



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

June 6, 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 6&8, Section 6.4 & 8.3

at the premises owned by (Owner of Record) Elizabeth Bennet LLC

at 31 Cross Rip Lane (street address),

Assessor's parcel MAP 24 LOT 20-2

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

Article 6, Section 6.4: to request a special permit for alteration/expansion of an existing dwelling located on a previously approved substandard Youth lot.

Article 8, Section 8.3: to request a special permit for alteration/expansion of an existing dwelling located on a non-conforming lot.

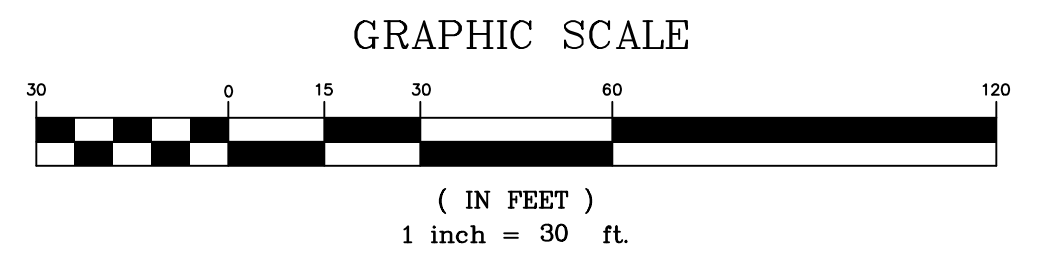
Existing dwelling footprint: 512 SF

Proposed dwelling footprint: 2016 SF

Petitioner Reid G. Silva
Reid G. Silva

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

Telephone Number 508-693-3774



Assr.-Pcl. 18-1
"N/F Jennifer Davis Trustee"

Seaward Way

±86'

±100'

#31 Cross Rip Lane
Assr.-Pcl. 24-20.2
Area = ±1.88 Acres

Assr.-Pcl. 24-20.1
"N/F Sasann LLC"

Assr.-Pcl. 24-19
"N/F Robert & Mary Lienhard, Trustees"

Intermittent Drainage Way

Edge of Wetland

Existing Dwelling
(to be removed)

Proposed Dwelling

Approximate
Leaching Field

Existing Septic Tanks

Existing Well

Existing Driveway

Existing Well

Cross Rip Lane

WF8

WF7

WF6

WF5

WF4

WF3

WF2

WF1

±236'

±332'

10'

22'

±151'

100' Buffer

85'

86'

87'

54'

±284'

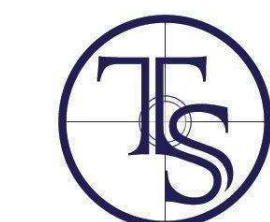
Note: Wetlands delineated by Cooper Environmental Services on February 22, 2023.

s:\survey\3\386-6\carlson_386-6\386-6.dwg

Site Plan of Land
in Chilmark, Mass.
Prepared for
Jeremy Joyce
April 10, 2023 Scale: 1"=30'

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

JOB NO. XXXXX



Trademark Services LLC

tsllcny.com

wood | concrete | steel



BASE BUILDING CODES:

- 780 CMR: Massachusetts State Building Code (2015 IRC with MA Amendments)
- 527 CMR: Massachusetts Fire Prevention Regulations (NFPA 1 - 2015)
- 527 CMR: 12: Massachusetts Electrical Code (NFPA 1- 2023)
- 2015 International Mechanical Code (HVAC mechanical systems)
- 248 CMR: Massachusetts Mechanical Code
- 2018 IECC (Energy Code) Stretch Code 2023 Update

