



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

January 11, 2023

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, 6, Section 4.2A(3), 6.11(B)(2), & 11.6(A)2.d.  
& 11

at the premises owned by (Owner of Record) Lenom House, LLC

at #138 State Road (street address),

Assessor's parcel MAP 33 LOT 16

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*

Article 4, Section 4.2A(3) & Article 11 Section 11.6(A)2.d.:

To construct a 18' by 50' in-ground swimming pool and 9' by 22' pool cabana within the inland coastal district.

- Pool to be heated by airsource heat pump.
- Energy demand for pool and related equipment to be supplied by a proposed solar array.
- Pool equipment will be housed within a proposed 9' by 22' pool cabana.
- Pool enclosure will be a 4 foot high wood post and wire fence that meets the requirements of the referenced MA State Building code.

Article 6 Section 6.11(B)(2):

To exceed the Total Living Area limit by 744 SF.

- Allowable Square Footage Area (4.22 Ac. Lot) = 3,805 SF
- 5% Allowable addition w/o special permit = 144 SF
- Total Allowable Square Footage = 3,949 SF
- Total Existing Living Area: 3,321 SF
- Total Proposed Living Area: 1,504 SF
- Existing + Proposed Total Living Area = 4,825 SF

Petitioner Reid G. Silva  
Reid G. Silva (Agent)

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

Telephone Number 508-693-3774



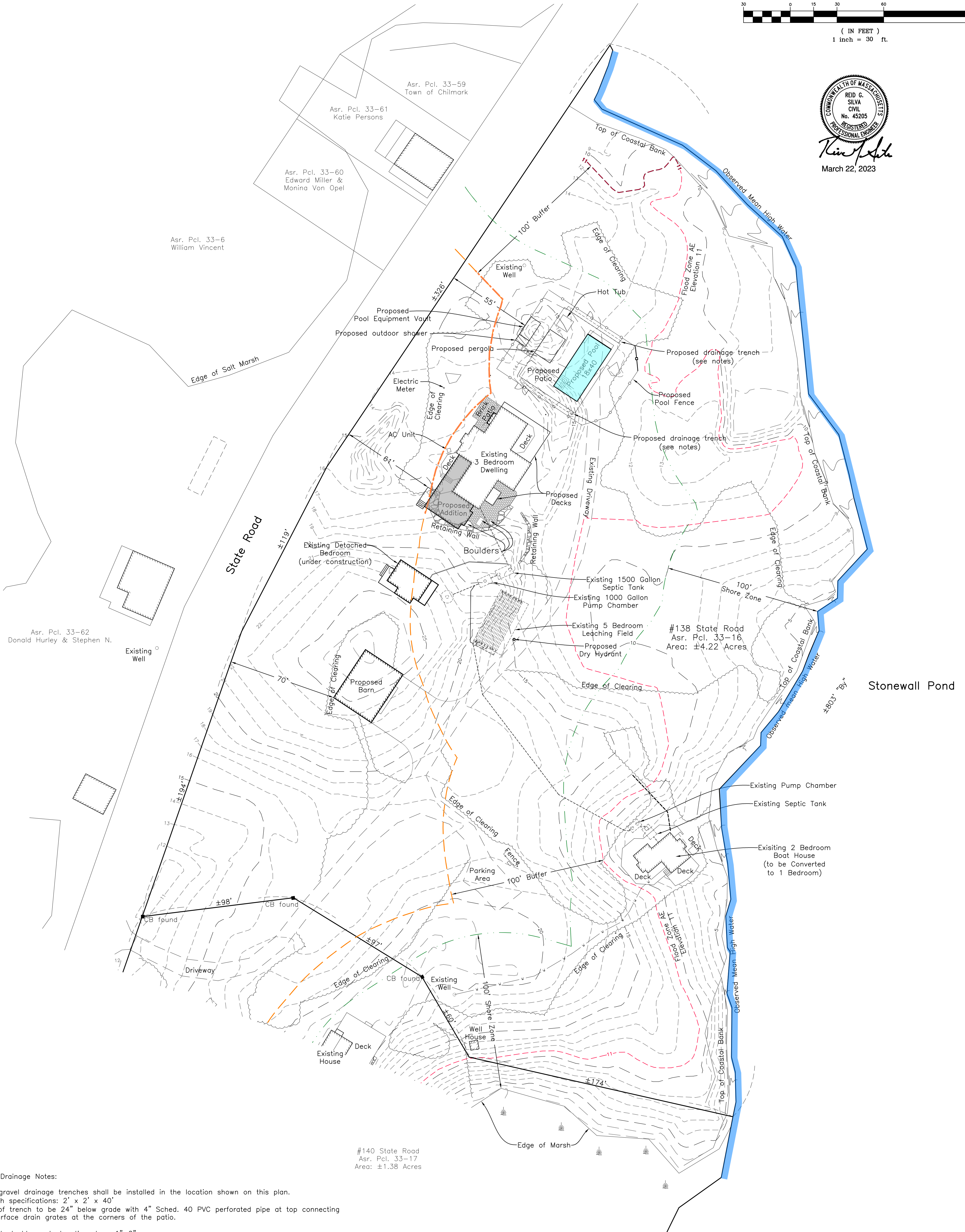
GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.



Reid G. Silva  
March 22, 2023



**Pool Drainage Notes:**

Two gravel drainage trenches shall be installed in the location shown on this plan.  
Trench specifications: 2' x 2' x 40'  
Top of trench to be 24" below grade with 4" Sched. 40 PVC perforated pipe at top connecting to surface drain grates at the corners of the patio.

Gravel: double washed native stone 1"-2"  
Geotech filter fabric to be placed on top and sides of trench

Area of patio, pool and vault: ±2400 SF - ex. permeability ±1 FPD  
existing drainage capacity: 2400 CFPD

Subsurface stormwater drainage system: permeability ±15 FPD  
Area of gravel bed: 160 SF  
drainage capacity = 160 SF \* 15 FPD = 2400 CFPD

Elevation Datum: N.A.V.D. 88 (O.P.U.S.)  
FEMA Flood Zone VE (EI = 12)

Zoning District: VI  
Setbacks: 50' All Sides  
\* Setbacks to be confirmed by town official

Note: Locus lies within the Coastal District and South Road Roadside District.

Site Plan in  
Chilmark, Mass.  
prepared for  
**Lenom House LLC**

Scale 1" = 30' December 14, 2022  
Rev. 3/16/2023



**VINEYARD  
LAND SURVEYING  
& ENGINEERING**

12 Cournoyer Road  
P.O. Box 421  
West Tibbony, MA 02575  
P 508-693-3774 F 508-629-0440  
VLSE.net

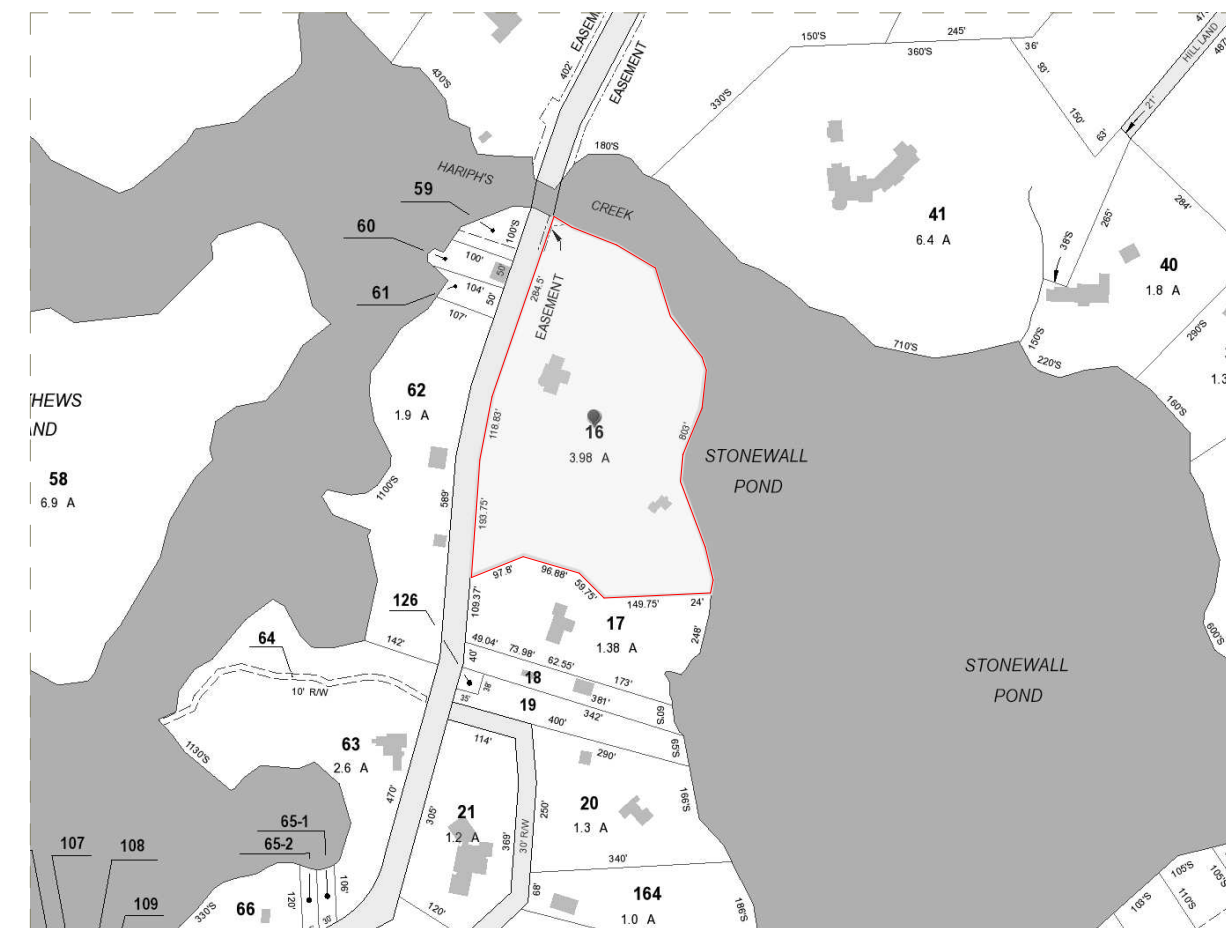
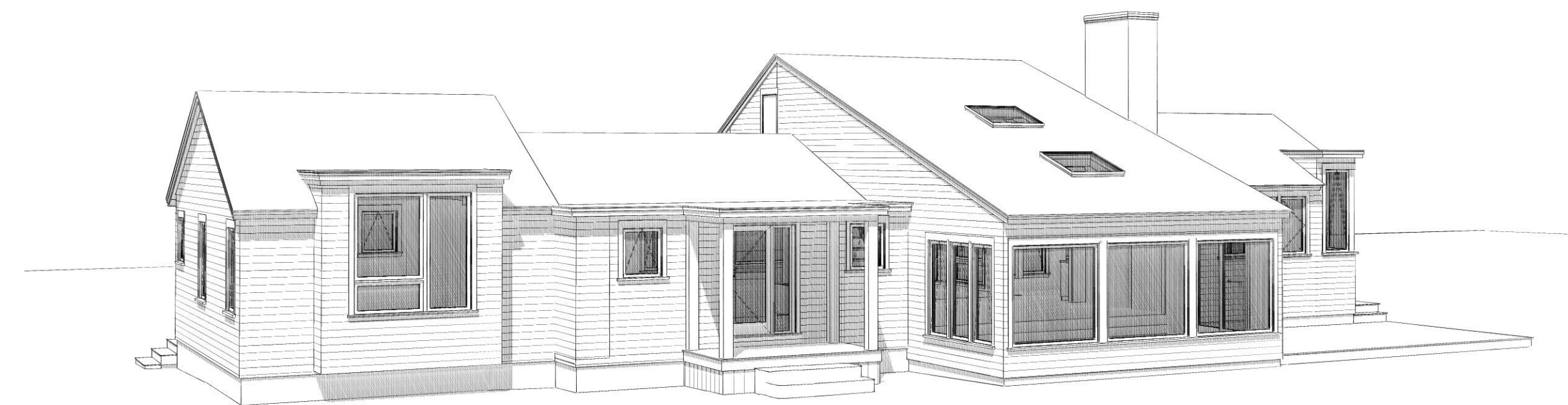
# BRAVARD COHEN RESIDENCE

138 STATE ROAD CHILMARK, MA 02535

sullivan + associates  
ARCHITECTS

508 693 0500  
sullivanassociatesarchitects.com

138 STATE ROAD CHILMARK, MA 02535



CODE COMPLIANCE : EDGARTOWN		
BRAVARD COHEN RESIDENCE		
138 STATE ROAD CHILMARK, MA 02535		
MAP-PARCEL: 33-16		
DISTRICT = R		
	REQUIRED	ACTUAL
MINIMUM LOT SIZE	3 ACRES	4.22 ACRES
FRONT SETBACK	MINIMUM	'
SIDEYARD SETBACK	MINIMUM	'
REAR YARD SETBACK	1 MINIMUM	'
ROOF HEIGHT	MAX. PITCHED	'
	' MAX. FLAT	N/A
NOTES:		

BUILDING CODE INFORMATION :
BUILDING CODE: MASSACHUSETTS STATE BUILDING CODE, 9TH EDITION
ENERGY CODE: 2018 IECC (ADOPTED BY MASSACHUSETTS FEBRUARY 7, 2020)

SHEET INDEX	
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A-102	SECOND FLOOR PLAN -PROPOSED
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A-202	EXTERIOR ELEVATIONS
S-101	FOUNDATION PLAN-PROPOSED

## ISSUED FOR REVIEW

2022-11-15

GENERAL CONTRACTORS  
BAUMHOFER ESTES, INC  
7A STREET  
EDGARTOWN, MA 02539  
(508) 693-8220

ARCHITECTS  
SULLIVAN AND ASSOCIATES ARCHITECTS  
52 NARRAGANSETT AVENUE  
OAK BLUFFS MA, 02557  
(508) 693-0500

SEPTIC & SURVEYING ENGINEERING  
VINEYARD LAND SURVEYING & ENGINEERING, INC  
12 COURNOYER ROAD, P.O. BOX 421  
WEST TISBURY, MA 02575  
(508) 693-3774

