



4 North Ridge Road

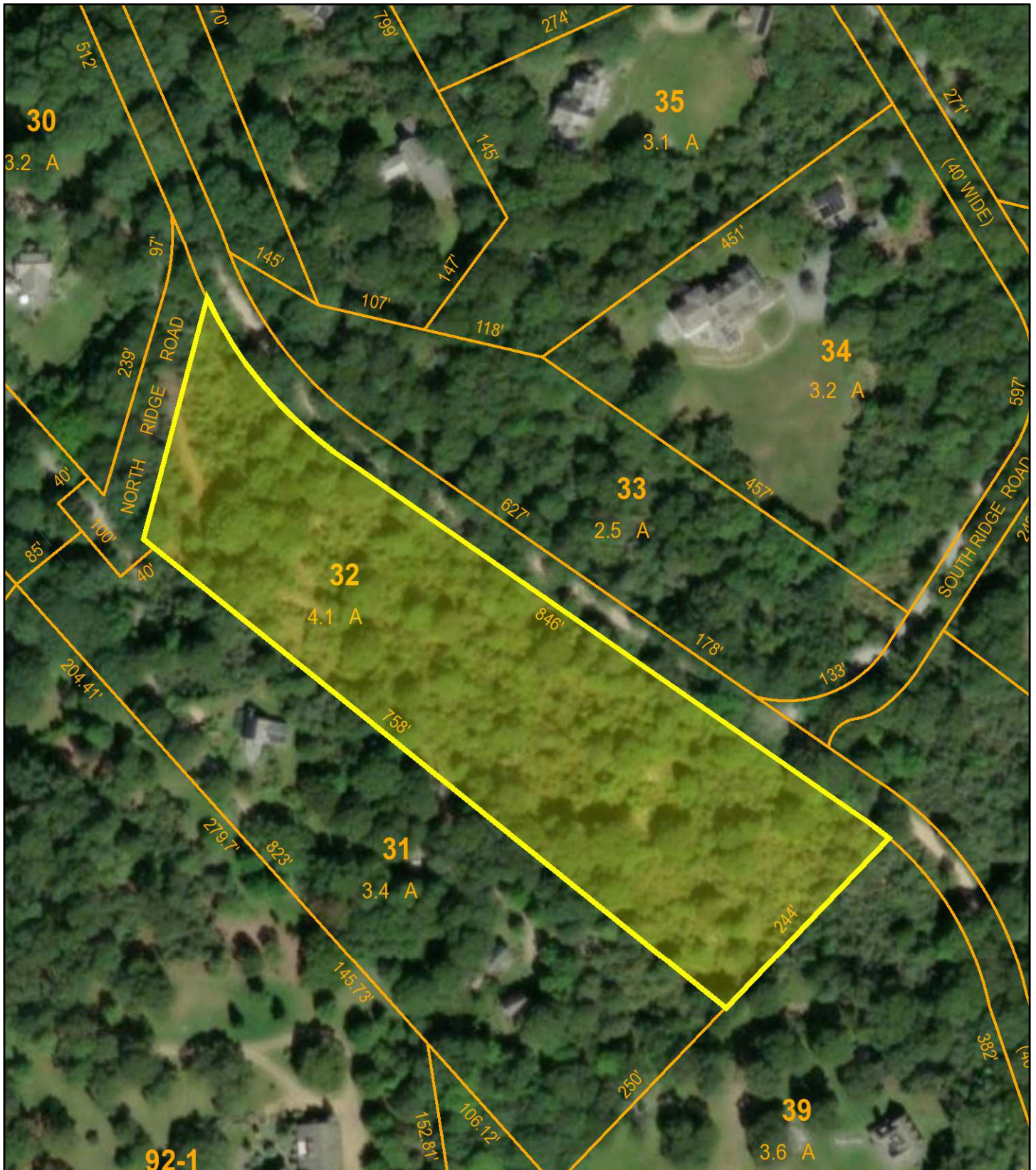
Chilmark, MA



April 18, 2023

1 inch = 141 Feet

www.cai-tech.com



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Alison Kisselgof

From: F. Khedouri <fkhedouri@peakedhill.com>
Sent: Wednesday, April 12, 2023 12:28 PM
To: Alison Kisselgof
Subject: Fwd: Site Review Committee Review of Modification to 4 North Ridge Road Plan
Attachments: Modified Site Plan 4 N Ridge.pdf; khedouri_findings_october_25_2021.pdf; Modified Site Plan 4 N Ridge update.pdf

