



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 13, 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, Section 4.2 (A)(3)

at the premises owned by (Owner of Record) Steven D. & Jennifer Warner

at #34 Old Farm Road (street address),

Assessor's parcel MAP 7 LOT 90

*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*

Pool: Article 4, Section 4.2(A)(3):

construct a 20' by 40' in-ground swimming pool and pool cabana.

- Pool to be heated by airsource heat pump.
- Energy demand for pool and related equipment to be supplied by existing roof mounted solar array.
- Pool equipment will be housed within proposed pool cabana.
- Pool fence enclosure meets building setbacks and Mass. building code requirements.

Petitioner

Jan. 13, 2023

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: Steven D. & Jennifer Warner #34 Old Farm Road, Chilmark A.P. 7-90  
VLS&E Job No. 1418-3

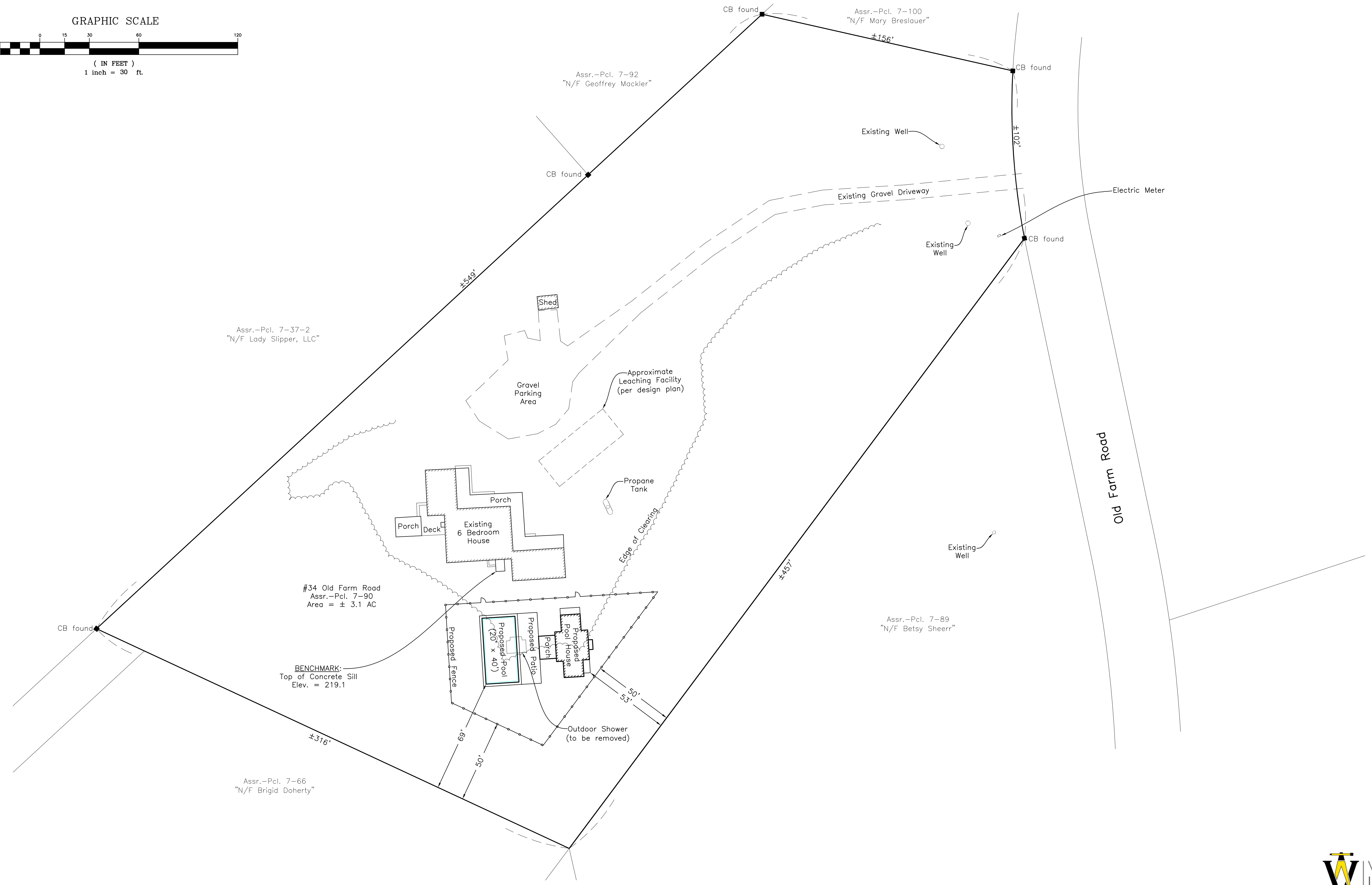
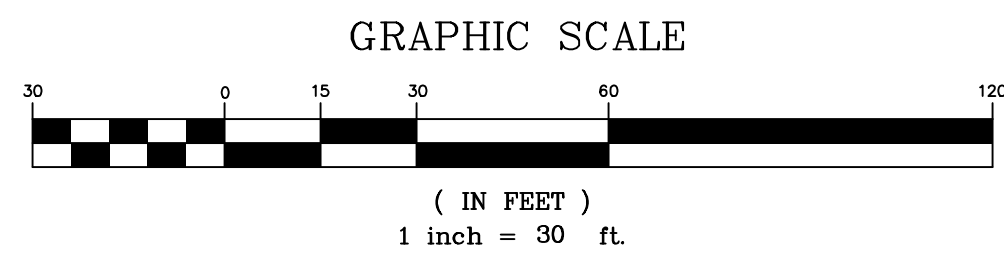
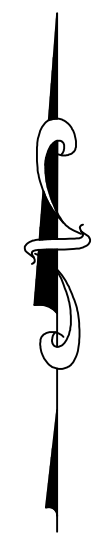
The following is a summary of the zoning requirements for permitting of a pool on the above referenced project.

