



January 31, 2024

Town of Chilmark
Zoning Board of Appeals
P. O. Box 119
Chilmark, MA 02535

Re: Brandon #137 Quansoo Road, Chilmark Assessor Parcel 22-8
VLS&E Job No. 478-2

Dear Board Members,

Enclosed please find a special permit application to construct an in-ground swimming pool and fence enclosure on the above referenced property. The property is located on Tisbury Great Pond and within a FEMA flood zone resulting in a limited number of potential locations for the pool. We have proposed the pool in an area that is not within a buffer zone to wetland or within the Shore Zone, however, there is no direct visibility to the pool from the primary dwelling. To improve safety of the pool, a TV monitoring system will be installed as well as an automatic pool cover.

Please let me know if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Reid G. Silva'.

Reid G. Silva, PE PLS
Professional Engineer
Professional Land Surveyor



ZONING BOARD OF APPEALS Town of Chilmark

TOWN OFFICES:
Beetlebung Corner
Post Office Box 119
Chilmark, MA 02535
(508) 645-2110 Fax

THE COMMONWEALTH OF MASSACHUSETTS

To The Board of Appeals, TOWN OF CHILMARK

January 31, 20 24

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)

**Esther R. and Rogers Brandon, Trustees of the
Oak Knoll Lot Nominee Trust**

at 137 Quansoo Rd. (street address),

*Assessor's parcel **MAP** 22 **LOT** 8*

In the following respect or 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 4.2(A)(3):

To construct a 12' by 25' in-ground swimming pool

- Pool to be heated by airtsource heat pump.
- Energy demand for pool and related equipment to be supplied by Verde Energy USA.
- Pool equipment will be housed within existing garage.
- Pool and fence enclosure will meet building setbacks.
- Pool will not be directly visible from the main dwelling, owner will install an automatic pool cover and TV monitor system in the kitchen of the dwelling for additional safety.

Petitioner 
Reid G. Silva (Agent)

Address c/o VLS&E, Inc. P. O. Box 421
West Tisbury, MA 02575

Telephone Number 508-693-3774

Application for Proposed Pool – Bylaw Review Summary

Re: Brandon #137 Quansoo Road, Chilmark Assessor Parcel 22-8
VLS&E Job No. 478-2

In accordance with the Town of Chilmark Zoning By-Law the following is a summary of the zoning requirements for permitting of a pool on the above referenced property.

- a. Permitting and Enforcement (Special Permit requirement): A Special Permit has been applied for within this application.
- b. Application (2 year ownership): Esther R. and Rogers Brandon purchased the property on November 1, 2019 Dukes County Registry of Deeds Book 1510 Page 897.
- 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 location is greater than 50' from all lot lines including the associated sound-insulated pool equipment storage shed.
- e. Enclosure (building code requirements): The pool enclosure will be a proposed fence that meets the requirements of the referenced MA State Building code and building setbacks. For added security, an automatic year-round pool cover will be installed.
- 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 and will be greater than 300 ft. from the closest abutting houses. Pool will not be directly visible from the main dwelling, owner will install a TV monitor security system for additional safety.
- g. Covers: The pool will be equipped with an automatic safety cover.
- 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 utility company's "green energy" program with documentation provided to the ZBA office at the end of each summer season.
- i. Lighting: The minimum pool and safety lighting will be installed and will comply with the lighting section of the bylaw.
- j. Noise By-law: The pool will be located at least 50 ft. from any perimeter boundary, associated pool equipment will be stored within the existing garage and will comply with the "noise" by-law.

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.