By way of clarification, when finished the detached bedroom including the bathroom will be approximately 350 sqft. The attached plan shows the small extension. I do not believe it affects the analysis in any way as the distance from Meetinghouse is still over 120 feet and the structure will be less than 400 sqft in keeping with the detached bedroom bylaw.

I left the fee check with Dilly.

Thanks.

----- Forwarded message -----

From: F. Khedouri <fkhedouri@peakedhill.com>
Date: Tue, Apr 11, 2023 at 12:49 PM
Subject: Site Review Committee Review of Modification to 4 North Ridge Road Plan
To: Alison Kisselgof <akisselgof@chilmarkma.gov>

To the Site Review Committee:

I am writing to seek a determination that the addition of a detached bedroom to the site plan for 4 North Ridge Road that was previously reviewed by the Committee will have no material effect and requires no additional conditions. I am applying as the owner of record of the property.

On October 25, 2021, the Committee issued its finding that the construction of a 3 bedroom house on the lot will have "minimal impact" on the Meetinghouse Road and Tiasquam River districts. The proposed accessory structure, which is permissible of right as a "detached bedroom" as defined in Section 2.23 of the bylaws, is approximately 200 square feet and is located in compliance with all setback requirements including the special requirements for the Meetinghouse Road district. It is well outside the Meetinghouse Road roadside buffer being approximately 120 feet away at its closest point. This structure is farther away from Meetinghouse than the main house site that was previously reviewed by the Committee.

The accessory structure represents an incremental floor area of less than 10%. Together with its location relative to Meetinghouse Road, I believe the Site Review Committee is able to conclude that its earlier decision that the construction on the site will have minimal impact is not affected by this change.

The attached site plan shows the proposed detached bedroom outlined in a red box. I have also attached for reference the Site Review Committee's earlier findings of October 25, 2021.

Subject to the concurrence of the Site Review Committee that the proposed modification of the site plan to include the detached bedroom has no material impact, we will work with the building inspector to make the necessary modifications to the building permit for the property. The Board of Health has previously reviewed