#### Chilmark Zoning Bylaw Section 4.3

- a. Permitting and Enforcement (Special Permit requirement): A Special Permit has been applied for within this application.
- b. Application (2 year ownership): Steven D. and Jennifer Warner purchased the property on October 30, 2020 (Dukes County Registry of Deeds Book 1549 page 53).
- 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, fencing and cabana locations are greater than 50' from all lot lines.
- e. Enclosure (building code requirements): The pool enclosure will be a 4 foot high wood post and wire fence 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: 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. The energy will be supplied by the existing roof mounted solar array.
- i. Lighting: The minimum pool and safety lighting will be installed and will comply with the lighting section of the bylaw.
- j. Noise bylaw: The pool and associated equipment is located at least 50 ft. from any perimeter boundary and will comply with the "noise" bylaw.
- k. Screening and Landscaping: There are no additional plantings being proposed in this application
- 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. The water will be tested prior to pumping and the water will be pumped to a location greater than 100’ from any wetland resource area.



Notes:  
Zoning District: R-1  
Setbacks: 50' Front, Rear and Sides  
Minimum Lot Size- 3 acres  
\* Setbacks to be confirmed by town official

Legend:  
x 219.1 ..... Denotes Spot Elevation

Site Plan in  
Chilmark, Mass.  
Prepared for  
**Steve Warner**  
Scale 1" = 30'  
January 24, 2023