Massachusetts Energy Codes



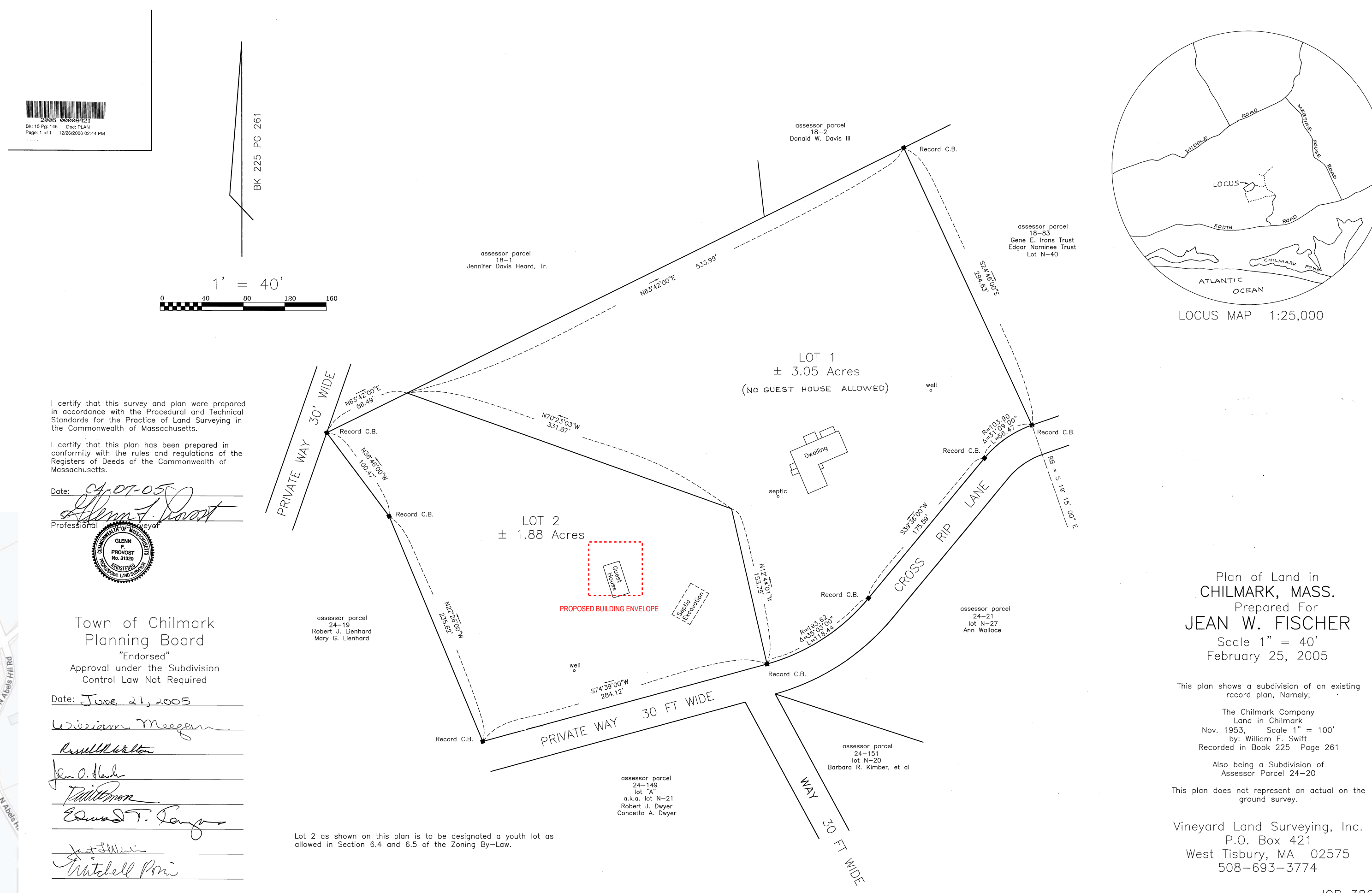
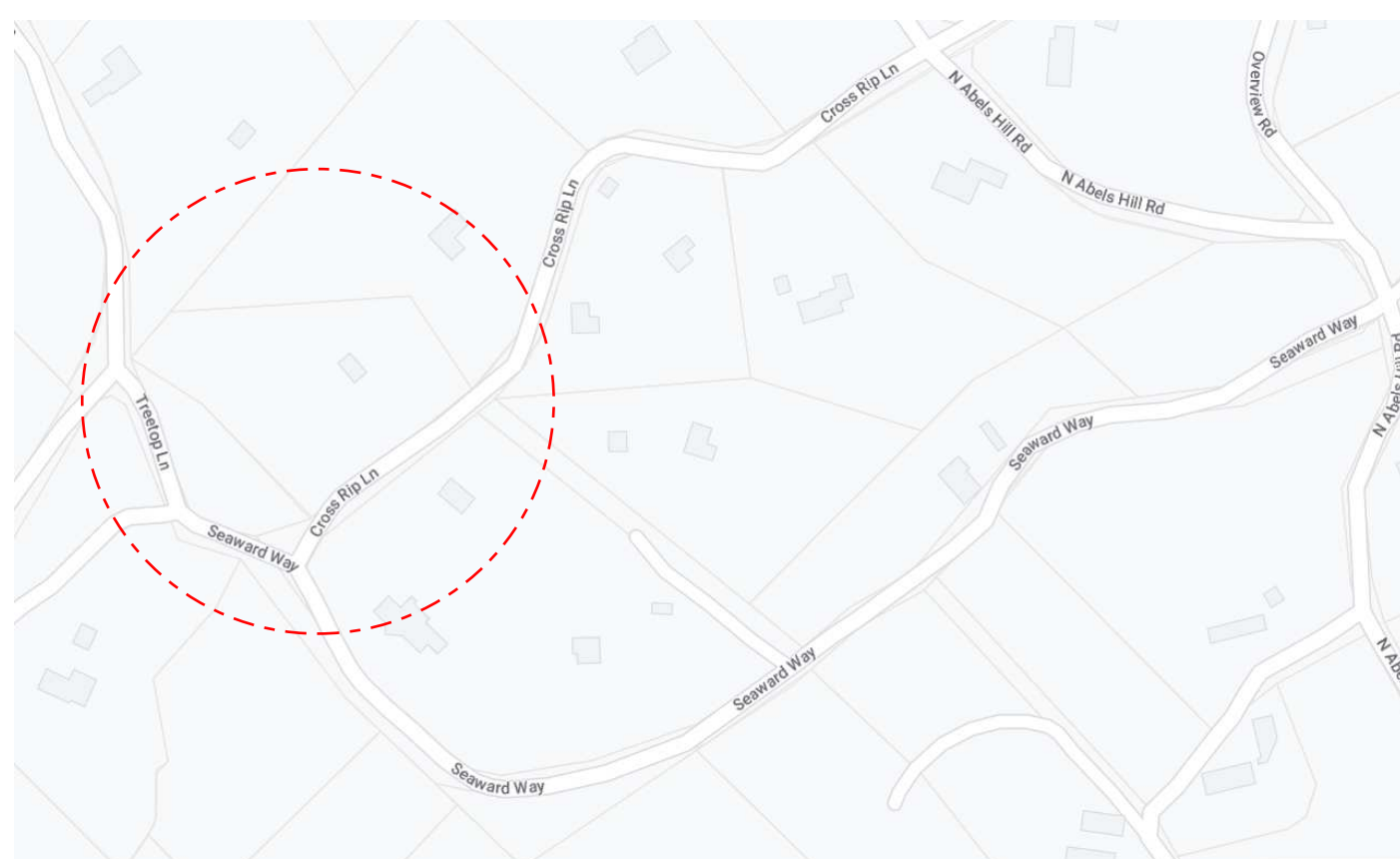
Stretch Energy Code - 225 CMR 22.00 and 225 CMR 23.00 (296 c/t)