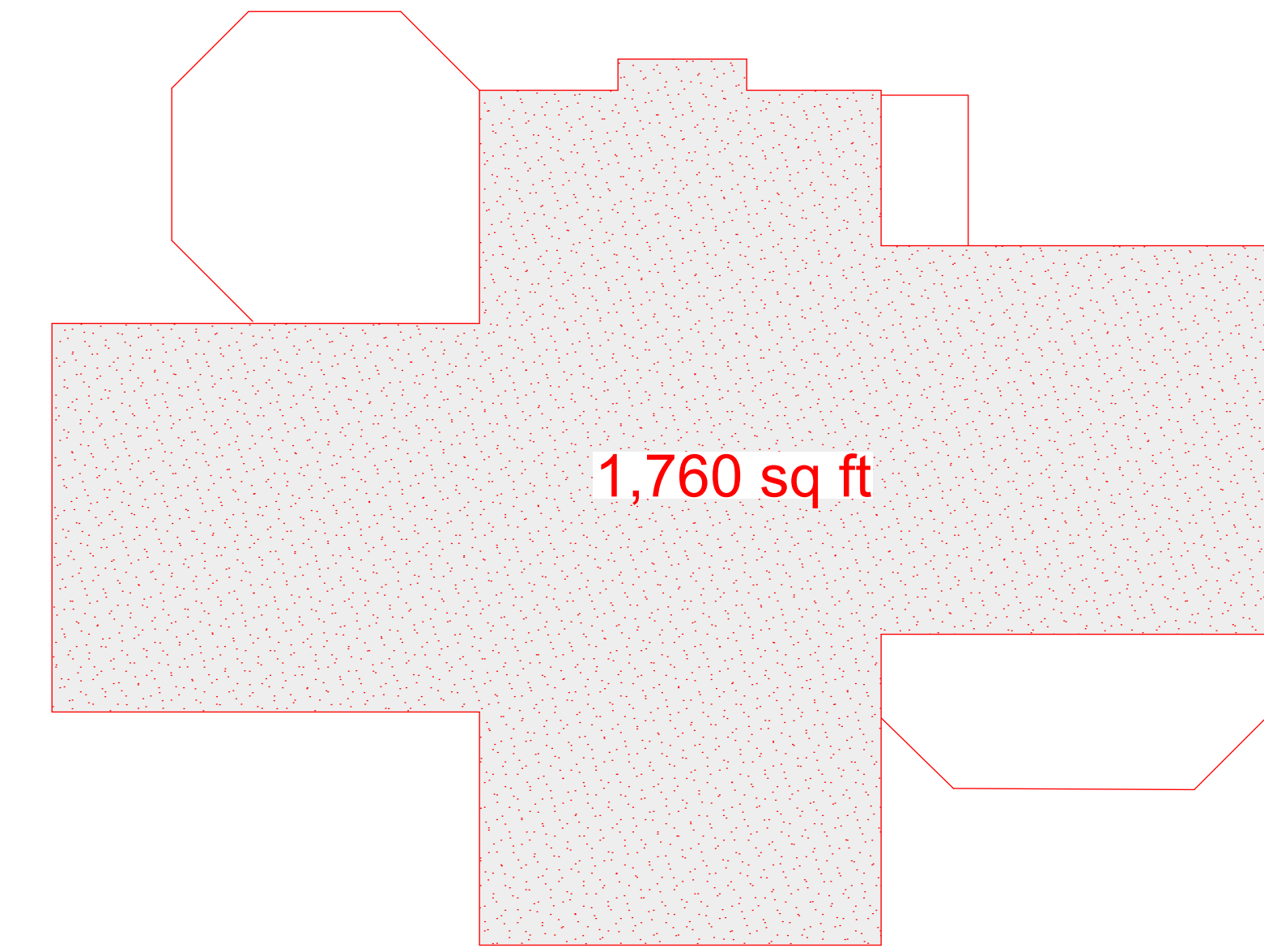
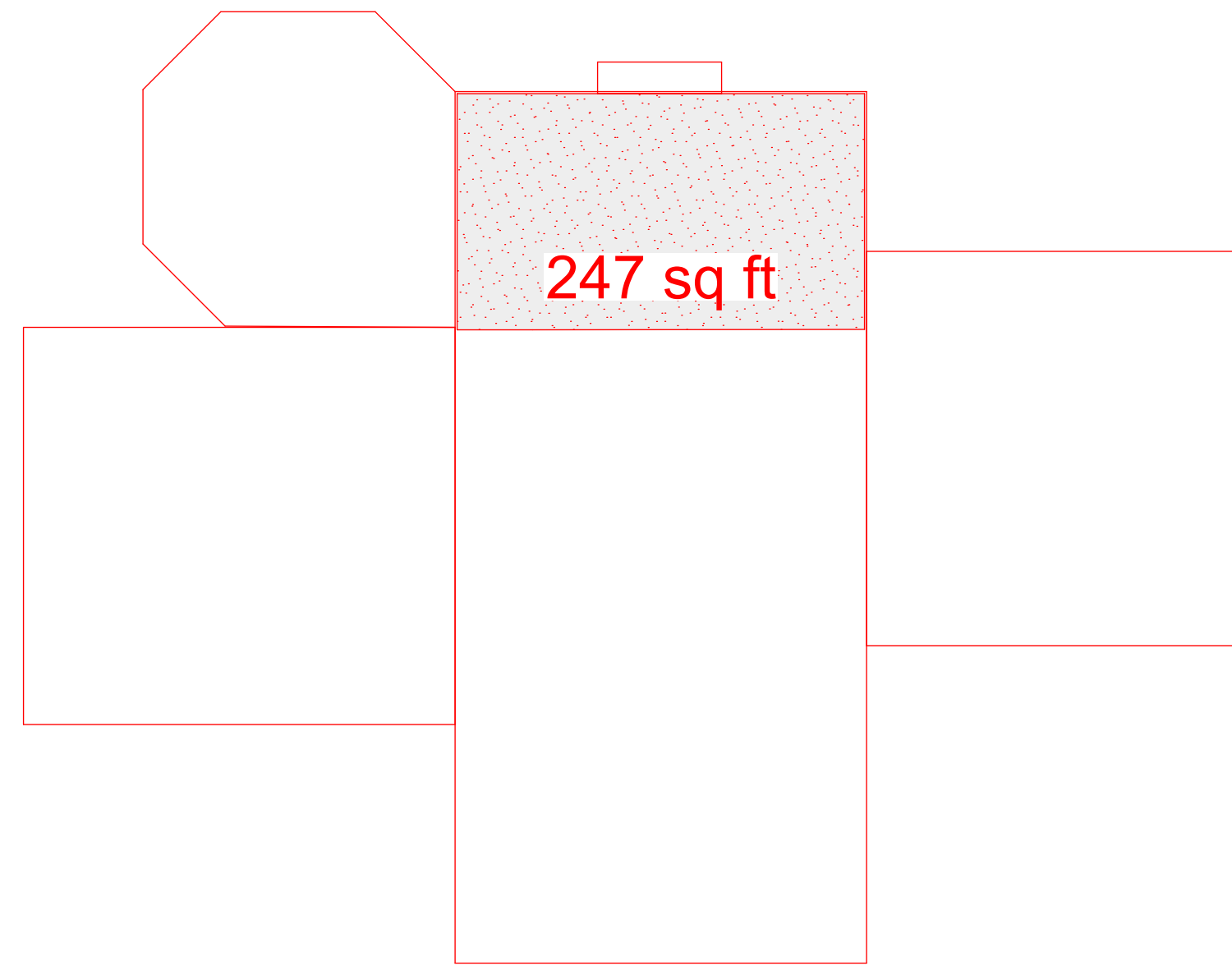
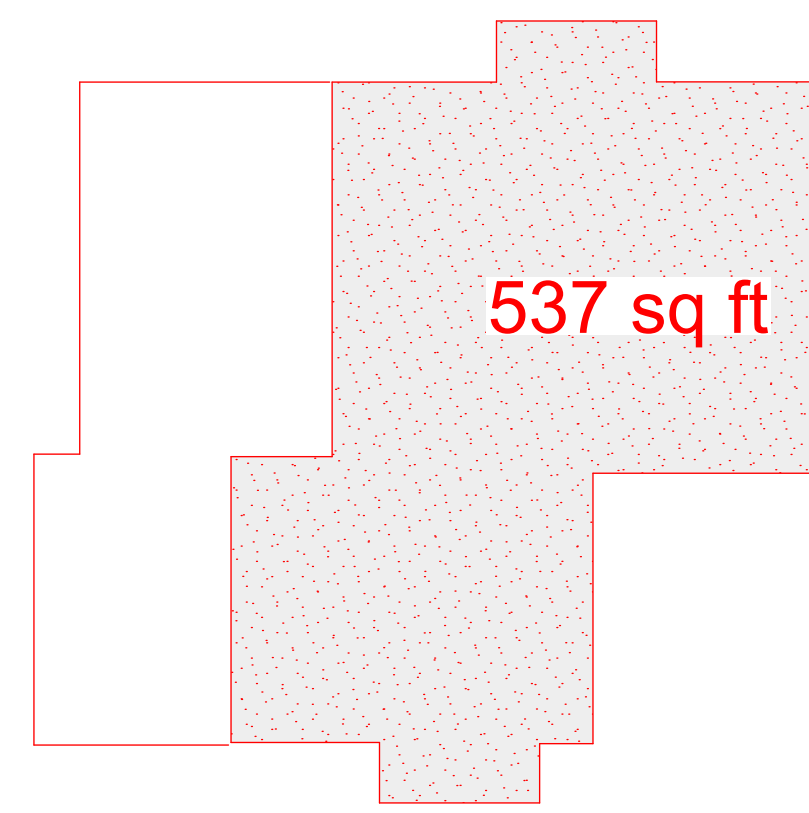
BRAVARD COHEN RESIDENCE  
DATE OF ISSUE: 2022-11-15



EXISTING	
EXISTING FIRST FLOOR MAIN HOUSE	1,760 SQ.FT.
EXISTING 2ND FLOOR MAIN HOUSE	247 SQ.FT.
EXISTING FIRST FLOOR BOAT HOUSE	537 SQ.FT.
EXISTING 2ND FLOOR BOAT HOUSE	345 SQ.FT.
<b>TOTAL</b>	<b>2,889 SQ.FT.</b>

PROPOSED	
PROPOSED FIRST FLOOR MAIN HOUSE	2,484 SQ.FT.
PROPOSED 2ND FLOOR MAIN HOUSE	247 SQ.FT.
EXISTING FIRST FLOOR BOAT HOUSE	537 SQ.FT.
EXISTING 2ND FLOOR BOAT GUEST HOUSE	345 SQ.FT.
PROPOSED FIRST FLOOR DETACHED BEDROOM	432 SQ.FT.
PROPOSED 2ND FLOOR GARAGE	648 SQ.FT.
<b>TOTAL</b>	<b>4,693 SQ.FT.</b>

ALLOWABLE SQUARE FOOTAGE AREA 4.22 ACRES LOT	= 3,805 sq. ft.
5% ALLOWABLE ADDITION W/O S.P.	= 144 sq. ft.
<b>TOTAL ALLOWABLE SQUARE FOOTAGE</b>	<b>= 3,949 sq. ft.</b>
INCREASE IN SQUARE FOOTAGE REQUESTED	= 744 sq. ft.
<b>TOTAL REQUESTED SQUARE FOOTAGE 2022</b>	<b>= 4,693 sq. ft.</b>