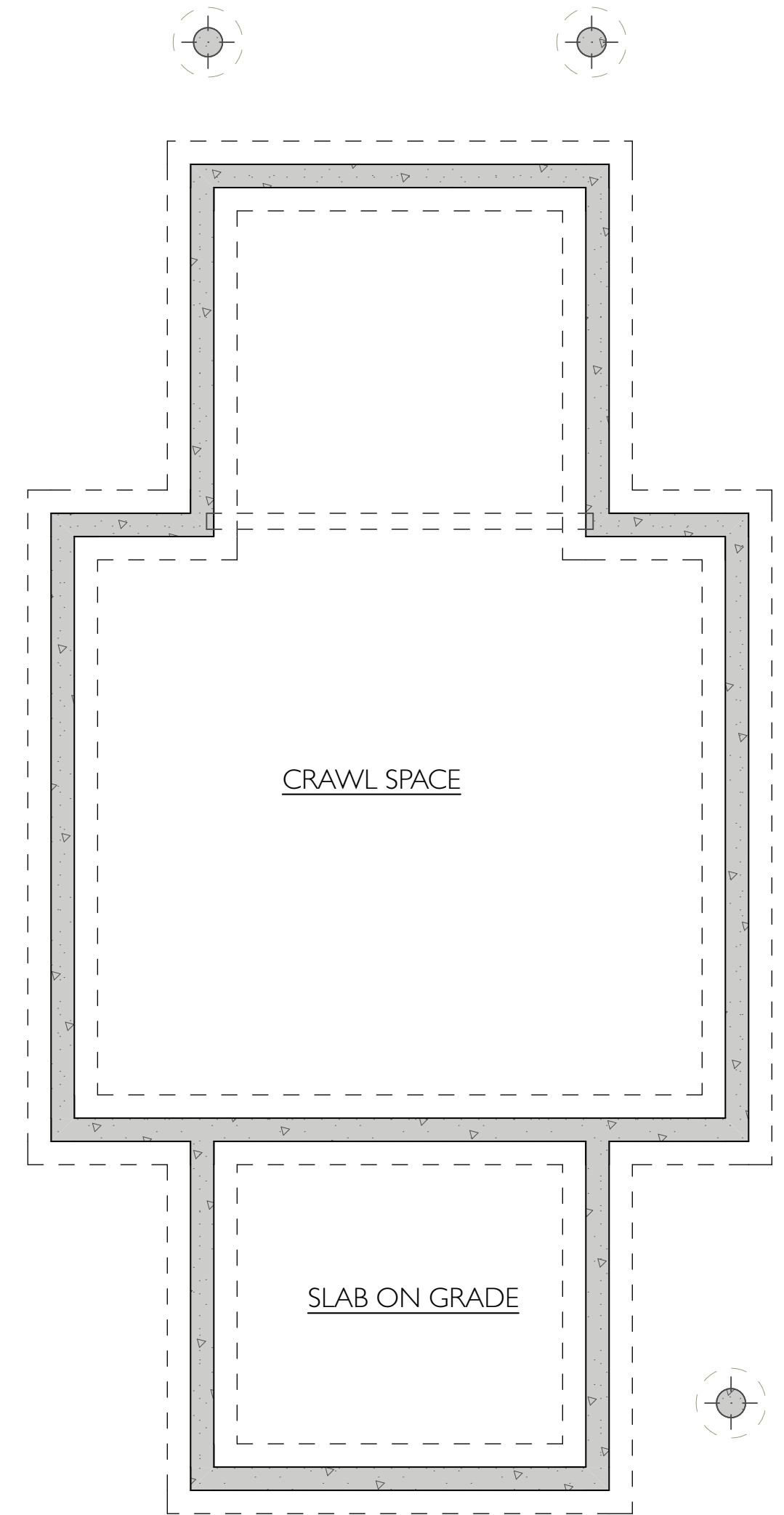