GROUND SNOW LOAD: #25
EXPOSURE "B"
WIND LOAD: 140 3 sec gust
ASCE 7-10 optional design

PROPOSED SQUARE FOOTAGE:

AREA INCLUDING EXTERIOR
WALLS: 2016 SQFT

LOCUS:



I certify that this survey and plan were prepared in accordance with the Procedural and Technical Standards for the Practice of Land Surveying in the Commonwealth of Massachusetts.

I certify that this plan has been prepared in conformity with the rules and regulations of the Registers of Deeds of the Commonwealth of Massachusetts.

Date: 03-23-23
William J. Fischer
Professional

Town of Chilmark
Planning Board
"Endorsed"
Approval under the Subdivision Control Law Not Required
Date: June 21, 2023
William J. Fischer
Janet A. Hines
William J. Fischer
Edward T. Long
Michelle Pini

Plan of Land in
CHILMARK, MASS.
Prepared For
JEAN W. FISCHER
Scale 1" = 40'
February 25, 2005

This plan shows a subdivision of an existing record plan, Namely:
The Chilmark Company
Land in Chilmark
Nov. 1953, Scale 1" = 100'
by William J. Davis
Recorded in Book 225 Page 261
Also being a Subdivision of
Assessor Parcel 24-20

This plan does not represent an actual on the ground survey.
Vineyard Land Surveying, Inc.
P.O. Box 421
West Tisbury, MA 02575
508-693-3774

