



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

May 13, 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) Douglas W. & Margot Rothmann

at #69 Cape Higgon Way, Chilmark (street address),

Assessor's parcel MAP 4 LOT 23-2

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 construct a 18'-6" by 60' in-ground swimming pool and 8' spa.

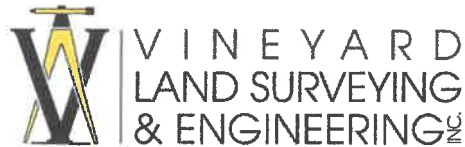
- Pool to be enclosed with 4' safety fence and 4' fieldstone retaining wall meeting the MA building code req.
- Pool to be heated by airsource heat pump or geothermal.
- Energy demand: Solar panels currently installed or geothermal source
- Pool equipment will be located within the basement of the existing house.

Petitioner

March 13, 2021

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

Telephone Number 508-693-3774



Application for Proposed Pool – Bylaw Review Summary

Applicant: #69 Cape Higgon Way, Chilmark Assessor Parcel 4-23-2
VLS&E Job No. 1101-2

The following is a summary of some of the important pool permitting requirements for this project

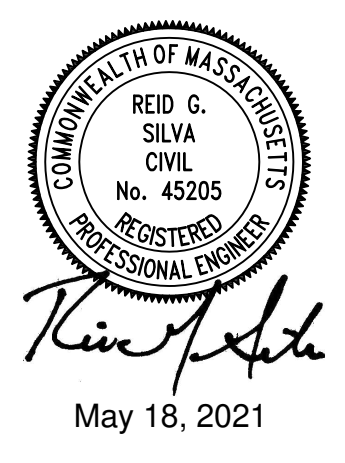
Chilmark Zoning Bylaw Section 4.3

- b. Application (2 year ownership): Douglas & Margot Rothmann purchased the property on March 3, 2006 (Dukes County Registry of Deeds Book 1074 page 832).
- c. Use (owner/guests only): The proposed pool is a private residential pool and will be used solely by the property owner and their guests.
- d. Setbacks: The proposed pool and pool equipment is located greater than 50' to property lines.
- e. Enclosure (building code requirements): The proposed pool enclosure will be a 4' safety fence with self-closing, self-locking gates and 4' fieldstone retaining wall that meets the requirements of the referenced MA State Building code.
- f. Location (not impair views of natural surroundings by public/abutting space, direct visibility): The pool is not located within proximity to a public way or public space.
- g. Covers: The swimming pool will be equipped with a winter safety cover for off-season use.
- h. Energy Use (solar or alternative systems): The pool will utilize an air-source heat pump for the heating demand or the existing geothermal system serving the house if it is found to be more efficient. The energy demand will be offset by the existing solar array located on the house and garage
- i. Lighting: The minimum pool and safety lighting will be installed and will comply with the lighting section of the bylaw.
- j. Pool Equipment: The pool equipment will be located in the basement of the existing house.
- k. Screening and Landscaping: no additional plantings are proposed.
- l. Fire Protection: A stand-pipe for fire-fighting purposes will be installed on the property in a location approved by the fire chief
- m. Initial Filling (offsite source): The pool will be filled from an off-site source after such time that all pool fencing and all safety equipment are in place.

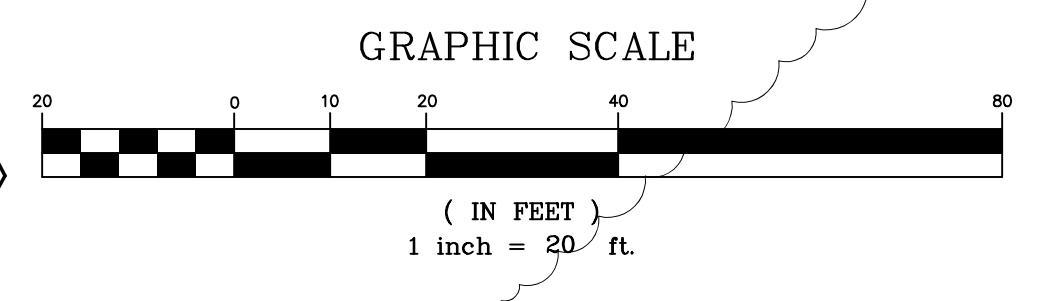
n. Drainage (hazardous chemicals): The pool filtration and treatment will be by a "salt-water" system. The pool will be pumped-down approximately 6" to 12" prior to closure at the end of each season. The pool will be opened and allowed to off-gas potentially harmful chemicals prior to pumping.