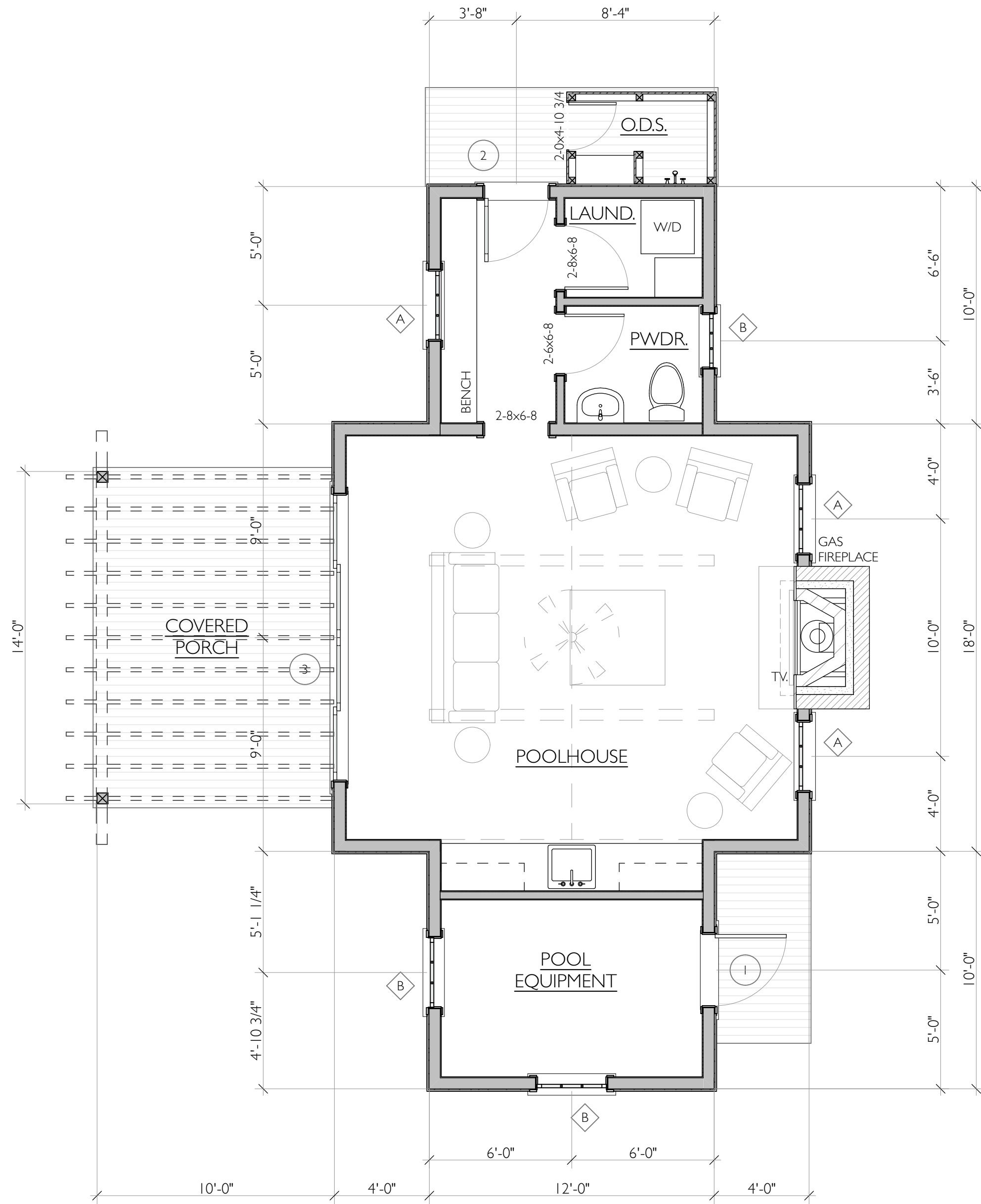