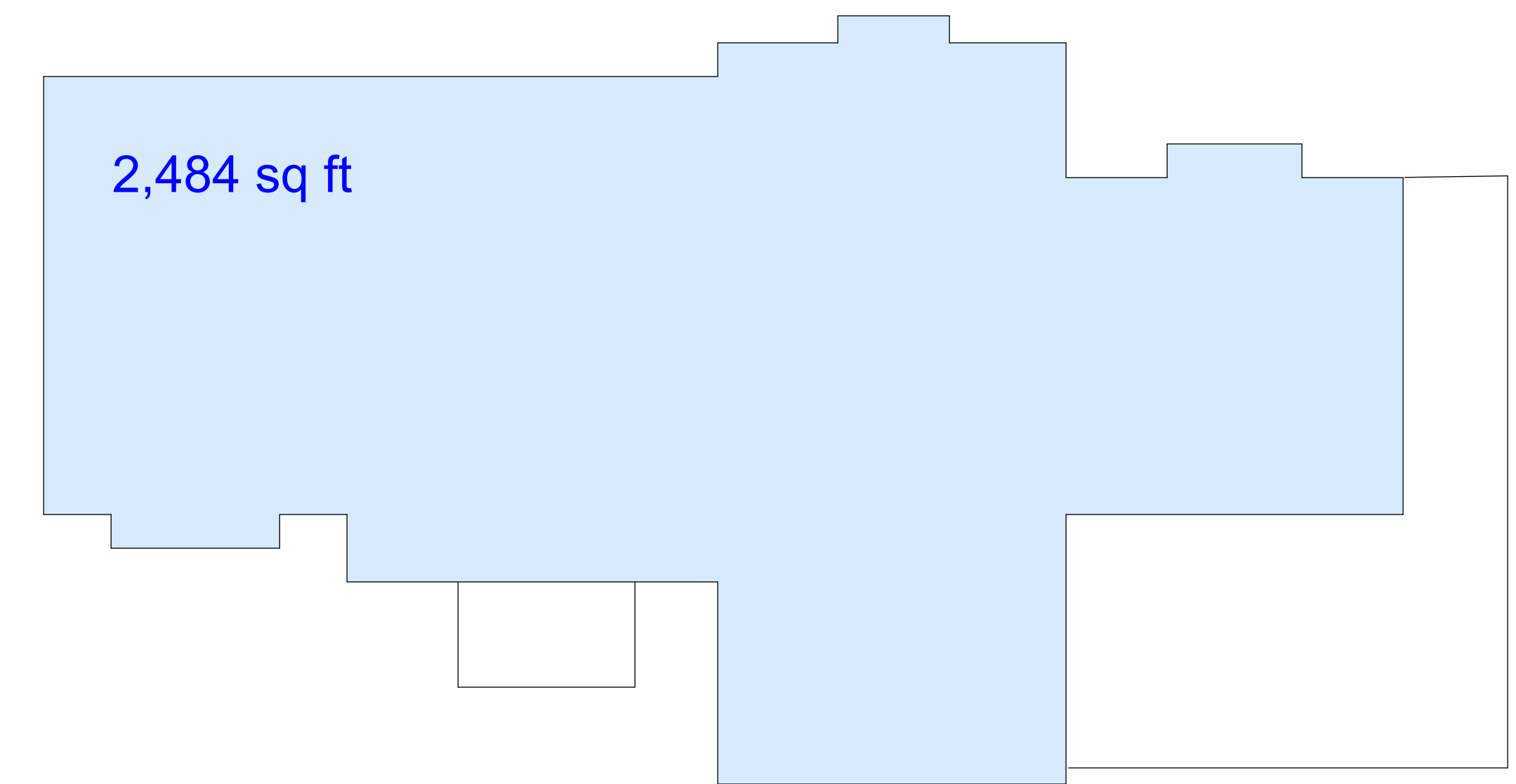
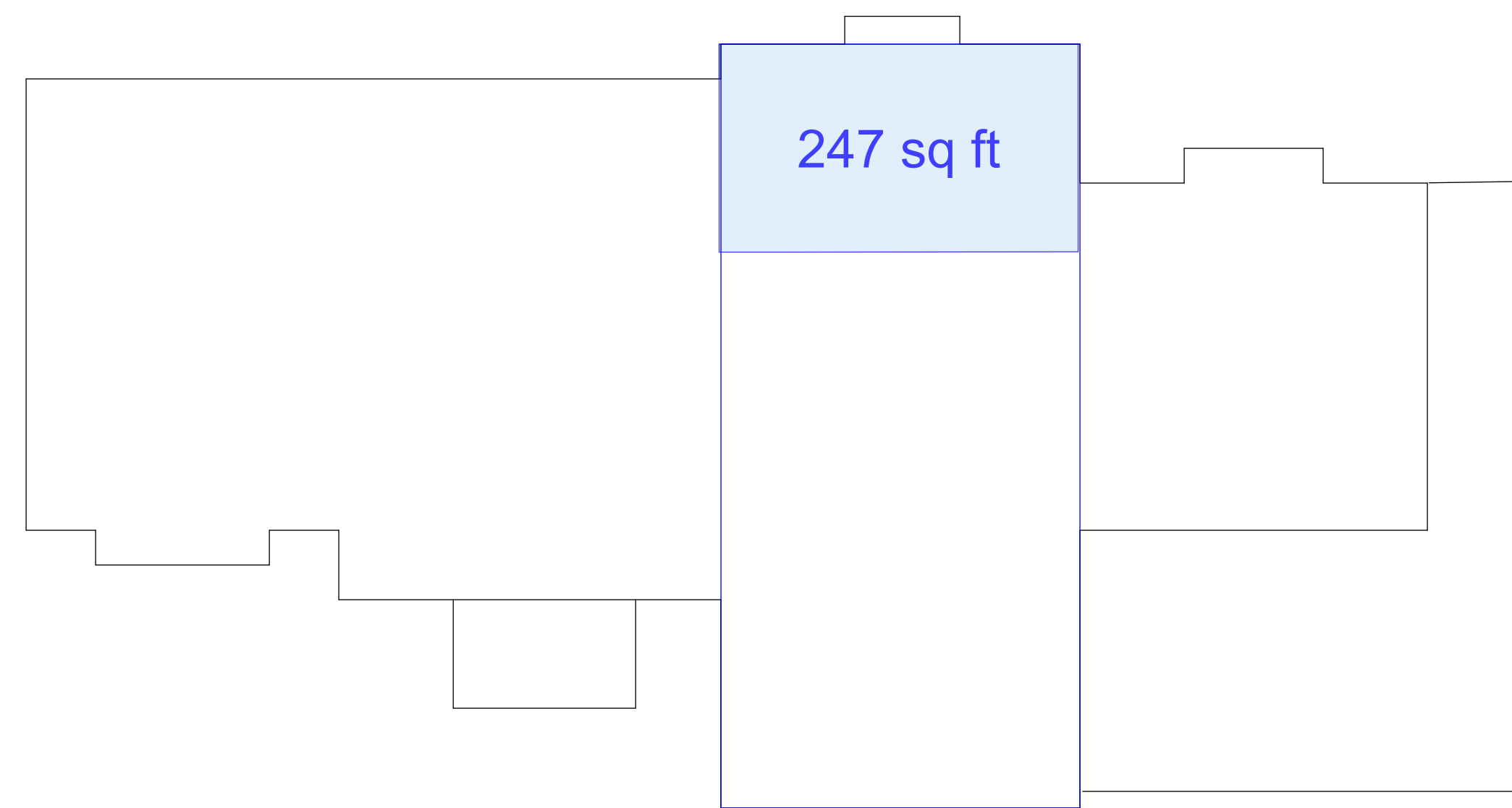
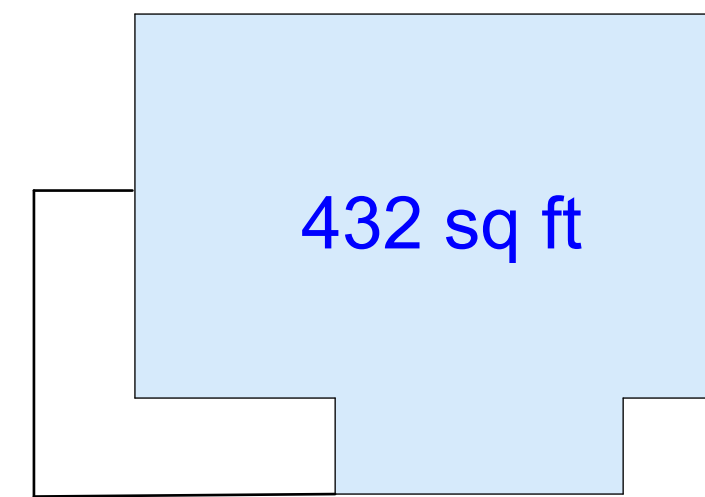
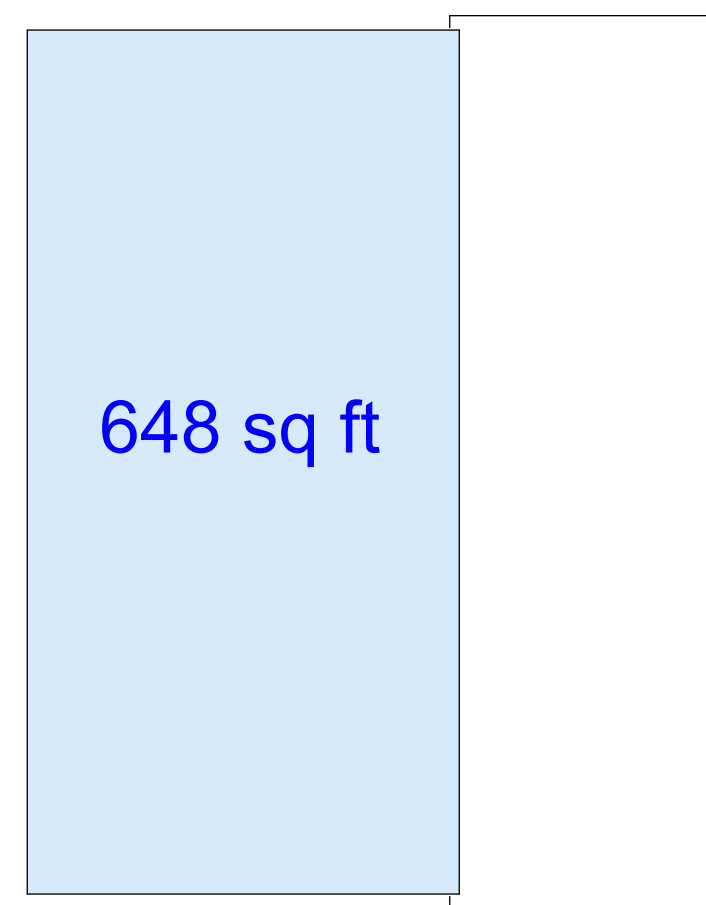


2ND FLOOR EXISTING BOAT HOUSE= 345 SQ.FT.

FIRST FLOOR EXISTING BOAT HOUSE= 537 SQ.FT.

MAIN HOUSE 2ND FLOOR EXISTING SQUARE FOOTAGE= 247 SQ.FT.

MAIN HOUSE FIRST FLOOR EXISTING SQUARE FOOTAGE= 1,760 SQ.FT.



2ND FLOOR PROPOSED GARAGE = 648 SQ.FT.

FIRST FLOOR PROPOSED DETACHED BEDROOM= 432 SQ.FT.

MAIN HOUSE 2ND FLOOR PROPOSED SQUARE FOOTAGE= 247 SQ.FT.

MAIN HOUSE PROPOSED FIRST FLOOR SQUARE FOOTAGE = 2,484 SQ.FT.

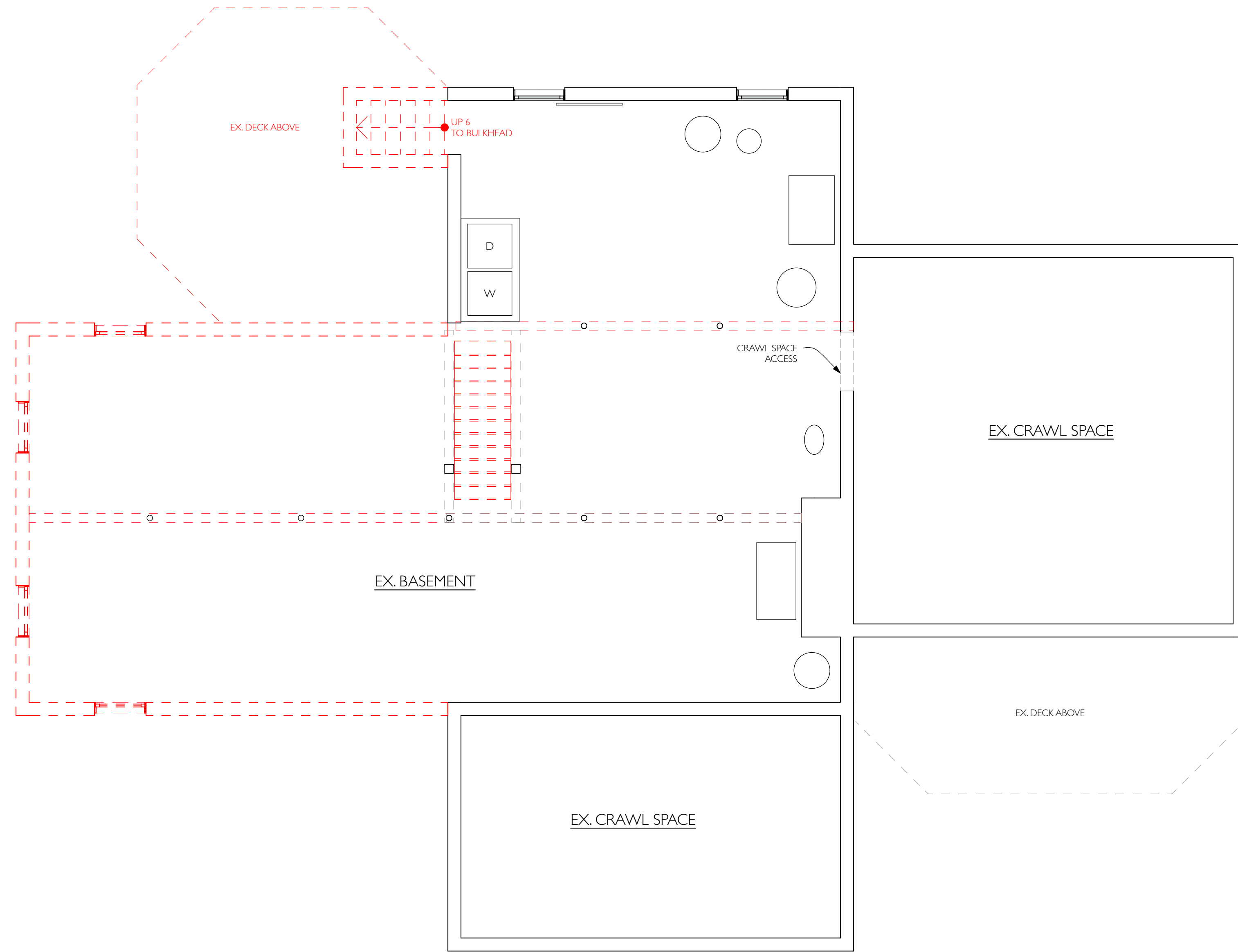


SET:	DATE:

PROJECT NAME: BRAVARD COHEN RESIDENCE  
 ADDRESS: 138 STATE ROAD CHILMARK, MA 02535  
 SHEET TITLE: SQUARE FOOTAGE

DRAWN BY:	JG/NG/AT
DATE:	2022-11-15
MAP/PARCEL:	33-16
JOB #:	21B03
DRAWING #:	

A-002



**FOUNDATION PLAN - DEMO**  
 SCALE: 1/4" = 1'-0"

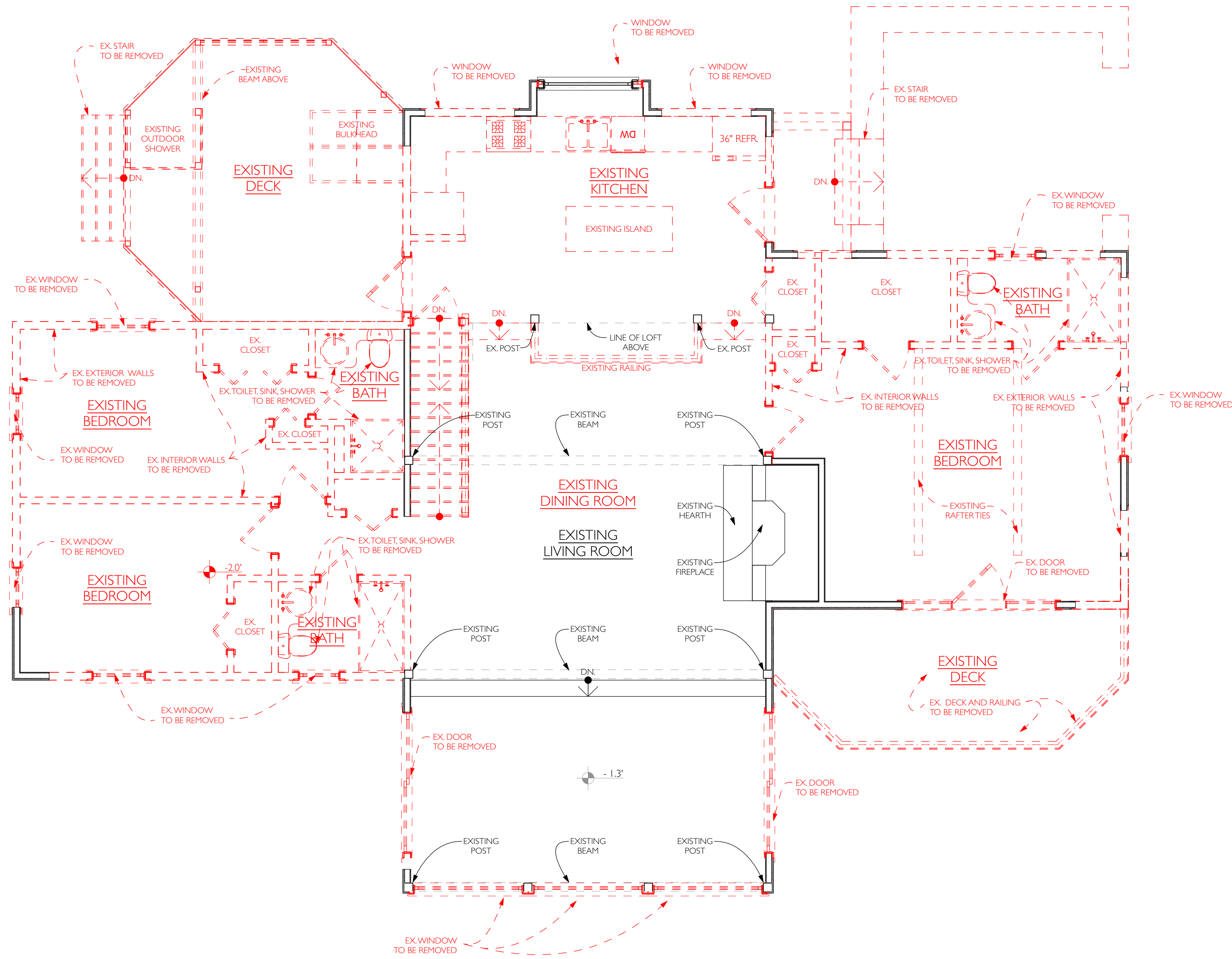
**FOR REVIEW**

SET:	DATE:

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**ADDRESS:** 138 STATE ROAD CHILMARK, MA 02535  
**SHEET TITLE:** FOUNDATION PLAN-DEMO

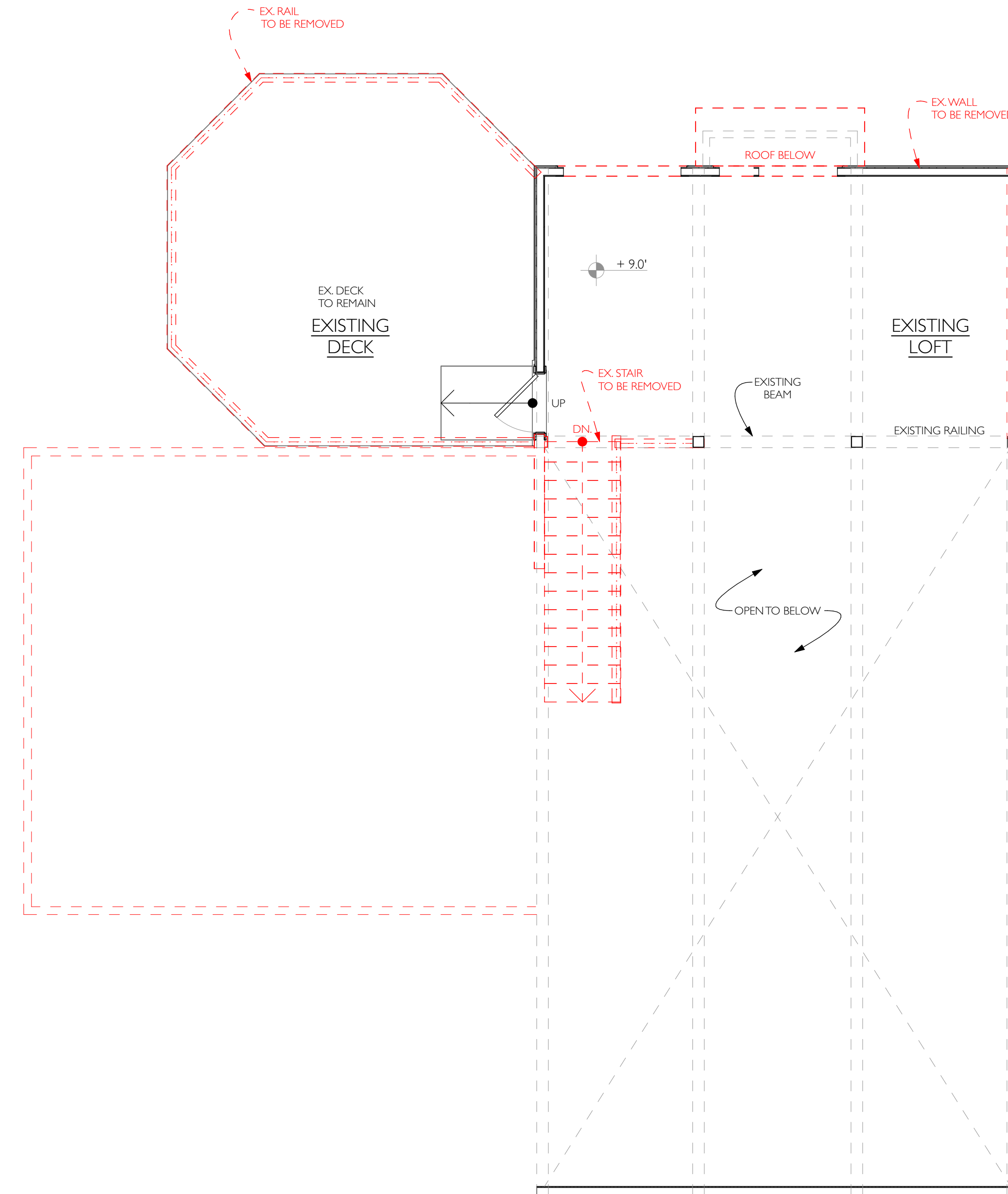
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<b>DRAWING #:</b>	

**D-101**



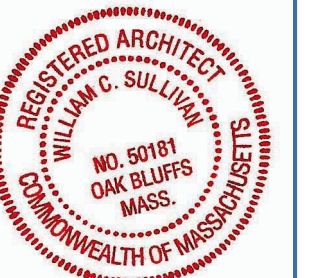
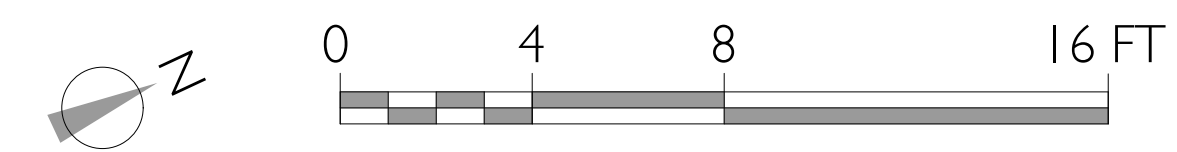
**FIRST FLOOR PLAN - DEMO**

SCALE: 1/4" = 1'-0"



**SECOND FLOOR PLAN - DEMO**

SCALE: 1/4" = 1'-0"

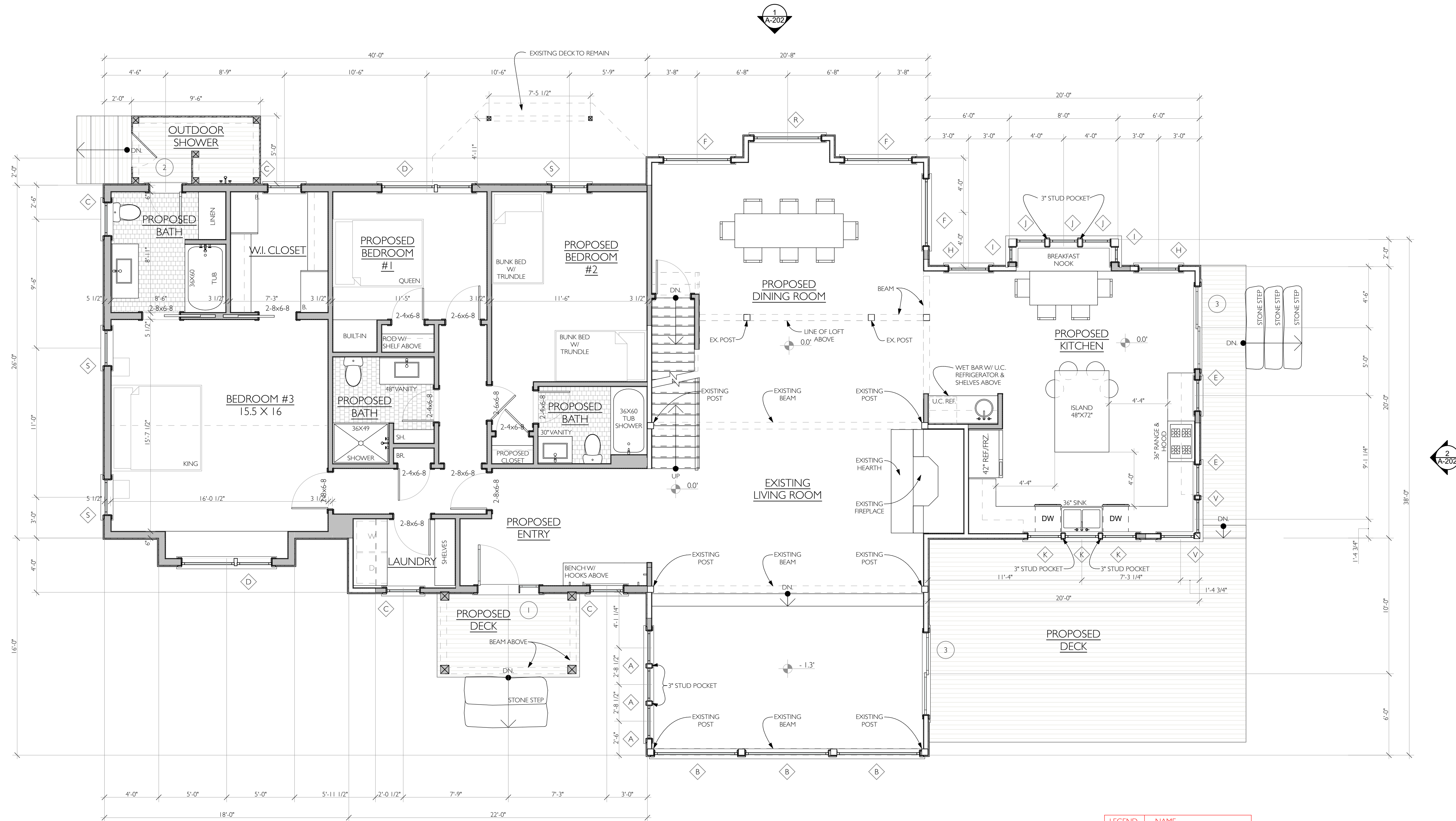
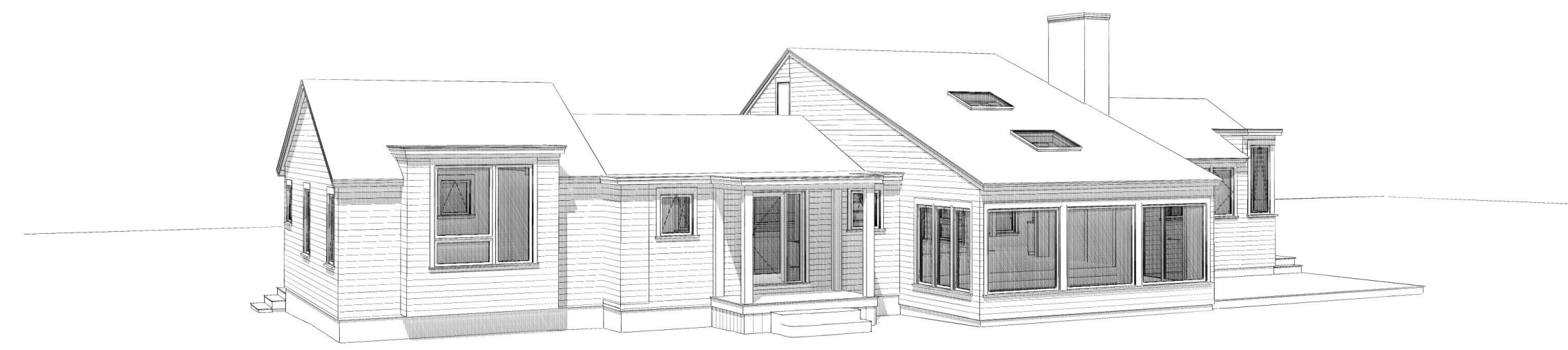
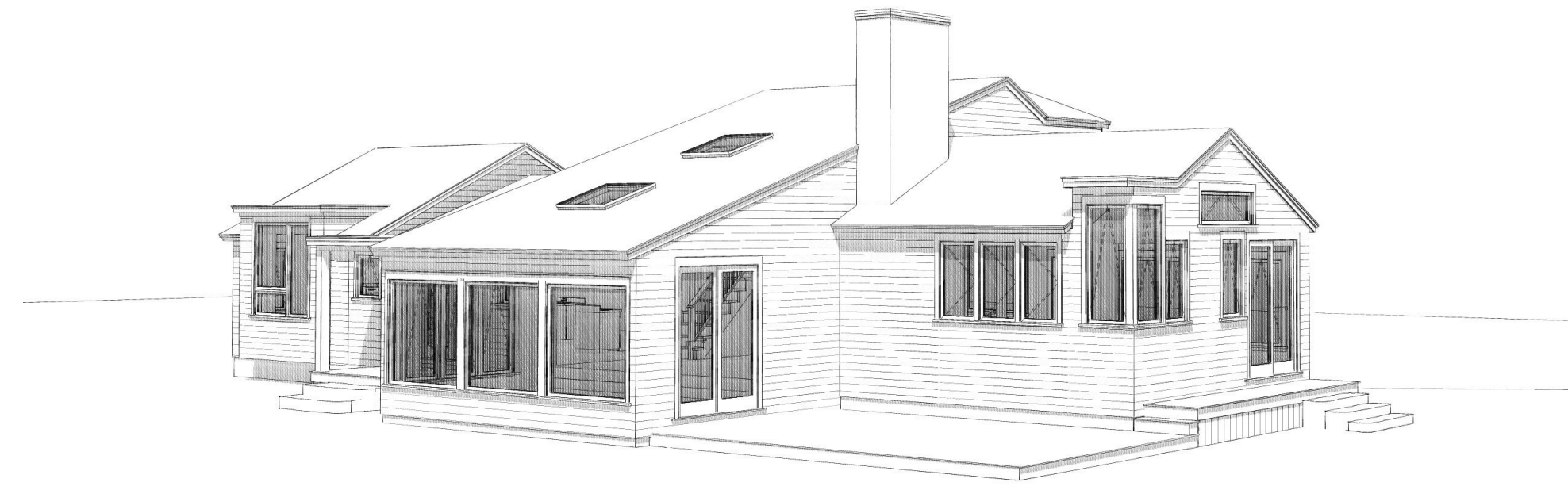


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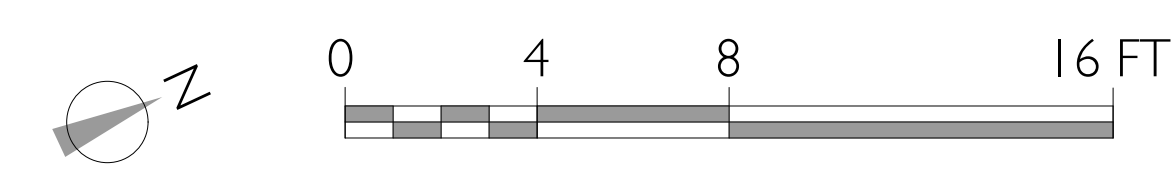
**BRAVARD COHEN RESIDENCE**  
138 STATE ROAD CHILMARK, MA 02535  
**FLOOR PLANS-DEMO**