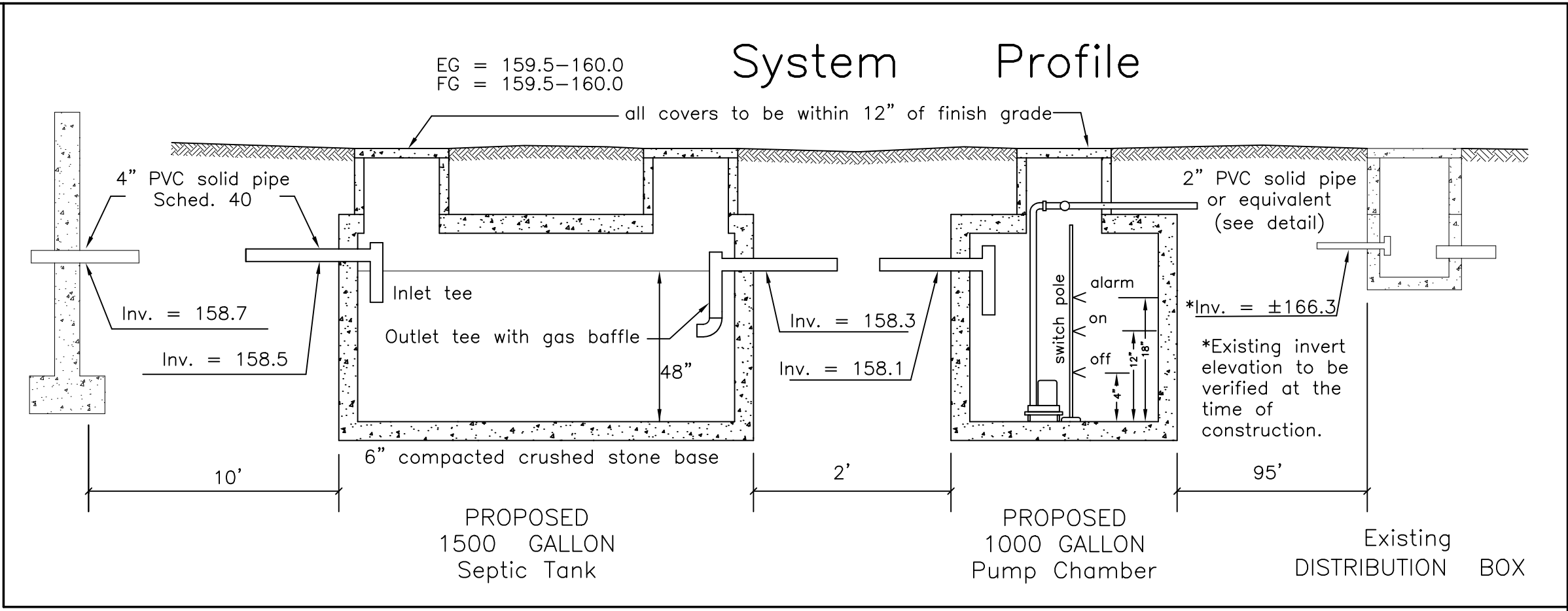
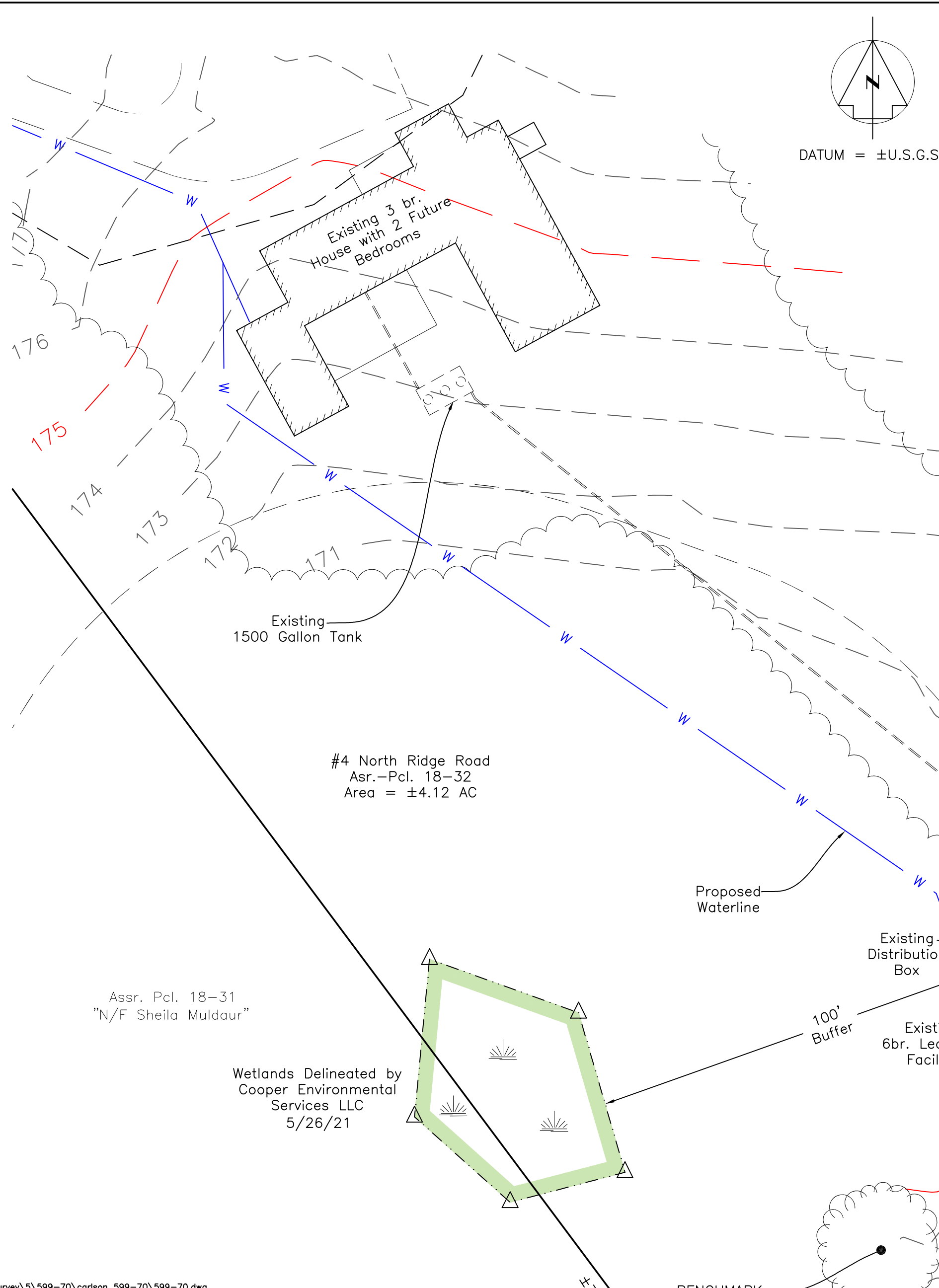
and approved a modification to the septic system to allow connection of a bathroom in the proposed detached bedroom..