Site Plan
 Chilmark, Mass.
 Prepared for
Margot Rothmann
 and
Douglas W. Rothmann
 May 14, 2021 Scale: 1 inch = 20 feet

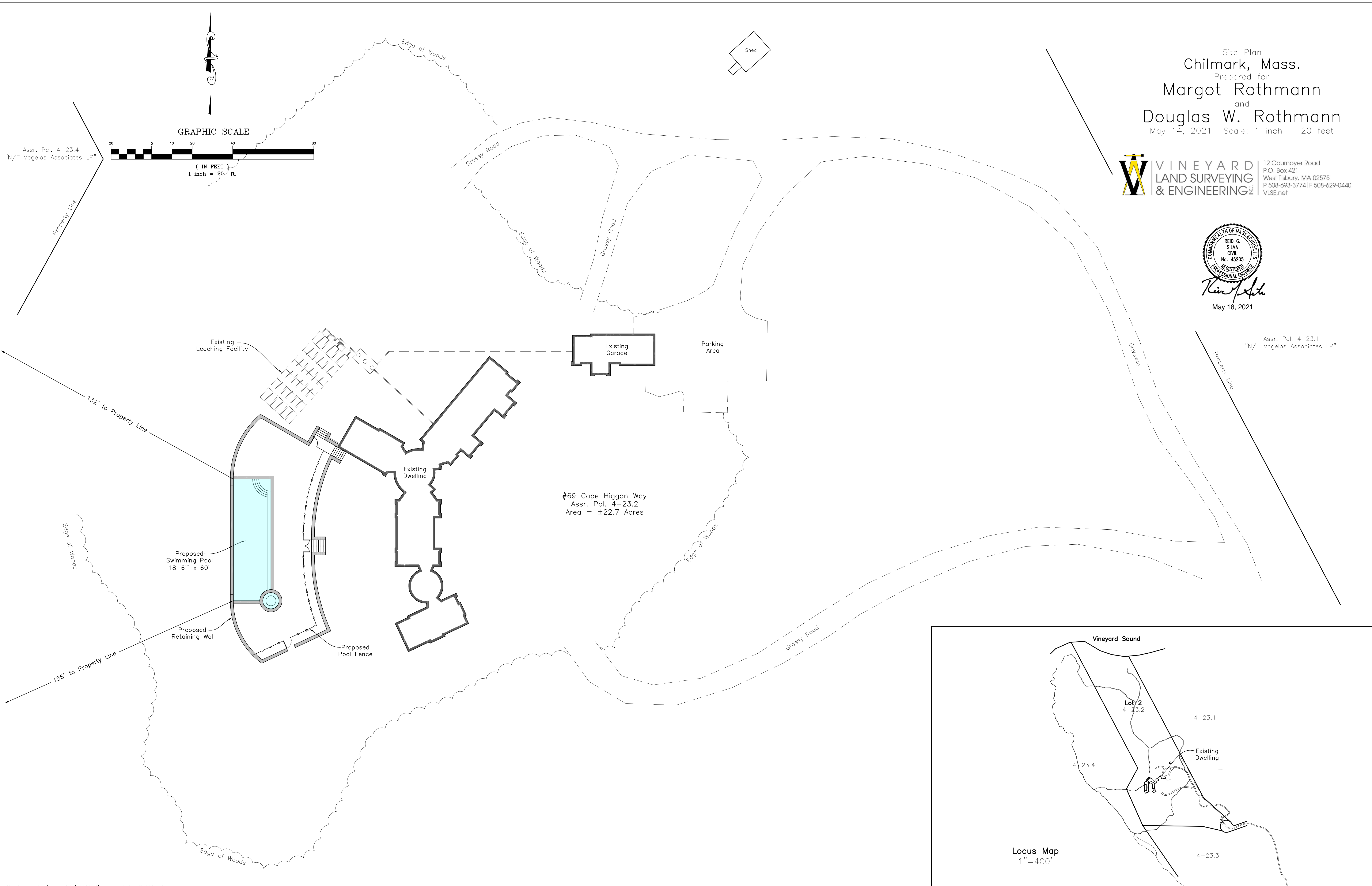
VINEYARD LAND SURVEYING & ENGINEERING
 12 Cournoyer Road
 P.O. Box 421
 West Tisbury, MA 02575
 P 508-693-3774 F 508-629-0440
 VLSE.net



Assr. Pcl. 4-23.1
 "N/F Vagelos Associates LP"



Assr. Pcl. 4-23.4
 "N/F Vagelos Associates LP"



#69 Cape Higgon Way
 Assr. Pcl. 4-23.2
 Area = ±22.7 Acres