PROJECT NAME:	BRAVARD COHEN RESIDENCE
ADDRESS:	138 STATE ROAD CHILMARK, MA 02535
SHEET TITLE:	FLOOR PLANS-DEMO
DRAWN BY:	JG/NG/AT
DATE:	2022-11-15
MAP/PARCEL:	33-16
JOB #:	21B03
DRAWING #:	

**D-102**



LEGEND	NAME
	SMOKE DETECTOR
	CARBON ALARM
	SMOKE CARBON ALARM



**FIRST FLOOR PLAN -PROPOSED**  
SCALE: 1/4" = 1'-0"



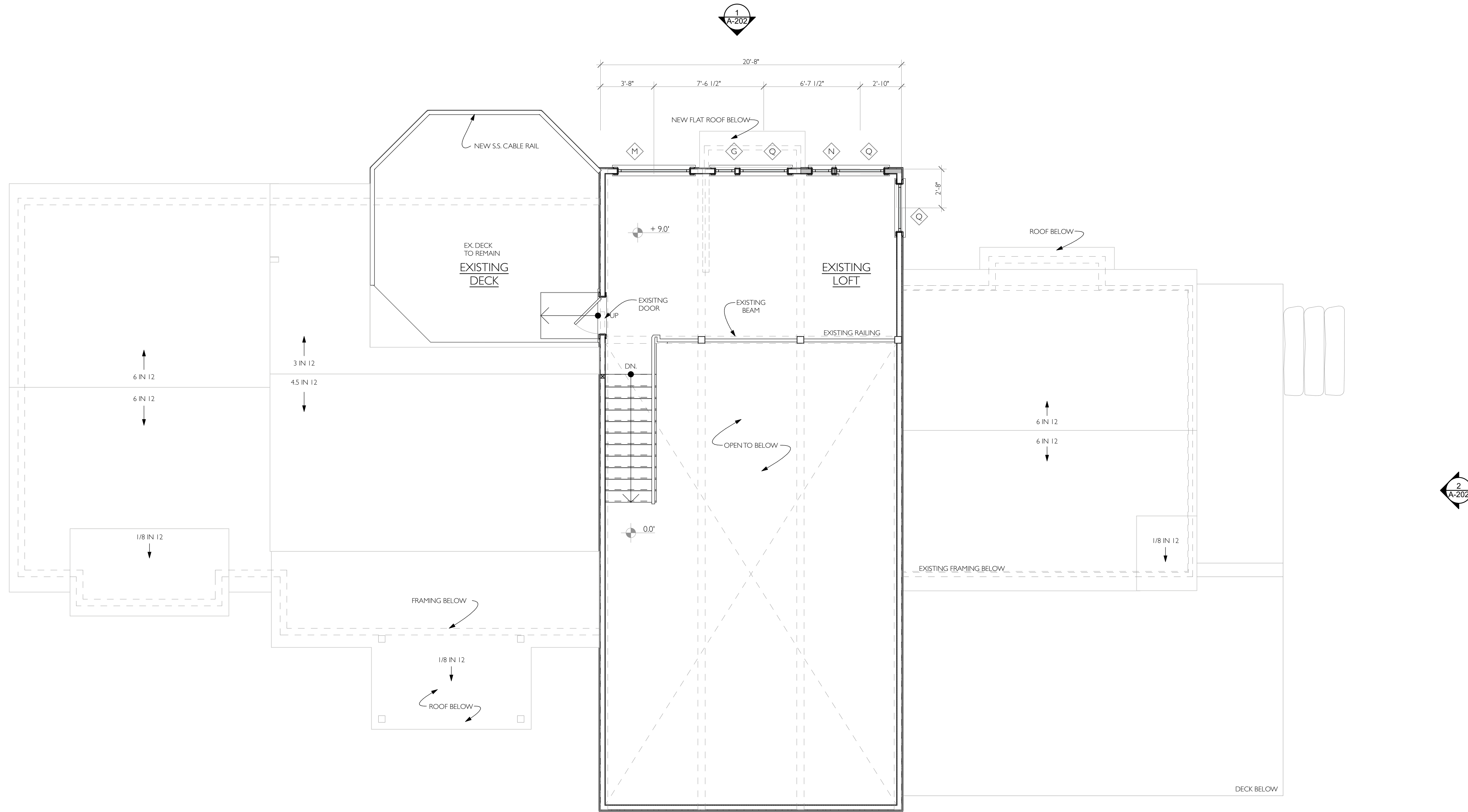
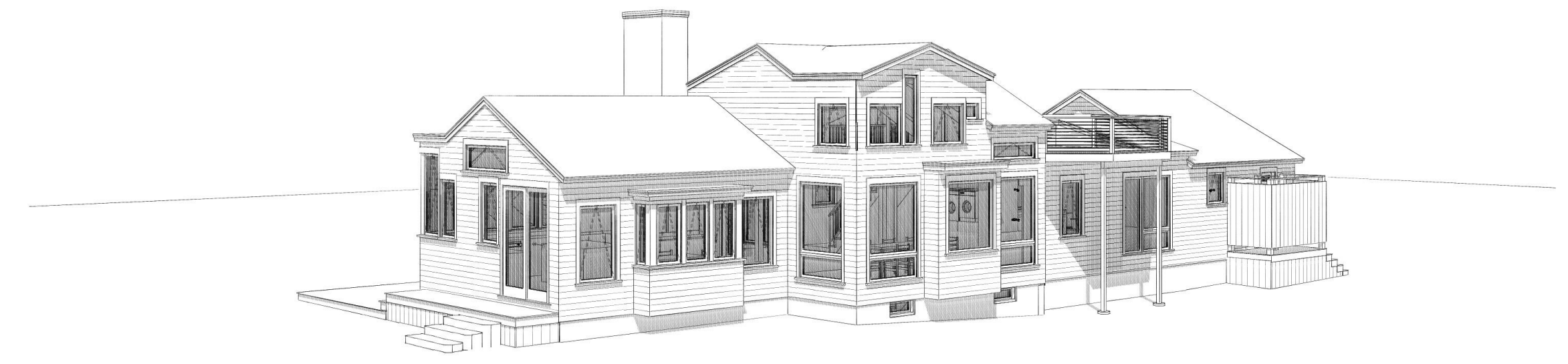
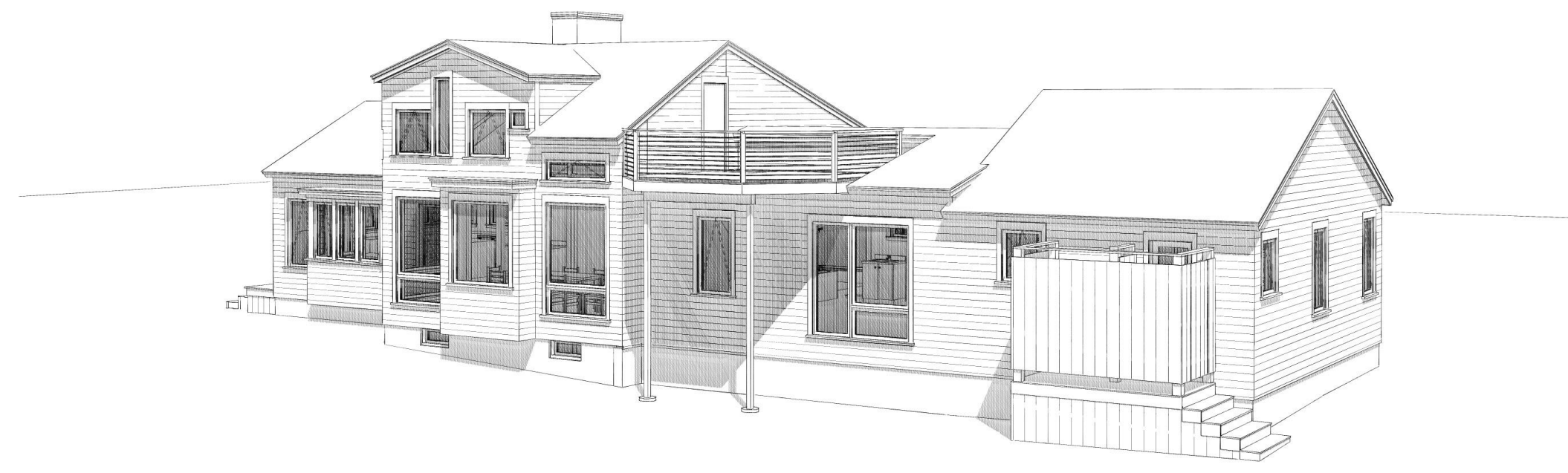
SET:	DATE:
ISSUED FOR CLIENT REVIEW	2021.03.30

**BRAVARD COHEN RESIDENCE**  
138 STATE ROAD CHILMARK, MA 02535  
**FIRST FLOOR PLAN-PROPOSED**

PROJECT NAME:	BRAVARD COHEN RESIDENCE
ADDRESS:	138 STATE ROAD CHILMARK, MA 02535
DRAWN BY:	JG/NG/AT
DATE:	2022-11-15
MAP/PARCEL:	33-16
JOB #:	21B03
DRAWING #:	A-101

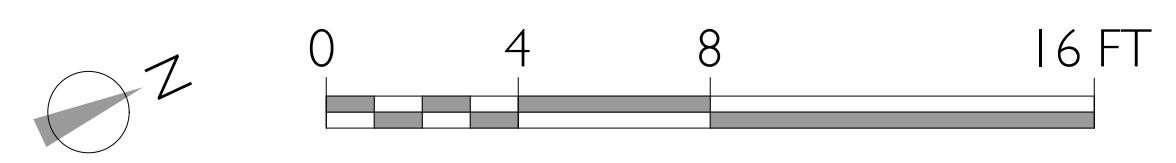
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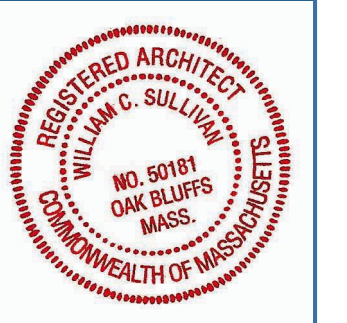
LEGEND	NAME
	SMOKE DETECTOR
	CARBON ALARM
	SMOKE CARBON ALARM

- EXISTING WALLS
- NEW WALLS



**SECOND FLOOR PLAN -PROPOSED**

SCALE: 1/4" = 1'-0"



SET:	DATE:
ISSUED FOR CLIENT REVIEW	2021.03.30

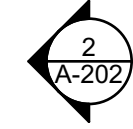
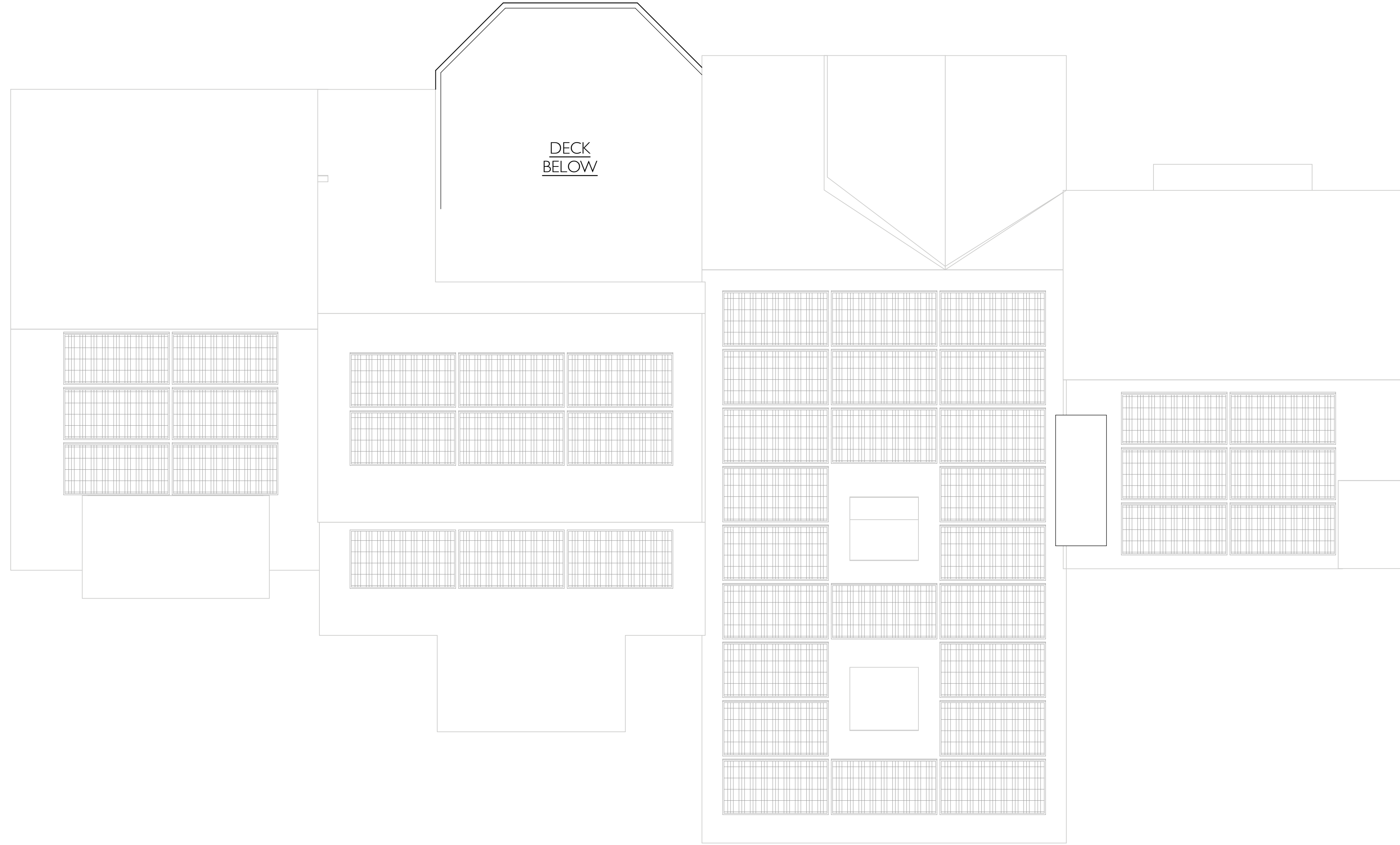
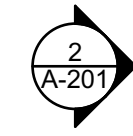
**BRAVARD COHEN RESIDENCE**  
138 STATE ROAD CHILMARK, MA 02535  
**SECOND FLOOR PLAN -PROPOSED**

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ADDRESS:	
DRAWN BY:	
DATE:	2022-11-15
MAP/PARCEL:	33-16
JOB #:	21B03
DRAWING #:	

**A-102**

**ROOF PLAN**

SCALE: 1/4" = 1'-0"