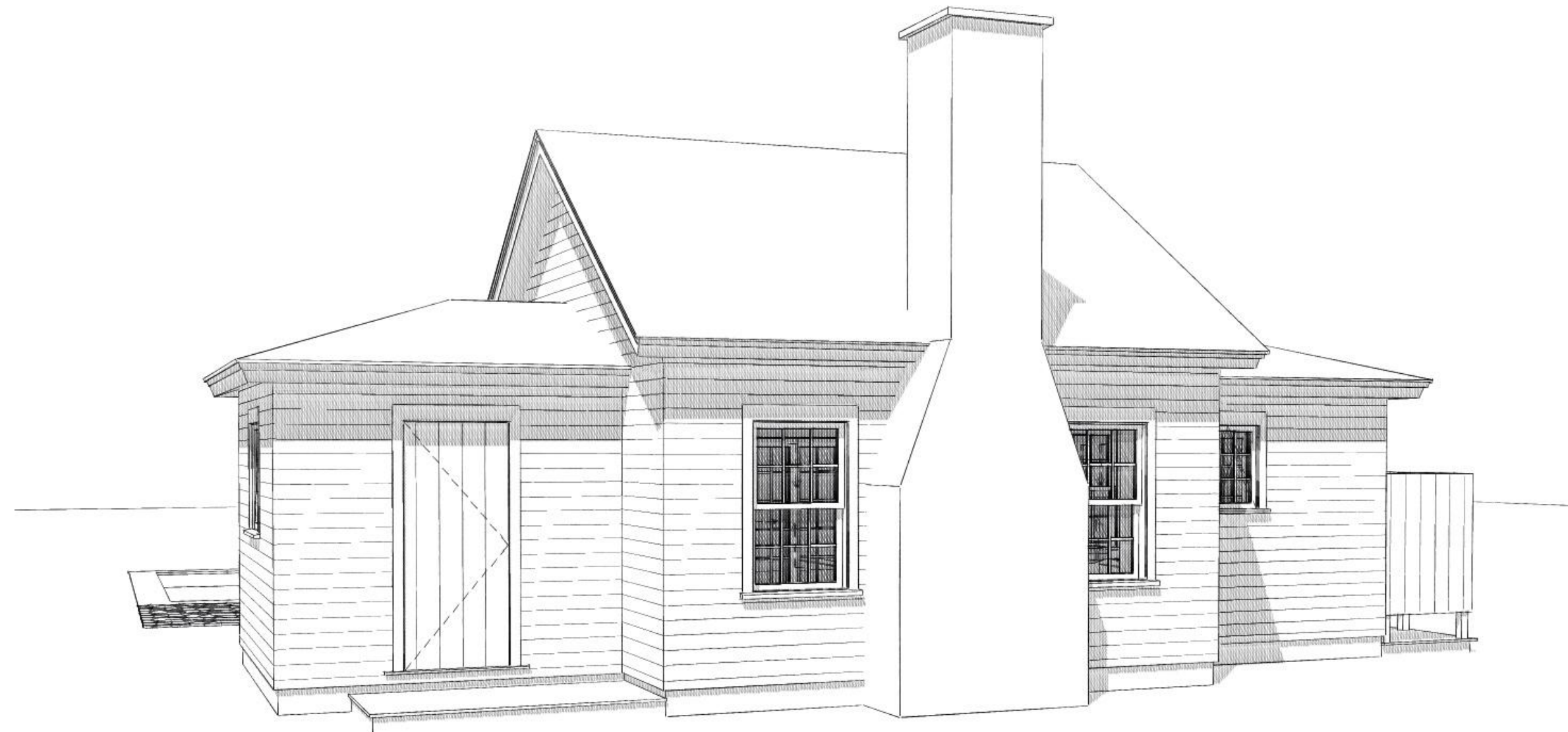