JOB 386-6

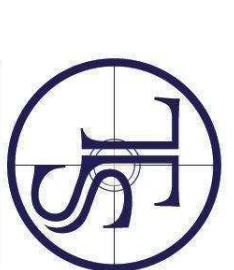
31 CROSS RIP LANE
CHILMARK ASSESSORS PARCEL: 24 - 20 - 2

PRELIMINARY

DATE: 03-23-23

DRAWN BY: MN

G100



Trademark Services, LLC
ESTABLISHED 1988
wood | concrete | steel

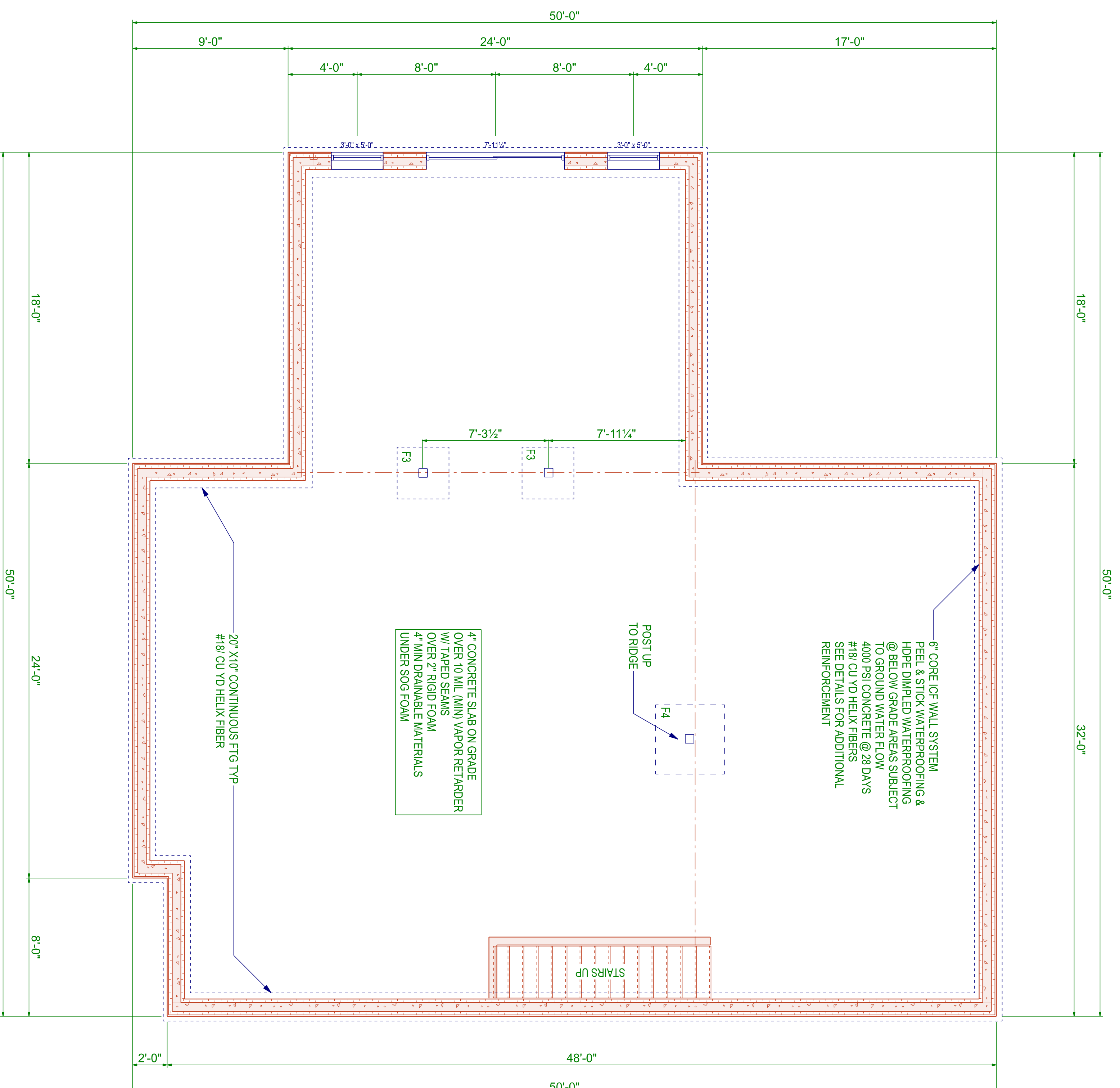
31 CROSS RIP LANE

CHILMARK ASSESSORS PARCEL: 24 - 20 - 2

PRELIMINARY

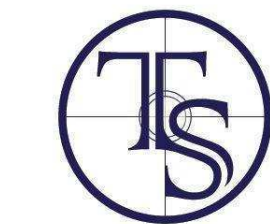