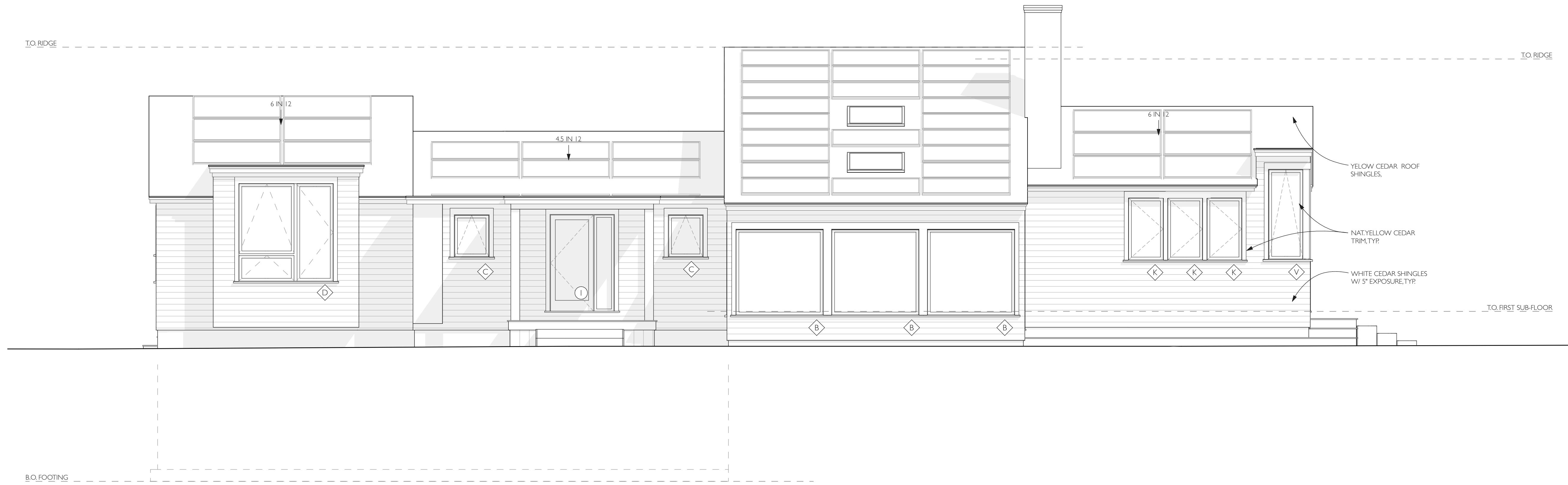
**sullivan + associates**  
**A R C H I T E C T S**  
 508 693 0500  
 sullivanassociatesarchitects.com

SET:	DATE:

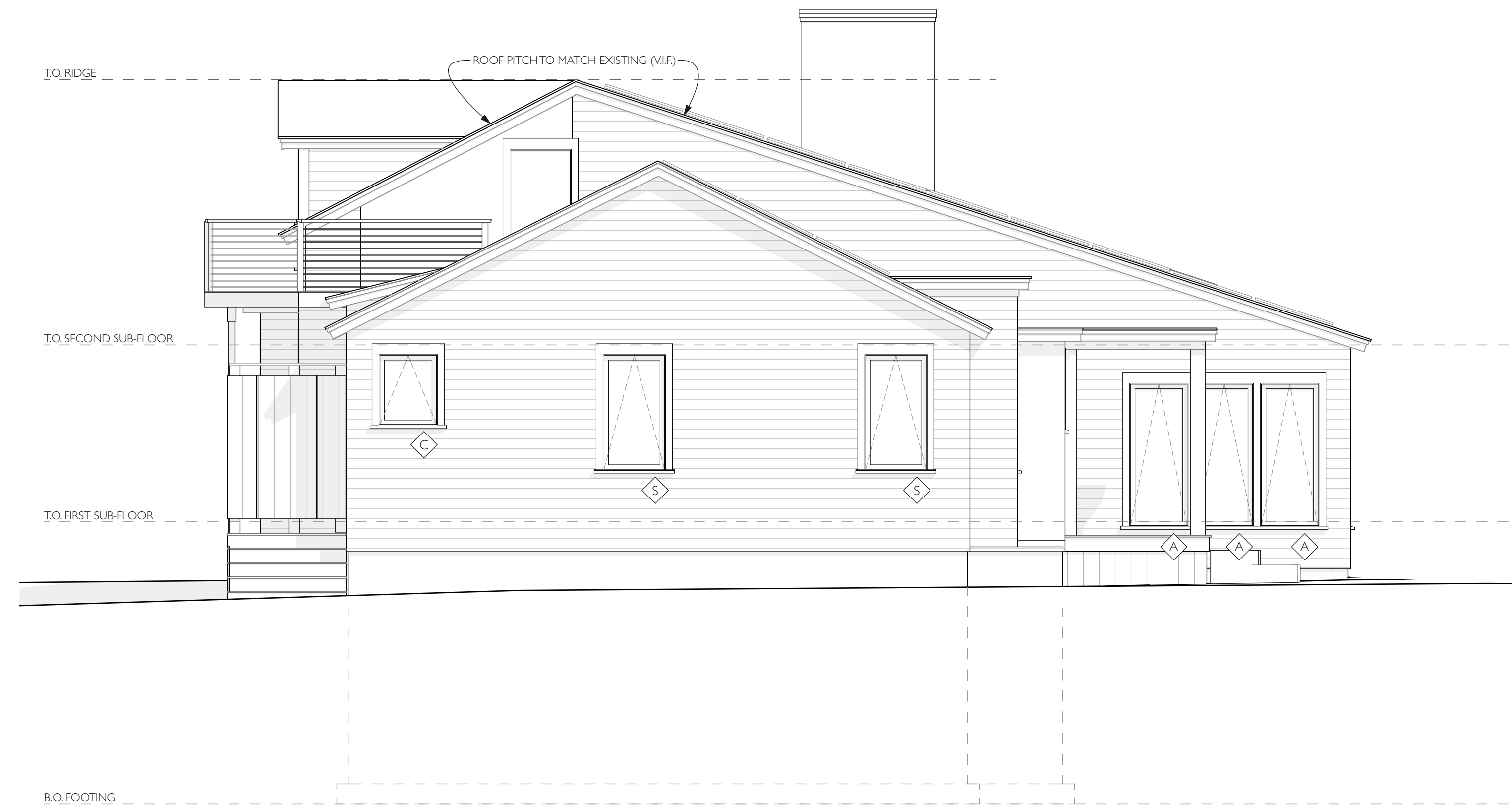
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 ADDRESS: **138 STATE ROAD CHILMARK, MA 02535**  
 SHEET TITLE: **ROOF PLAN**

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 DATE: **2022-11-15**  
 MAP/PARCEL: **33-16**  
 JOB #: **21B03**  
 DRAWING #:

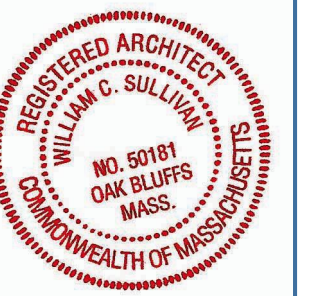
**A-103**



**1 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



SET:	DATE:
ISSUED FOR CLIENT REVIEW	2021.03.30

**BRAVARD COHEN RESIDENCE**  
138 STATE ROAD CHILMARK, MA 02535  
**EXTERIOR ELEVATIONS**

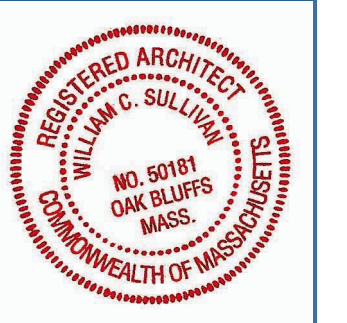
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ADDRESS:	138 STATE ROAD CHILMARK, MA 02535
DRAWN BY:	JG/NG/AT
DATE:	2022-11-15
MAP/PARCEL:	33-16
JOB #:	21B03
DRAWING #:	



1 NORTH ELEVATION  
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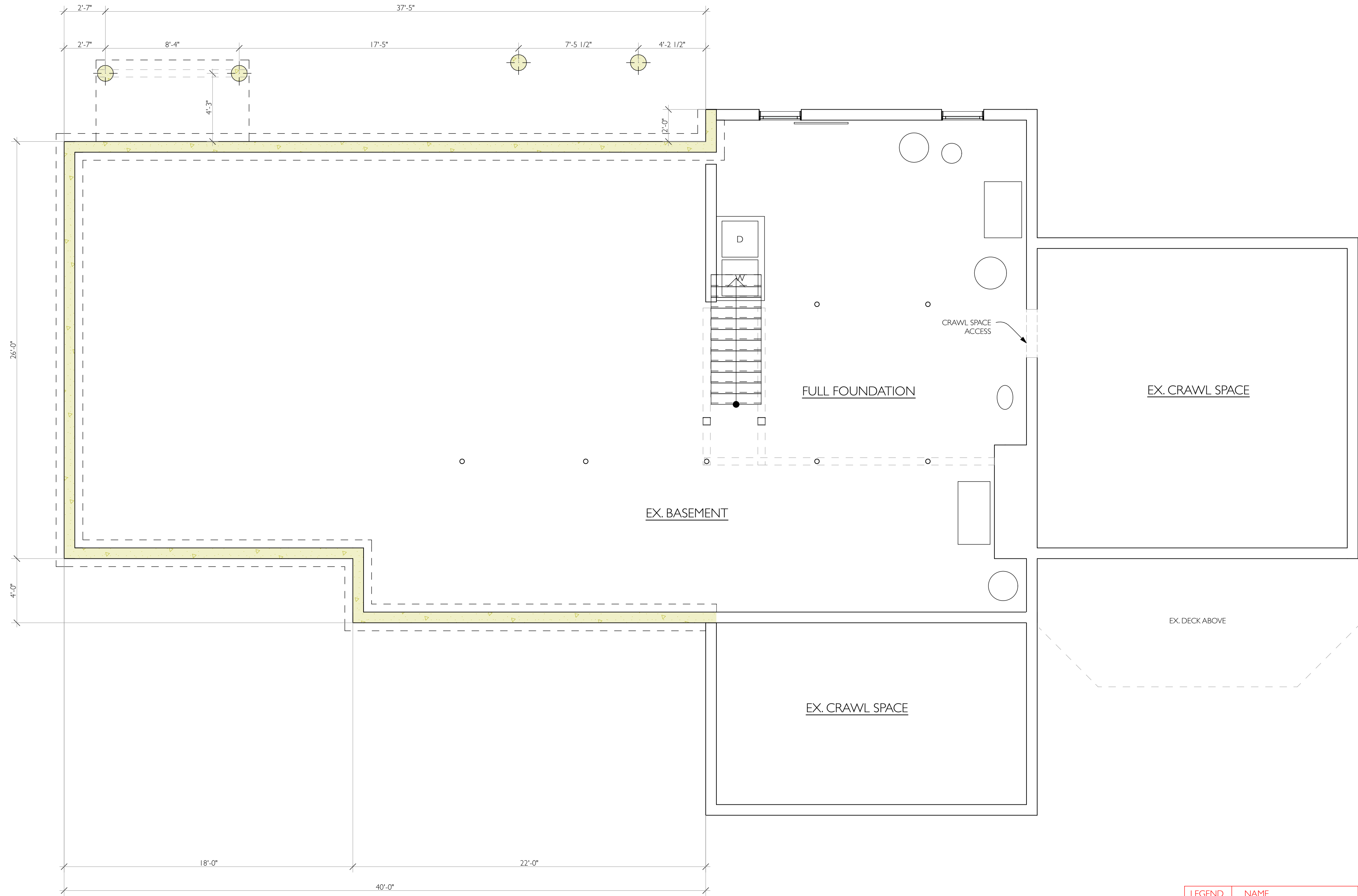
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SET:	DATE:
ISSUED FOR CLIENT REVIEW	2021.03.30

PROJECT NAME: BRAVARD COHEN RESIDENCE  
ADDRESS: 138 STATE ROAD CHILMARK, MA 02535  
SHEET TITLE: EXTERIOR ELEVATIONS

DRAWN BY:	JG/NG/AT
DATE:	2022-11-15
MAP/PARCEL:	33-16
JOB #:	21B03
DRAWING #:	