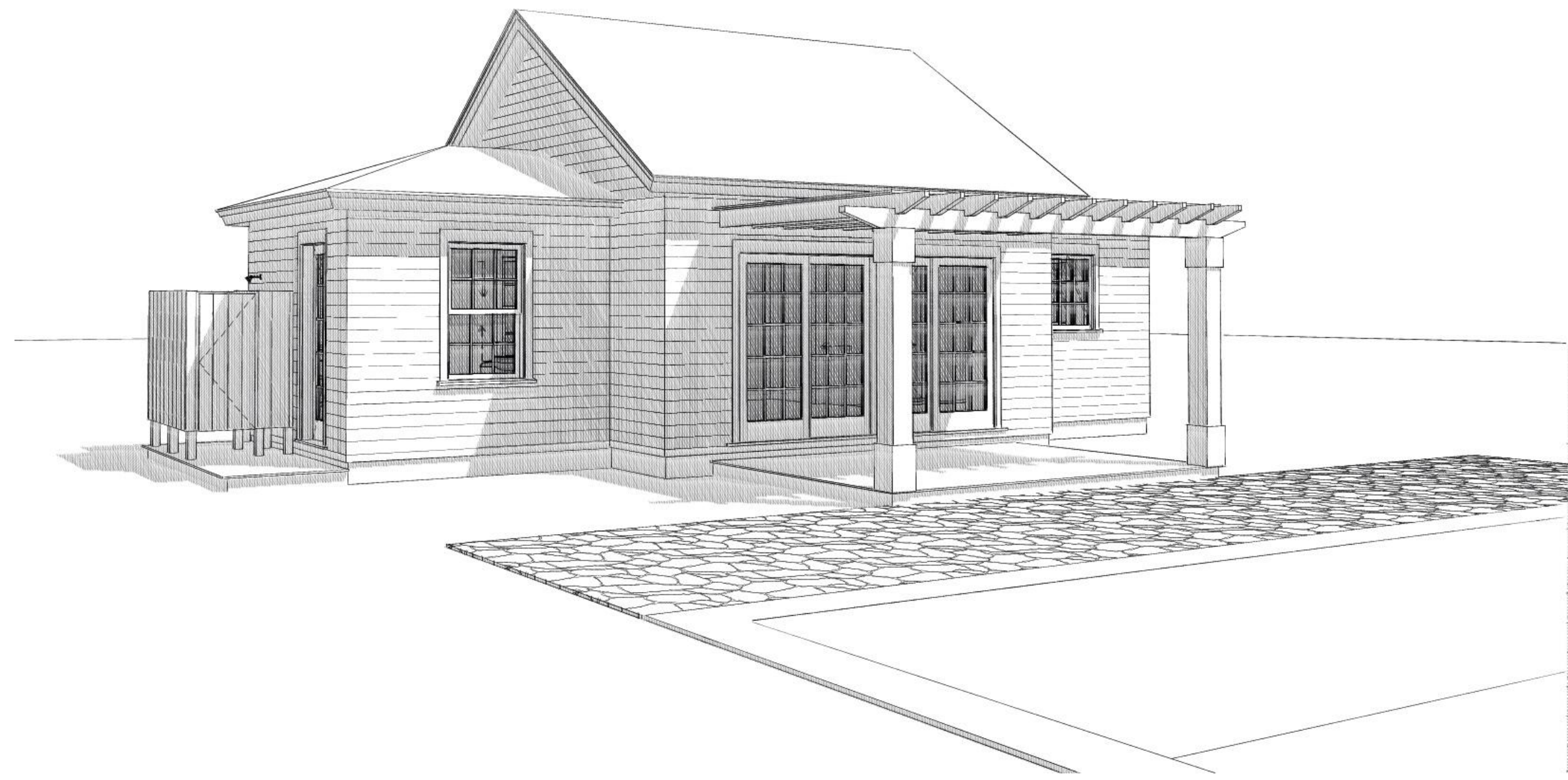


