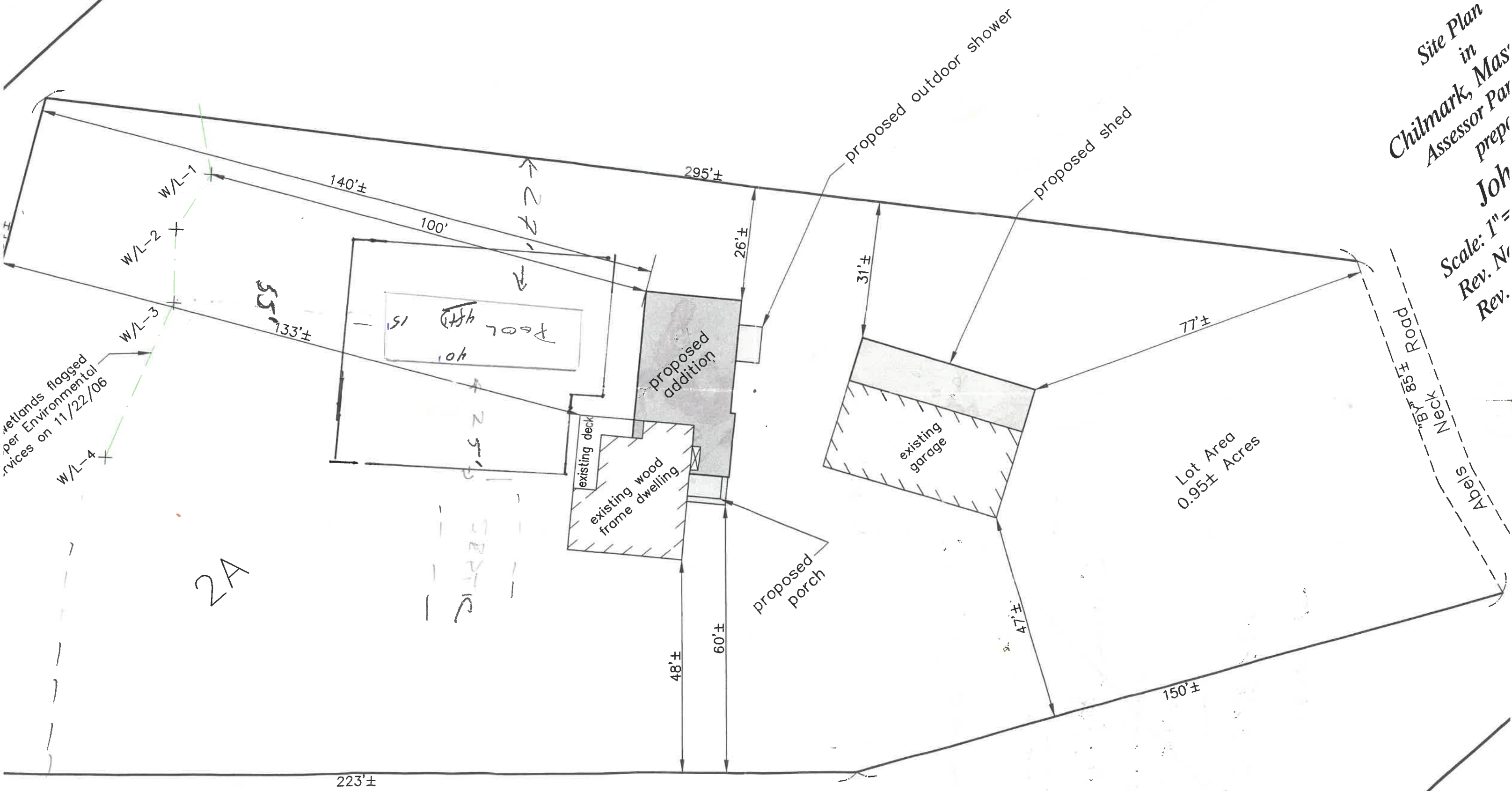
Address 8 ABEL-NEEK.

Telephone Number 617-710-7666

Reasons for the Special Permit

- Petitioner has owned and occupied the property for approximately 20 years
- Petitioner desires to install a lap pool approximately 15' X 40'
- Property shape and configuration including the existing septic system and wetlands offer extremely limited possibilities for pool placement
- Petitioner requests a variance to place the pool approximately 27' from the side lot line
- Pool placement would meet all other setback requirements
- Pool will not be visible from the residential buildings currently constructed on the abutting properties
- Petitioner currently has a solar hot water system and a solar electric power system which would be used to operate the proposed pool
- Pool will be constructed with a hard cover to be used when pool is not in use.
- Property is owner occupied and has never been rented out.
- Current owners are proposing minimal improvements in the landscape in keeping with the intended use of the pool for exercise opposed to entertaining.

2B



Site Plan
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 Chilmark, Mas.
 Assessor Par
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 Joh
 Scale: 1" =
 Rev. N
 Rev.

From: Tom Leeson [REDACTED]
Subject: Re: Lap Pool
Date: December 3, 2022 at 7:42 PM
To: john hastings [REDACTED]



Thanks for your email John. I appreciate you sharing your plans and concern as a neighbor. I will share with my siblings and I don't think we have any objections provide we can come over and take a few laps... ha ha just kidding.

Tom Leeson
Sent from my iPhone

On Dec 3, 2022, at 11:16 AM, john hastings [REDACTED] wrote:

Tom,

Thanks for reaching out. I feel badly we haven't met but hopefully in the future. I am not sure that we would need a variance and the town is currently indicating that we do not, however the town prefers a 50 foot setback for pools and we would be providing 27 feet. We are currently discussing the plan with the town. Unfortunately, we are very limited as to our options based on the existing septic field, wetlands, house etc.

I am including a very rough sketch of what we are thinking about. As i may have mentioned the pool is intended primarily for exercise and we don't plan to put anything significant in the 27 foot setback feet with the exception of low fencing and natural screening. There is a privet hedge there already which we would leave in place and supplement with some evergreens so the the pool and fencing is not visible from your property. We would need to add a 4ft high fence which we would imbed in the natural buffer so it would also not be visible from you property.

We will share any final plan with you before we go ahead. Also all of the pool equipment would be placed in the existing basement so no extra buildings or outside equipment.

I will note your request for screening in my proposal to the town.

if you have no objections, I will try and meet with the town to finalize the plan before submission.

Lastly, we are not in any big rush to get this going so please let us know if you have any other questions

I can also be reached at [REDACTED] if you want to speak.

Thanks again,

John

john hastings
[REDACTED]