LEGEND	NAME
	SMOKE DETECTOR
	CARBON ALARM
	SMOKE CARBON ALARM

**FOUNDATION PLAN -PROPOSED**  
 SCALE: 1/4" = 1'-0"

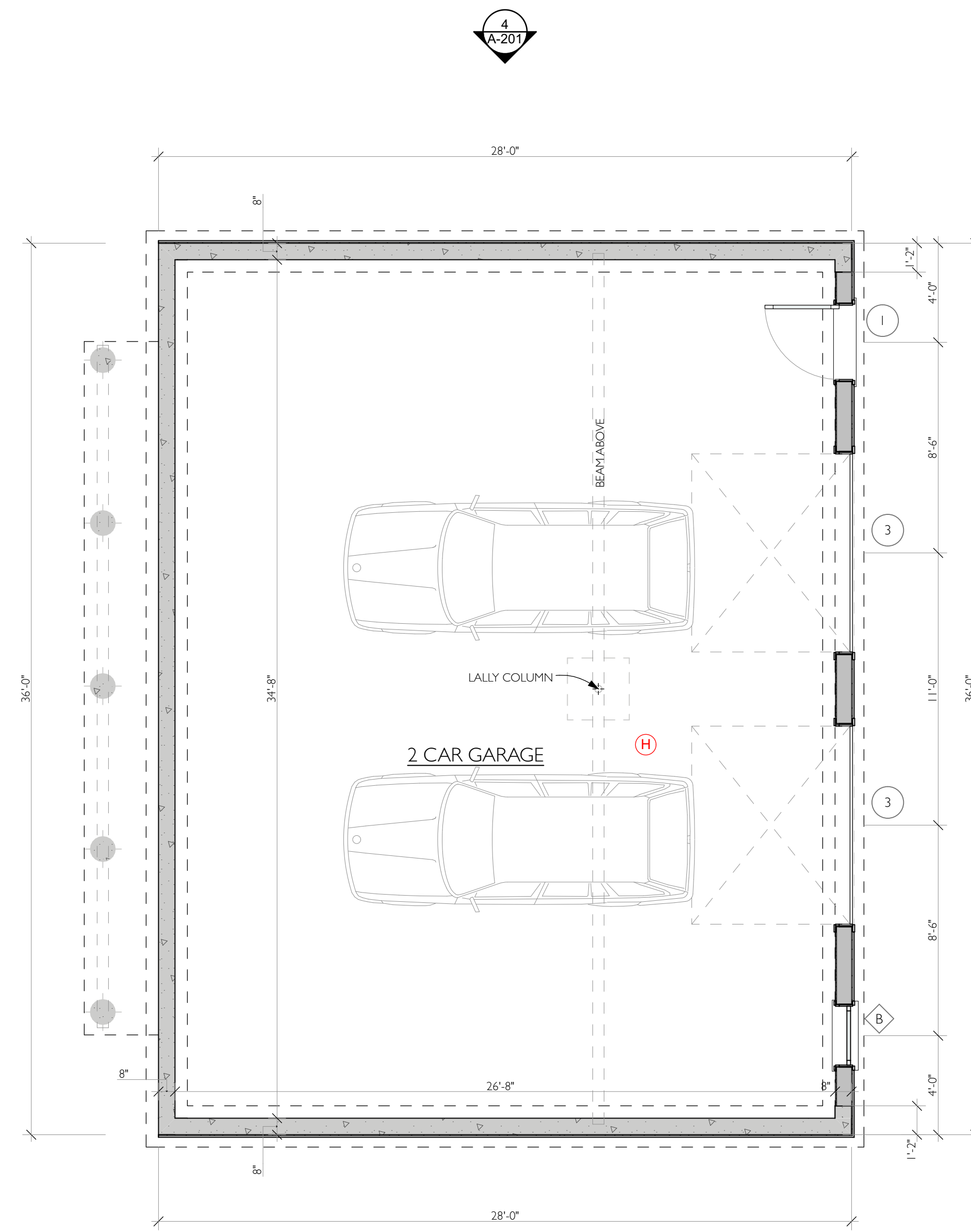
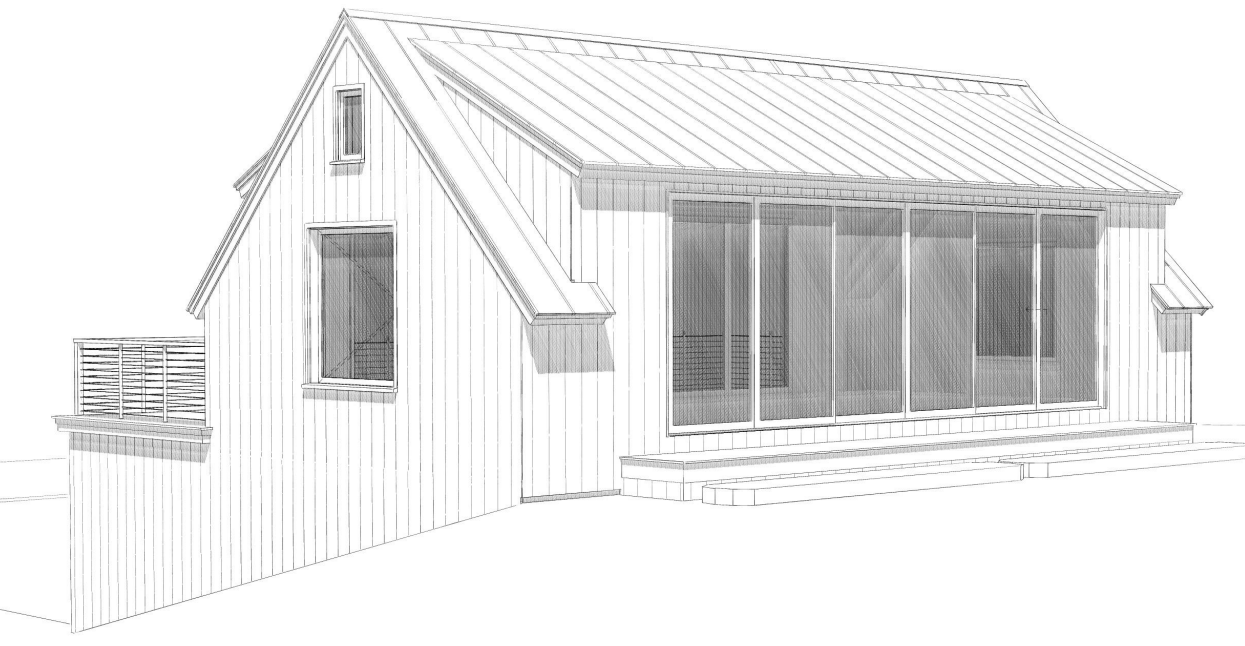
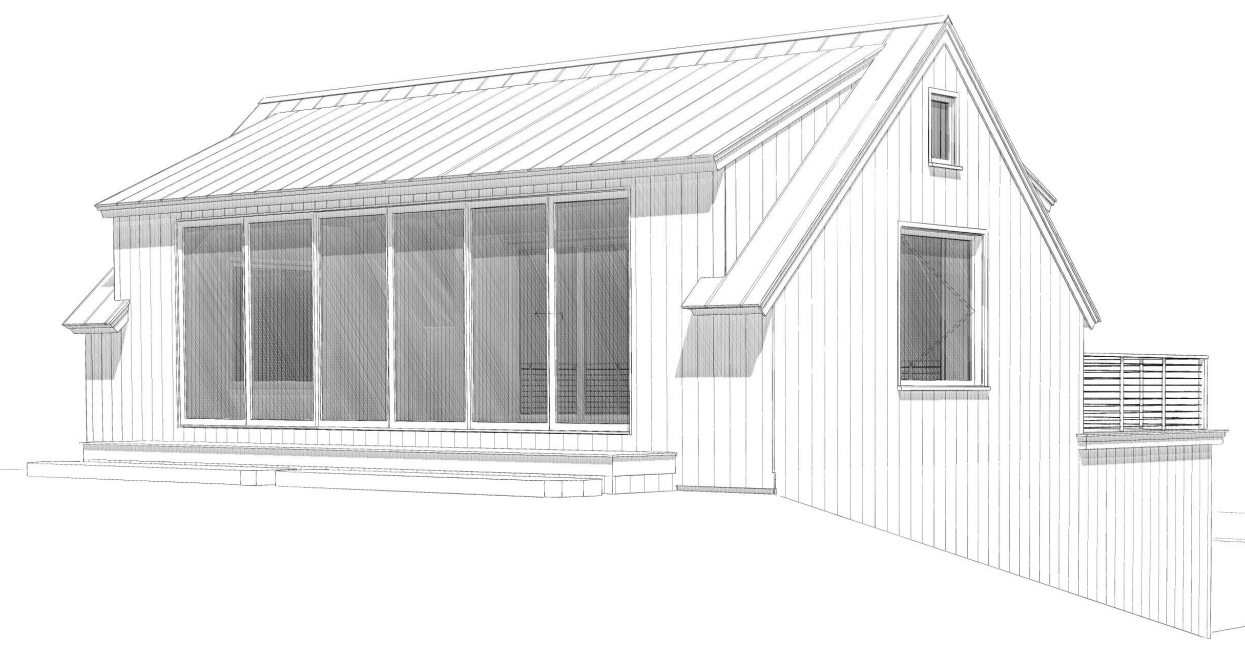
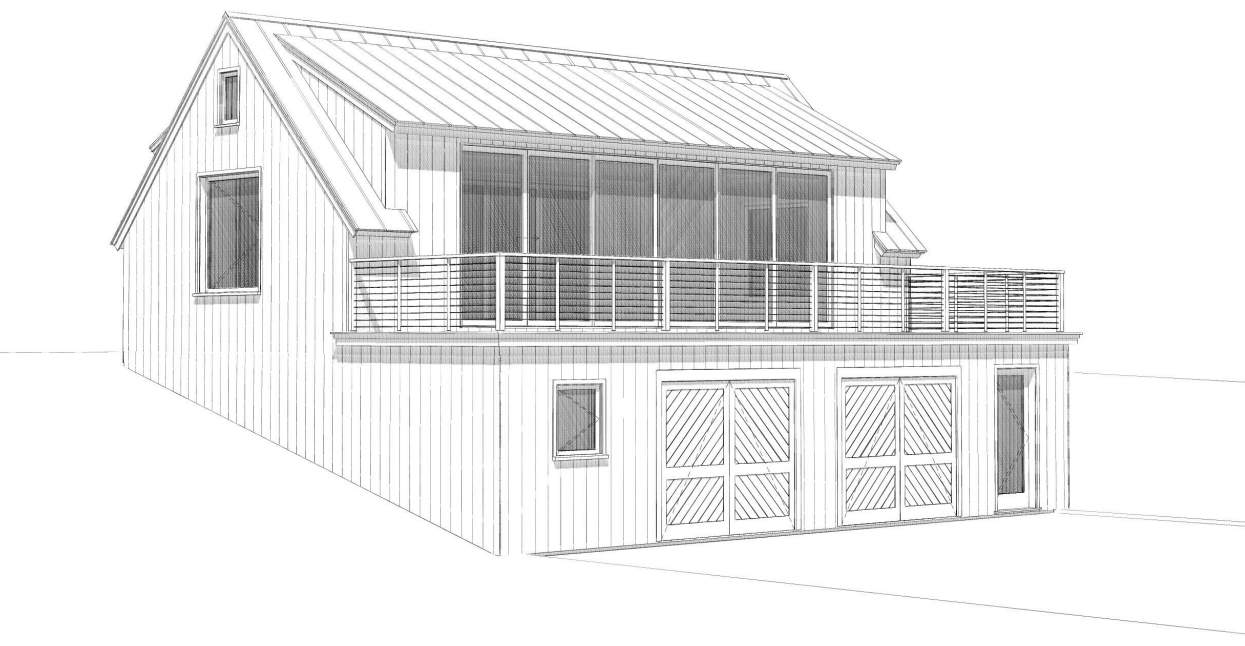


SET:	DATE:

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 SHEET TITLE: **FOUNDATION PLAN-PROPOSED**

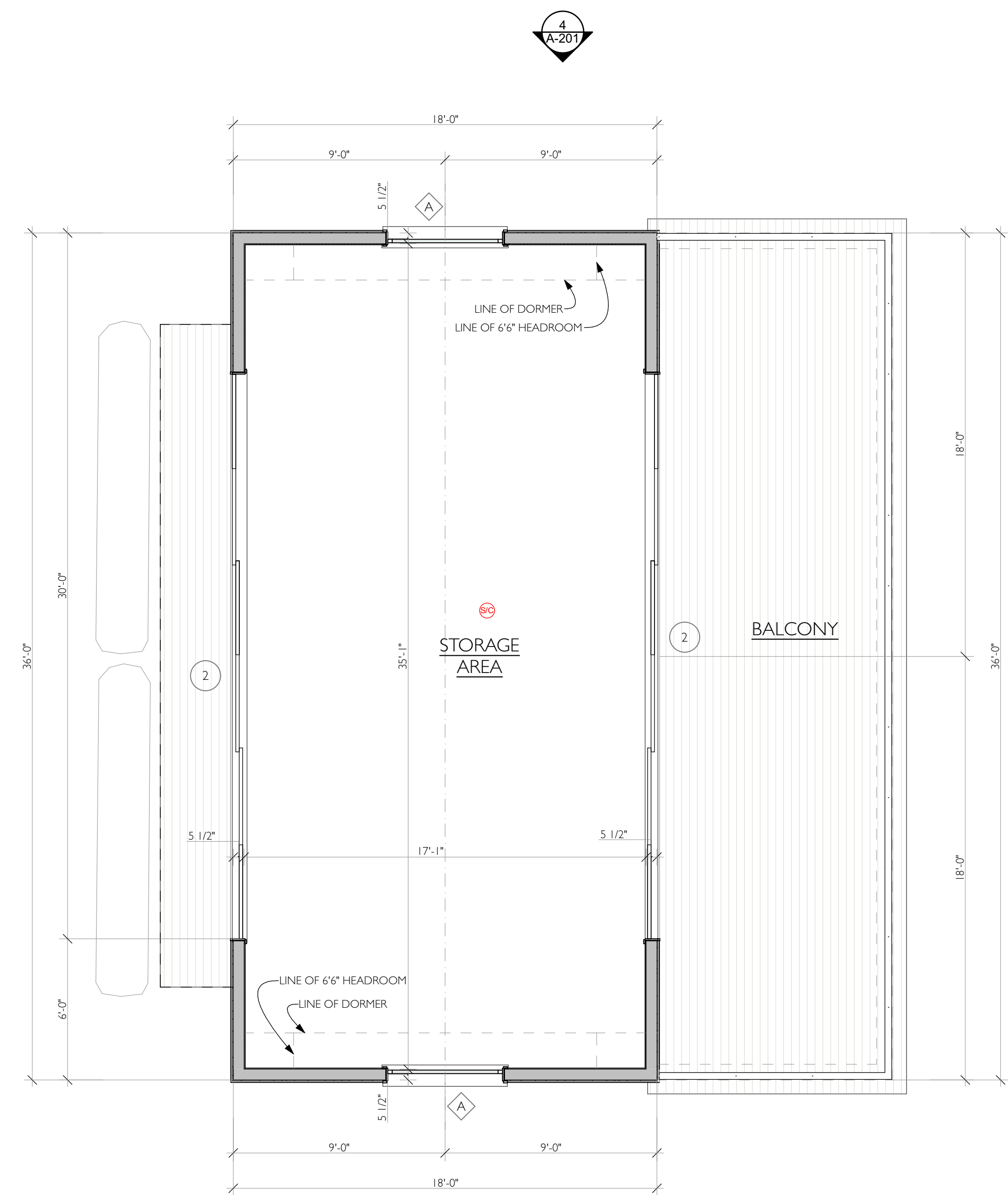
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**S-101**

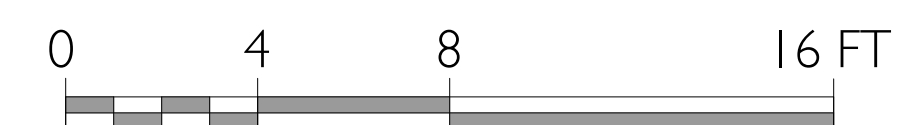
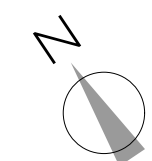


**BASEMENT PLAN**  
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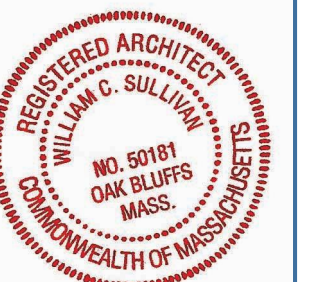
LEGEND	NAME
(S)	SMOKE DETECTOR
(H)	HEAT DETECTOR
(SC)	SMOKE CARBON ALARM