If it is possible from a procedural standpoint, I would greatly appreciate it if the Site Review Committee could review the proposed modification by circulation in advance of its next regular meeting if the members of the Committee concur that the proposed change is not material and thus permissible within the scope of the findings the Committee made previously.

I will drop off the \$20 fee at Town Hall.

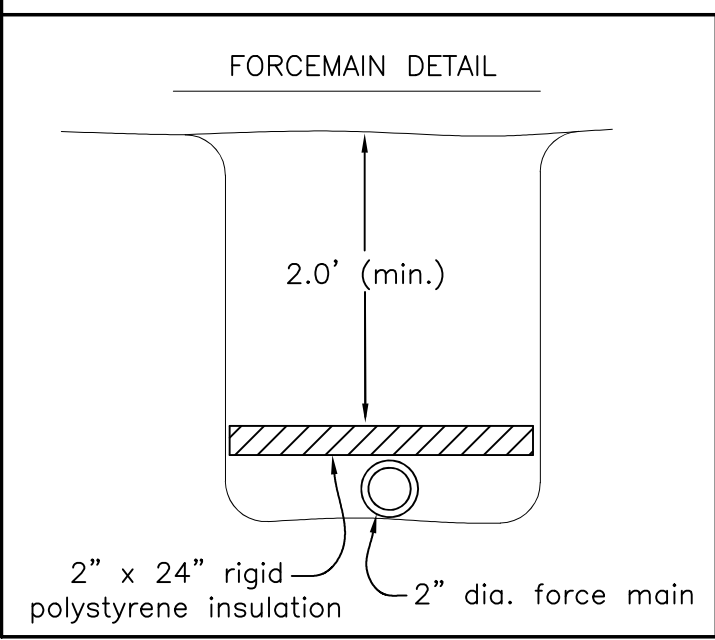
Thank you.

Fred Khedouri



- NOTES:
1. This plan is for purpose of sewage tie-in of a proposed structure to the existing septic system on the lot.
 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 objects as necessary.
 3. All septic system construction shall conform to Title 5 requirements.

COMMONWEALTH OF MASSACHUSETTS
 REID G. SILVA
 CIVIL
 No. 45205
 REGISTERED
 PROFESSIONAL ENGINEER
Reid G. Silva
 January 24, 2023



- PUMP NOTES**
1. An alarm system shall be installed on a separate electrical circuit.
 2. The pump shall be capable of pumping 10 gallons per minute at a head of 50 feet.
 3. The pump shall be installed directly below the access opening and connected with unions so as to be easily removed without emptying the tank.
 4. The force main shall be insulated as shown or buried a minimum of 4 ft. below grade.

Approximately 120' from Meetinghouse to corner of Detached Bedroom

Septic Tie-In Plan
 in Chilmark, Mass.
 Prepared for
 Fred Khedouri
 January 17, 2023 Scale: 1"=20'

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