DATE: 03-22-23
DRAWN BY: MN

A100



BASEMENT PLAN

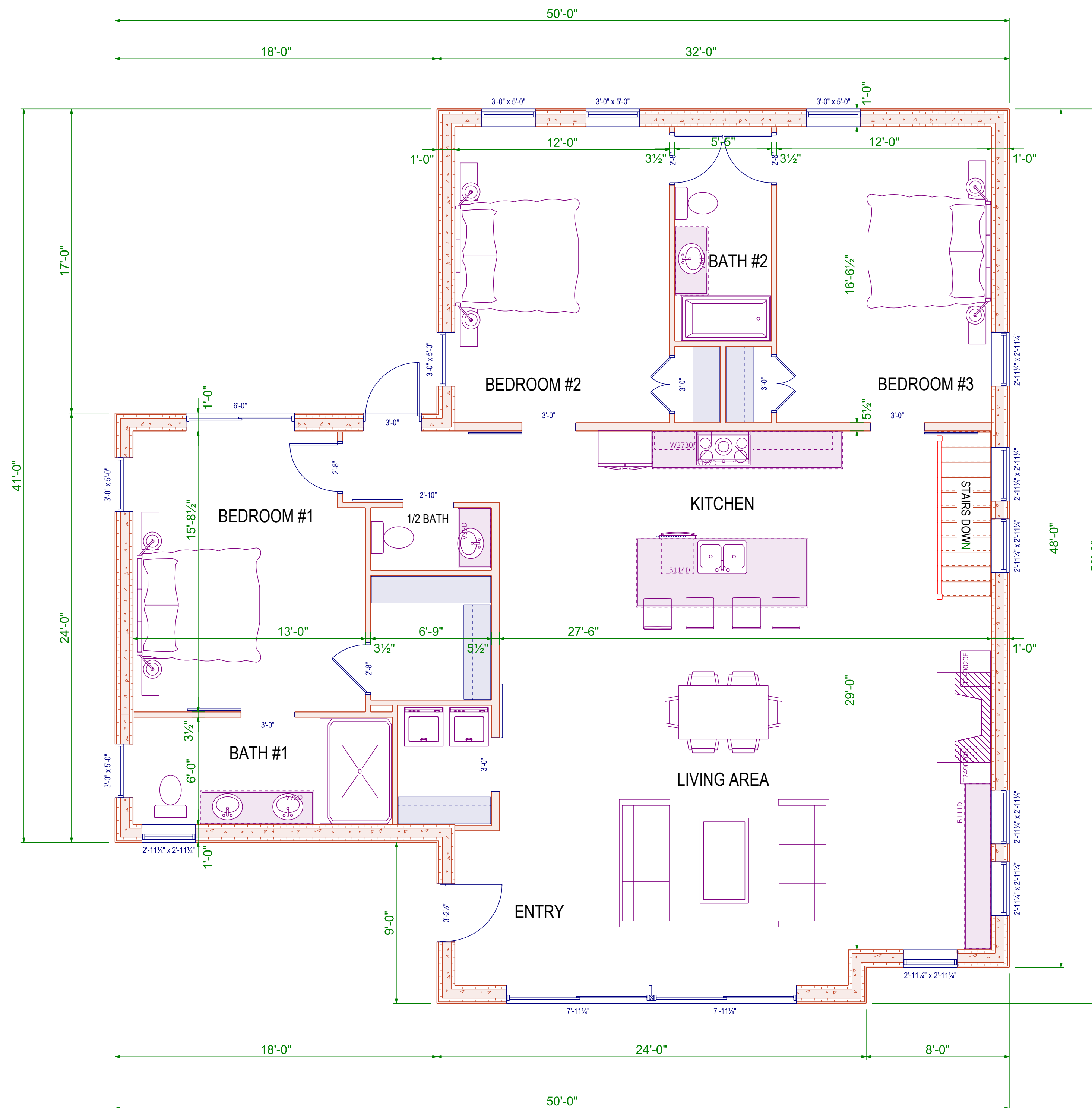
SCALE: 1/4" = 1'



Trademark Services LLC

tsllcny.com

wood | concrete | steel



FIRST FLOOR PLAN
SCALE: 1/4" = 1'

31 CROSS RIP LANE

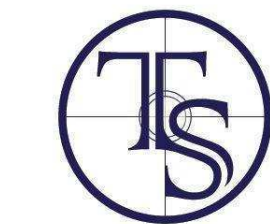
CHILMARK ASSESSORS PARCEL: 24 - 20 - 2

PRELIMINARY

DATE:

DRAWN BY:

A101



Trademark Services LLC

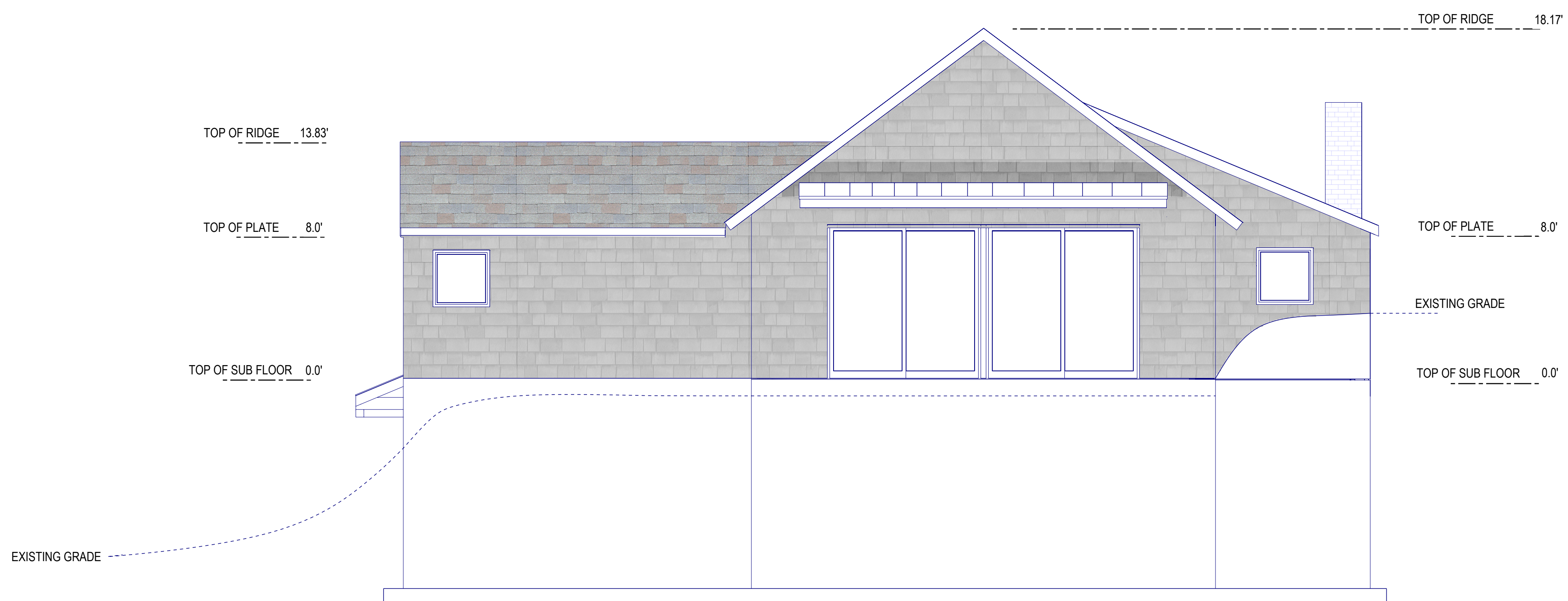
tsllc.com

wood | concrete | steel



NORTH ELEVATION

SCALE: 1/4" = 1'



SOUTH ELEVATION

SCALE: 1/4" = 1'