**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**NOT FOR CONSTRUCTION**

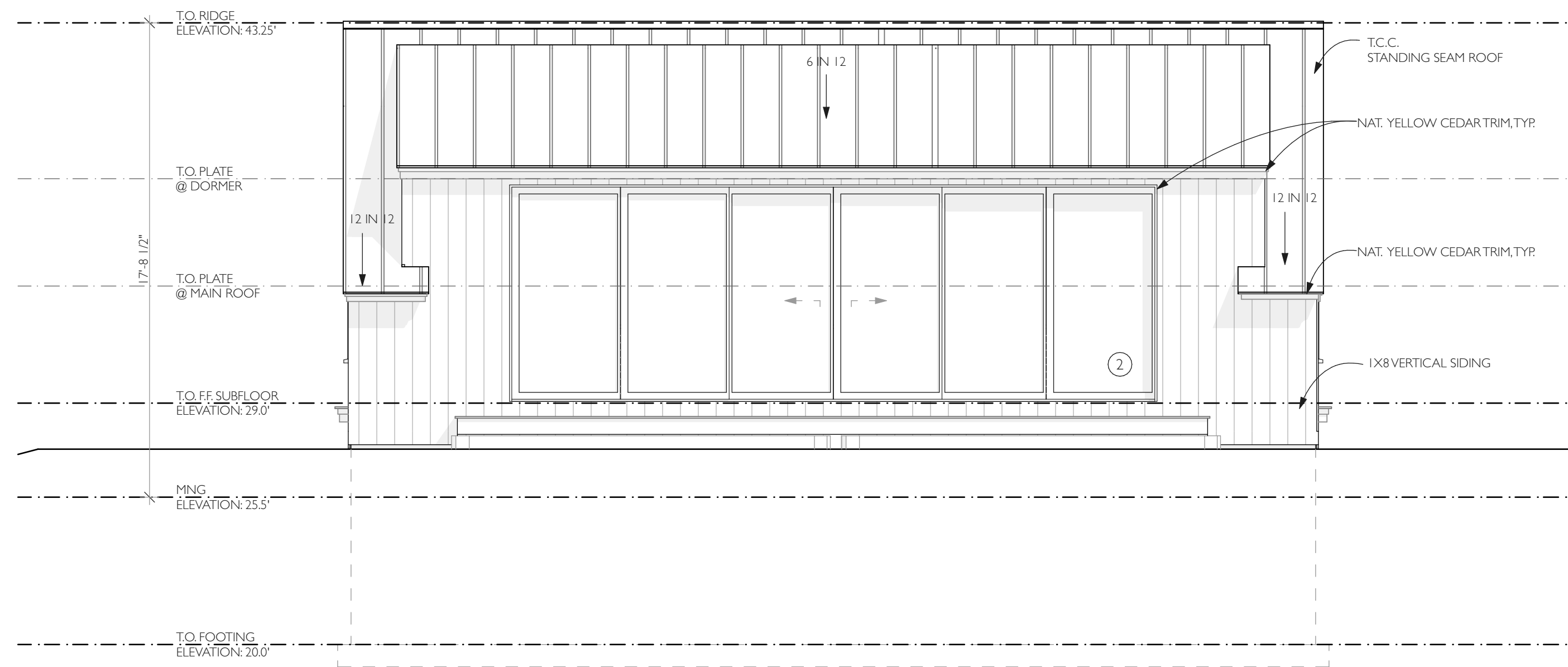


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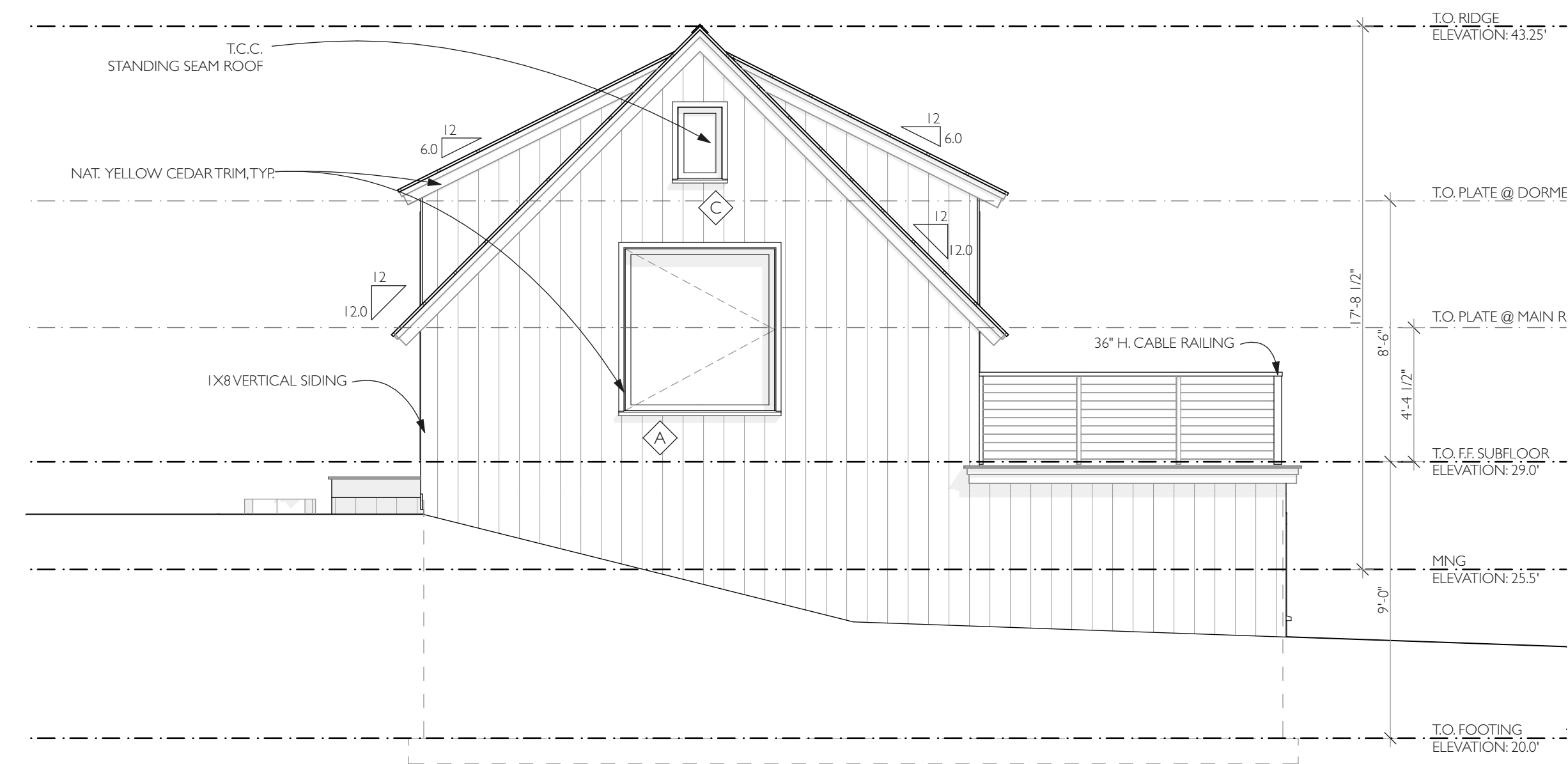
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**ADDRESS:** 138 STATE ROAD CHILMARK, MA 02535  
**SHEET TITLE:** FLOOR PLANS

<b>DRAWN BY:</b>	JG/AT
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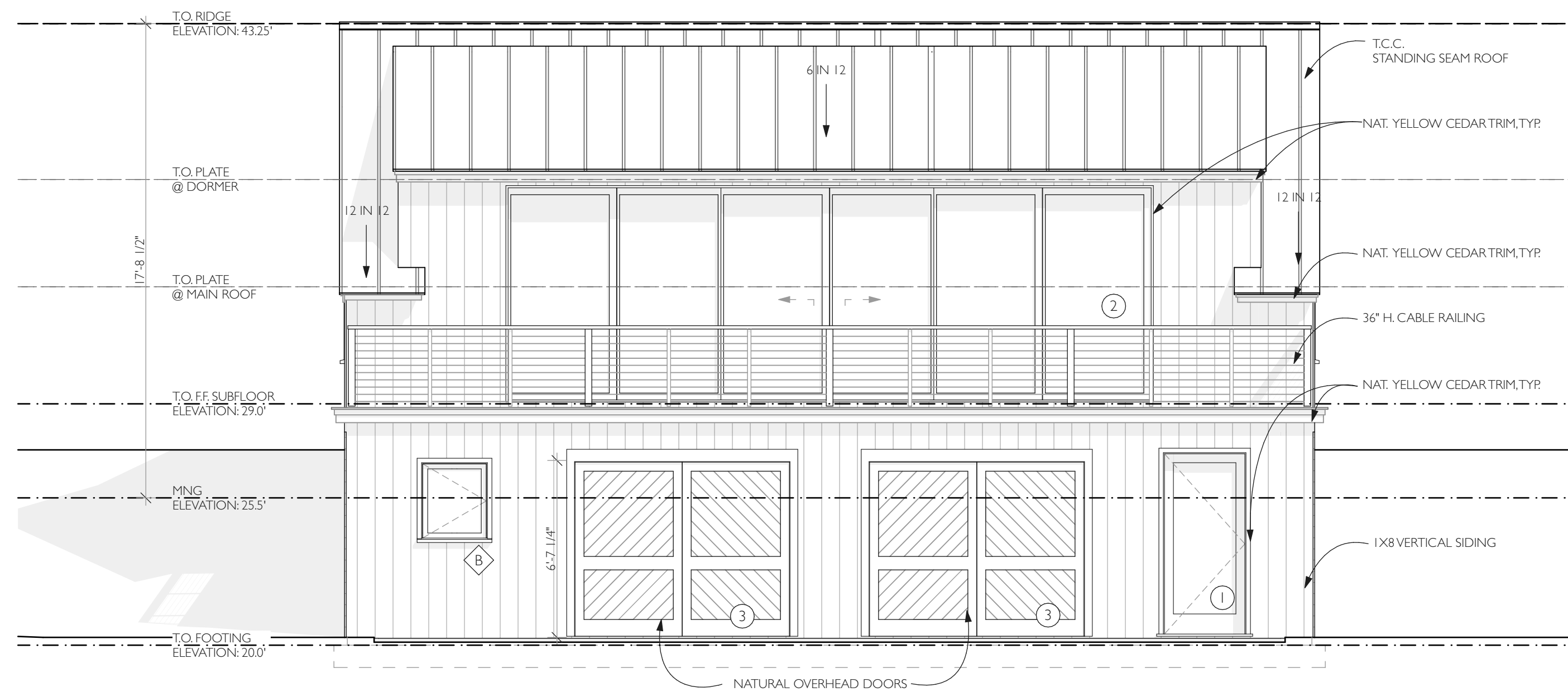
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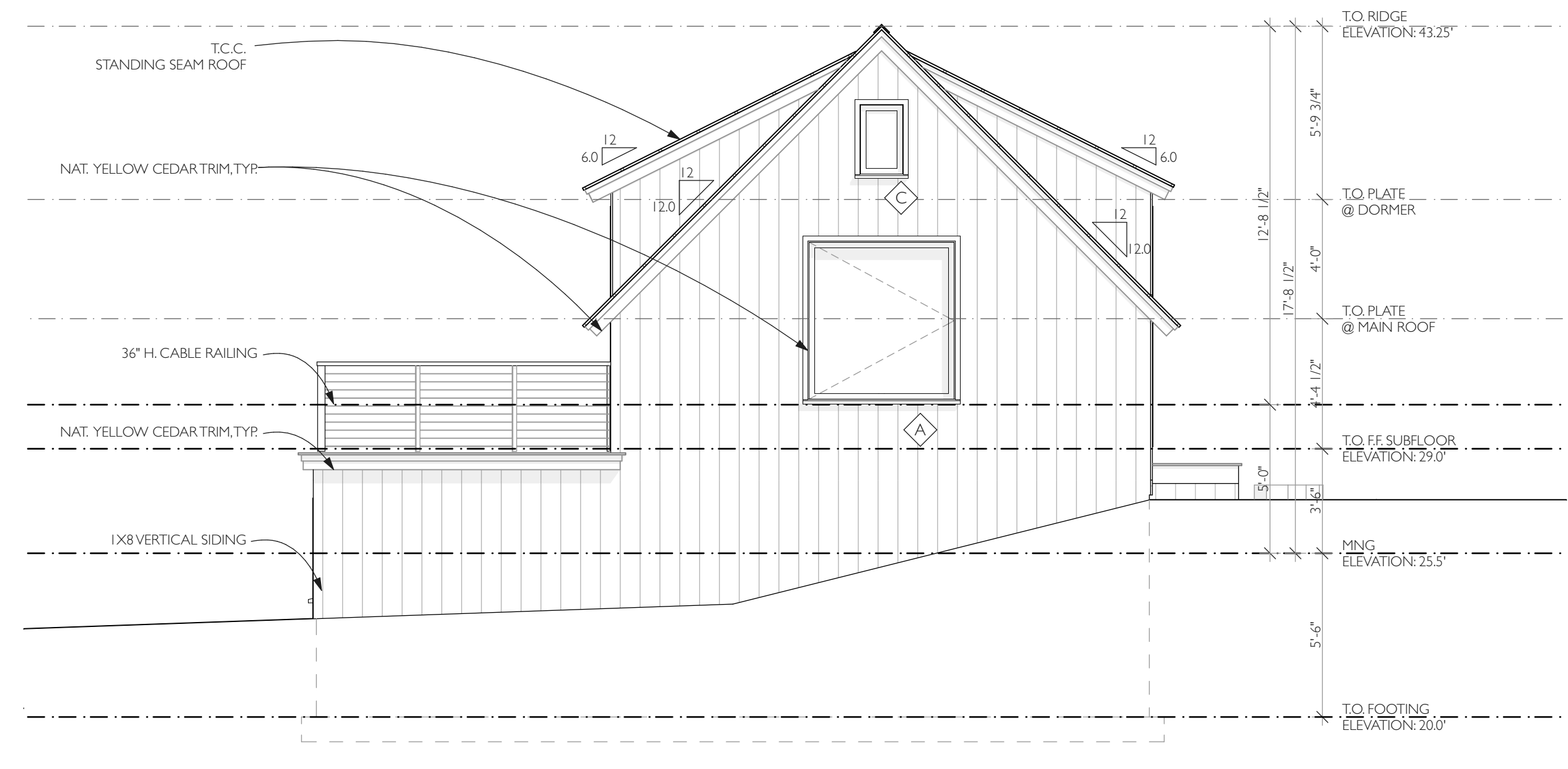
1 WEST ELEVATION  
SCALE: 1/4" = 1'-0"



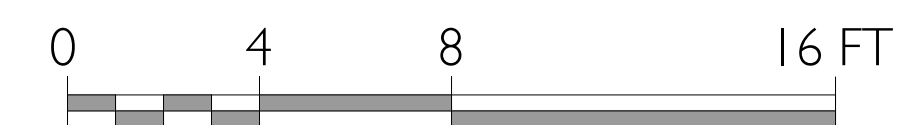
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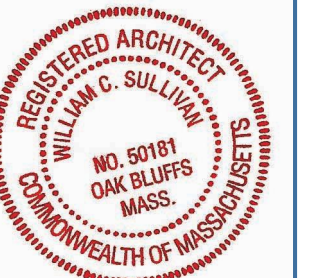
3 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



4 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



NOT FOR CONSTRUCTION



SET: DATE:

PROJECT NAME: BRAVARD COHEN BARN  
ADDRESS: 138 STATE ROAD CHILMARK, MA 02535  
SHEET TITLE: EXTERIOR ELEVATIONS

DRAWN BY: JG/AT

DATE: 2021-06-29

MAP/PARCEL: 33-16

JOB #: 21B03

DRAWING #:

A-201