VINEYARD  
LAND SURVEYING  
& ENGINEERING

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



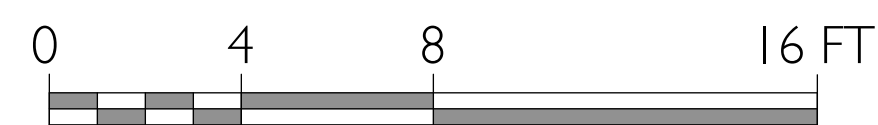




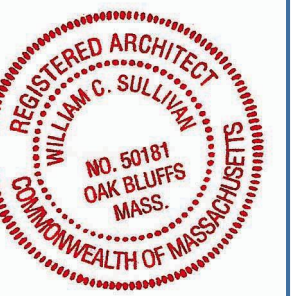
**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

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

LEGEND	NAME
(S)	SMOKE DETECTOR
(C)	CARBON ALARM
(SC)	SMOKE CARBON ALARM



**NOT FOR CONSTRUCTION**



SET: DATE:

**WARNER POOLHOUSE**  
34 OLD FARM ROAD, CHILMARK, MA  
**FIRST FLOOR PLAN**

PROJECT NAME:  
ADDRESS:  
SHEET TITLE:

DRAWN BY: MS

DATE: 2022-01-10

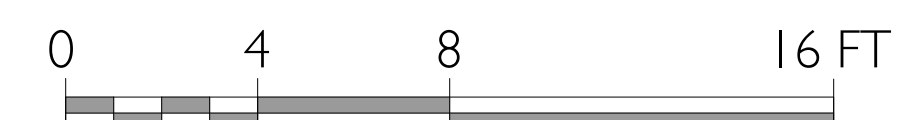
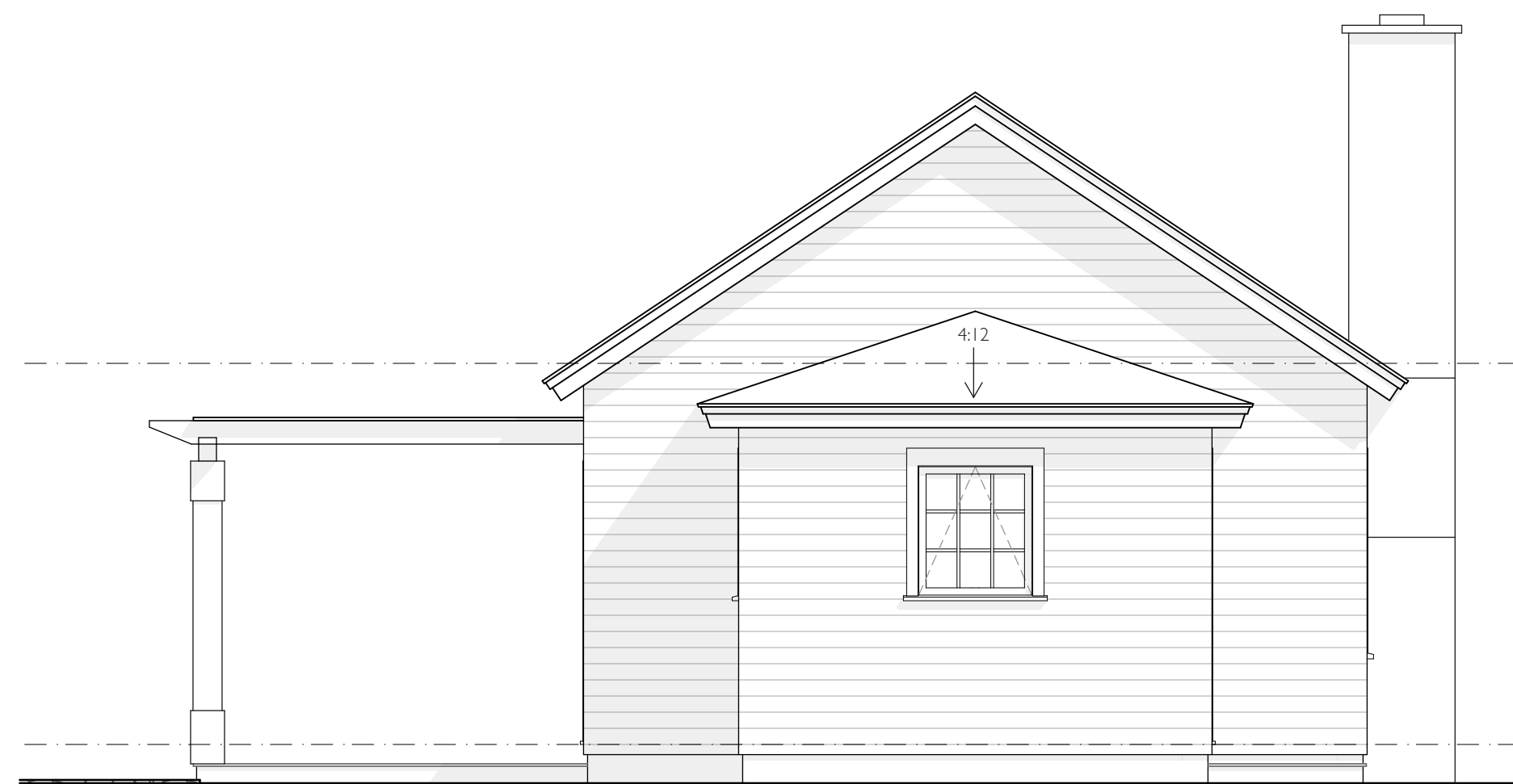
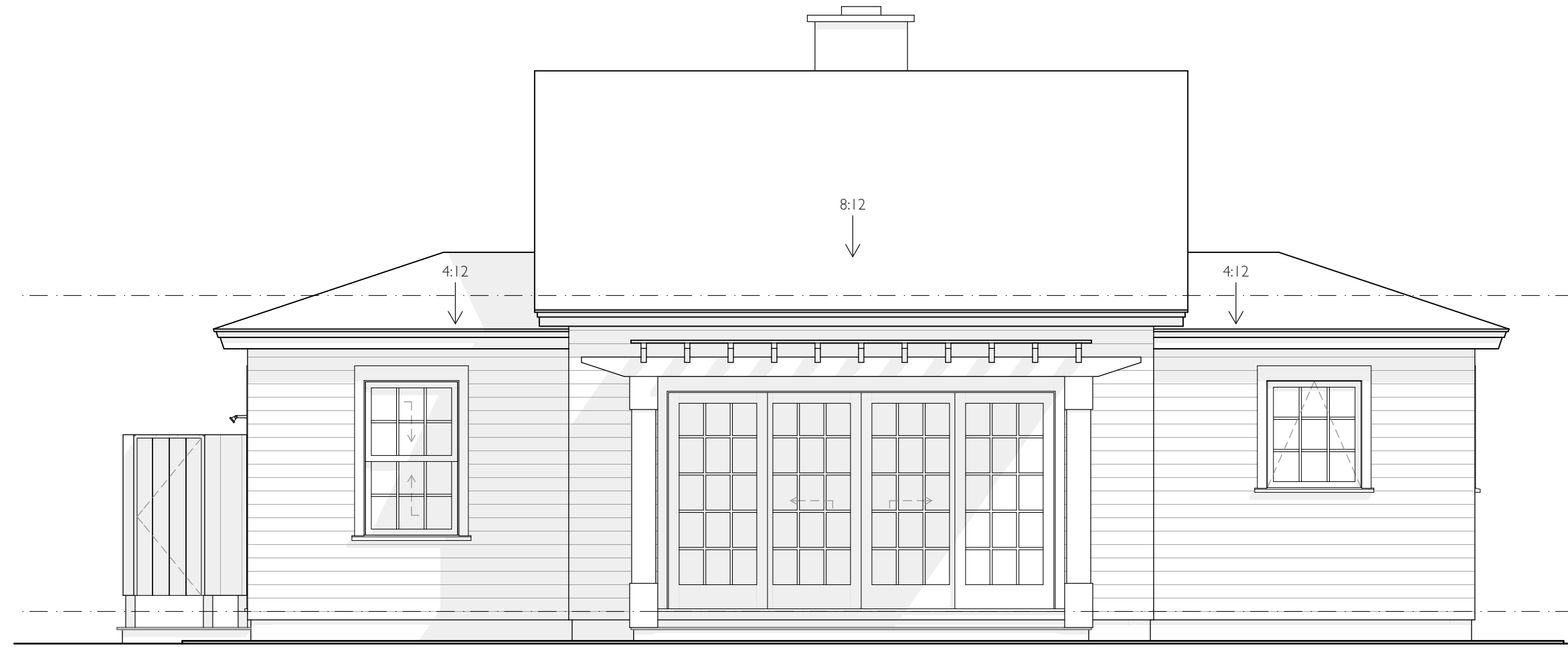
MAP/PARCEL: 7-66

JOB #: 22W03

DRAWING #:

**A-101**





**NOT FOR CONSTRUCTION**

**sullivan + associates**  
ARCHITECTS  
508 693 0500  
sullivanassociatesarchitects.com



SET:	DATE:

WARNER POOLHOUSE  
34 OLD FARM ROAD, CHILMARK, MA  
EXTERIOR ELEVATIONS

ADDRESS:	SHEET TITLE:
AWN BY: MS	
TE: 2022-01-10	
P/Parcel: 7-66	
3 #: 22W03	
AWING #:	