31 CROSS RIP LANE

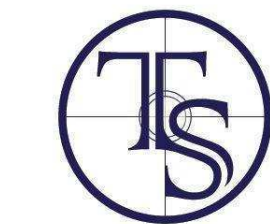
CHILMARK ASSESORS PARCEL: 24 - 20 - 2

PRELIMINARY

DATE: 03-22-23

DRAWN BY: MN

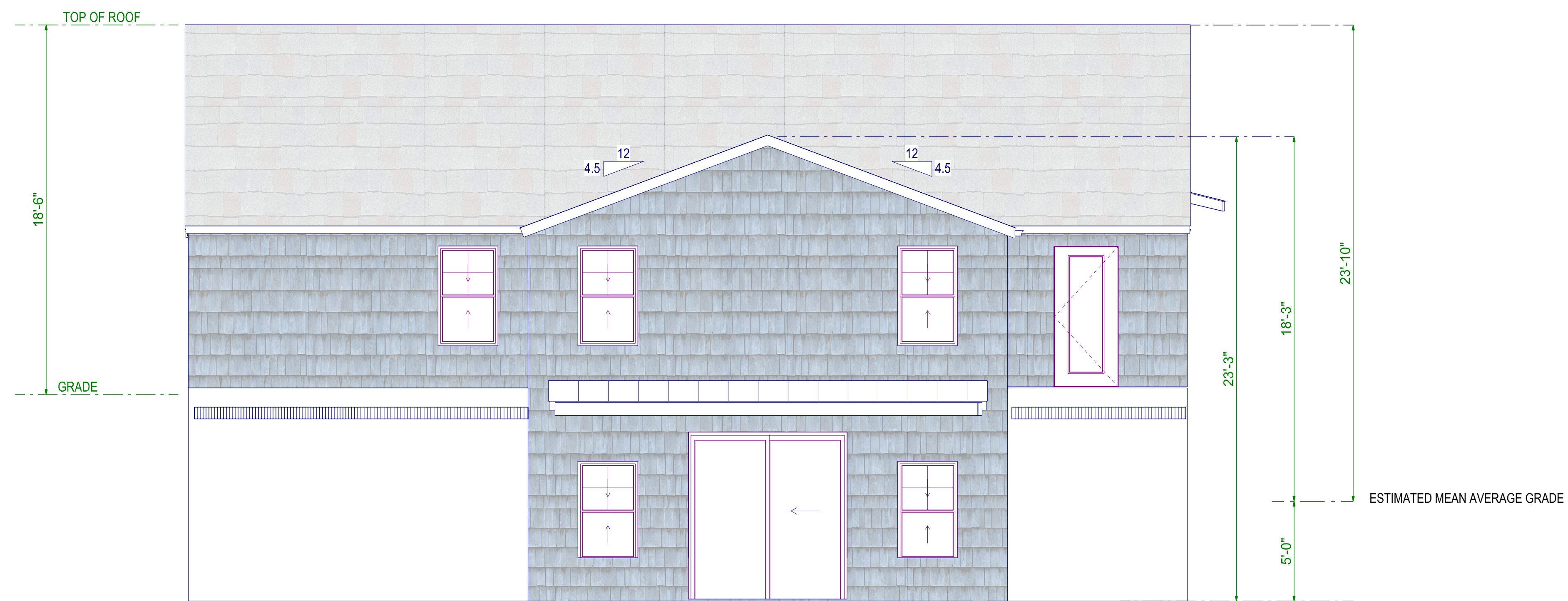
A501



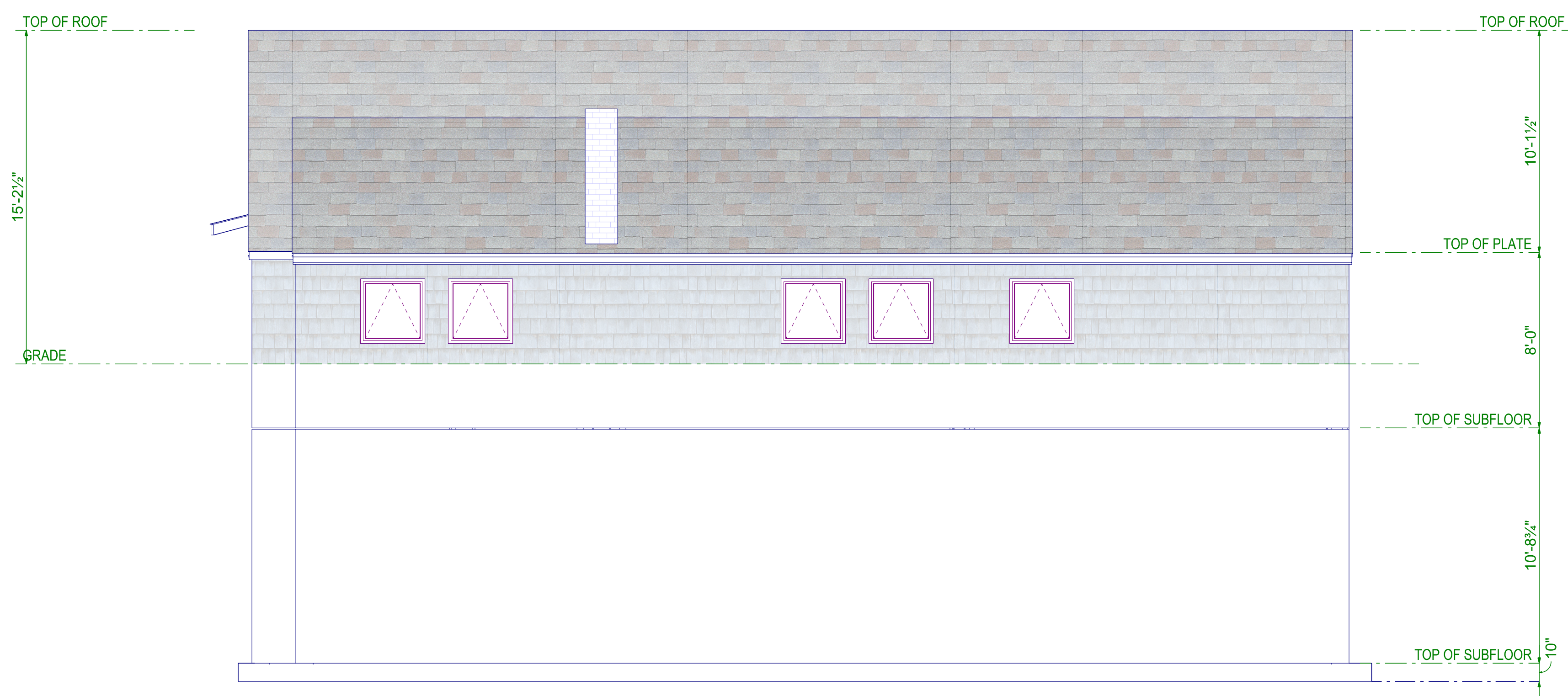
Trademark Services LLC

tsllcny.com

wood | concrete | steel



WEST ELEVATION
SCALE: 1/4" = 1'



EAST ELEVATION
SCALE: 1/4" = 1'

31 CROSS RIP LANE

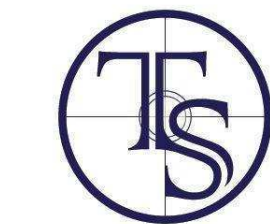
CHILMARK ASSESORS PARCEL: 24 - 20 - 2

PRELIMINARY

DATE: 03-22-23

DRAWN BY: MN

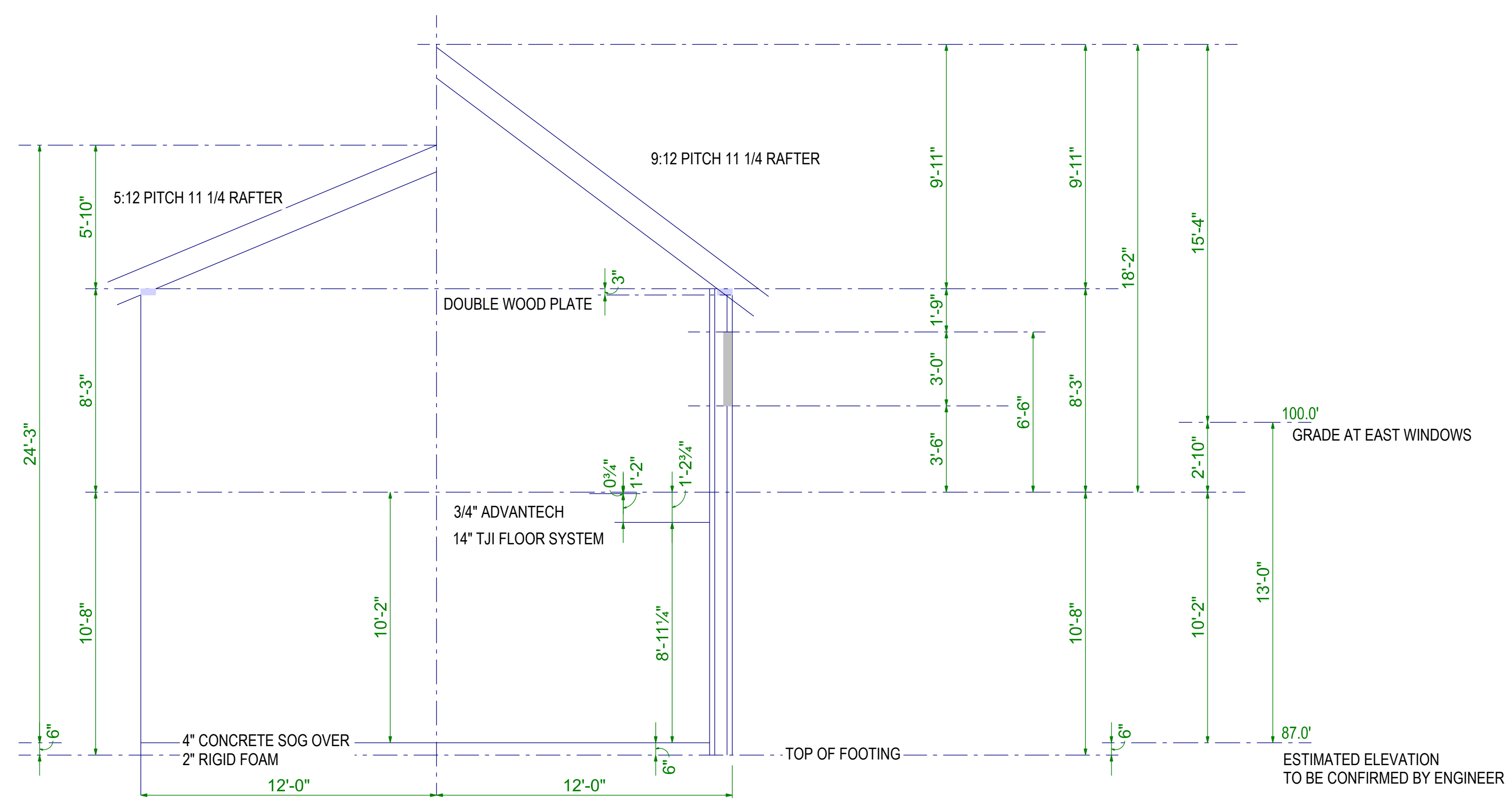
A502



Trademark Services LLC

tsllcny.com

wood | concrete | steel



ELEVATION STUDY

SCALE: 1/4" = 1'

31 CROSS RIP LANE

CHILMARK ASSESORS PARCEL: 24 - 20 - 2

PRELIMINARY

DATE: 03-22-23

DRAWN BY: MN

SK1