



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

April 24, 20 23

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 11, Section 11.6(A)(2)(c)(i)(a)

at the premises owned by (Owner of Record) Gene B. Liebel

at 140 State Road (street address),

Assessor's parcel MAP 33 LOT 17

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

In accordance with Article 11, Section 11.6(A)(2)(c)(i)(a): to request a special permit for reconstruction of an existing dwelling located within the Shore Zone of the Coastal District.

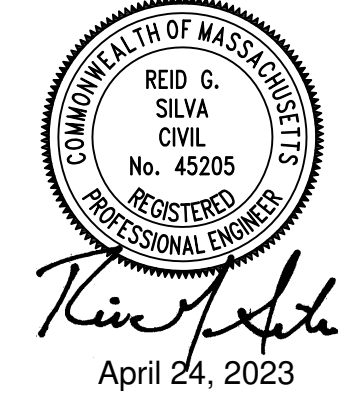
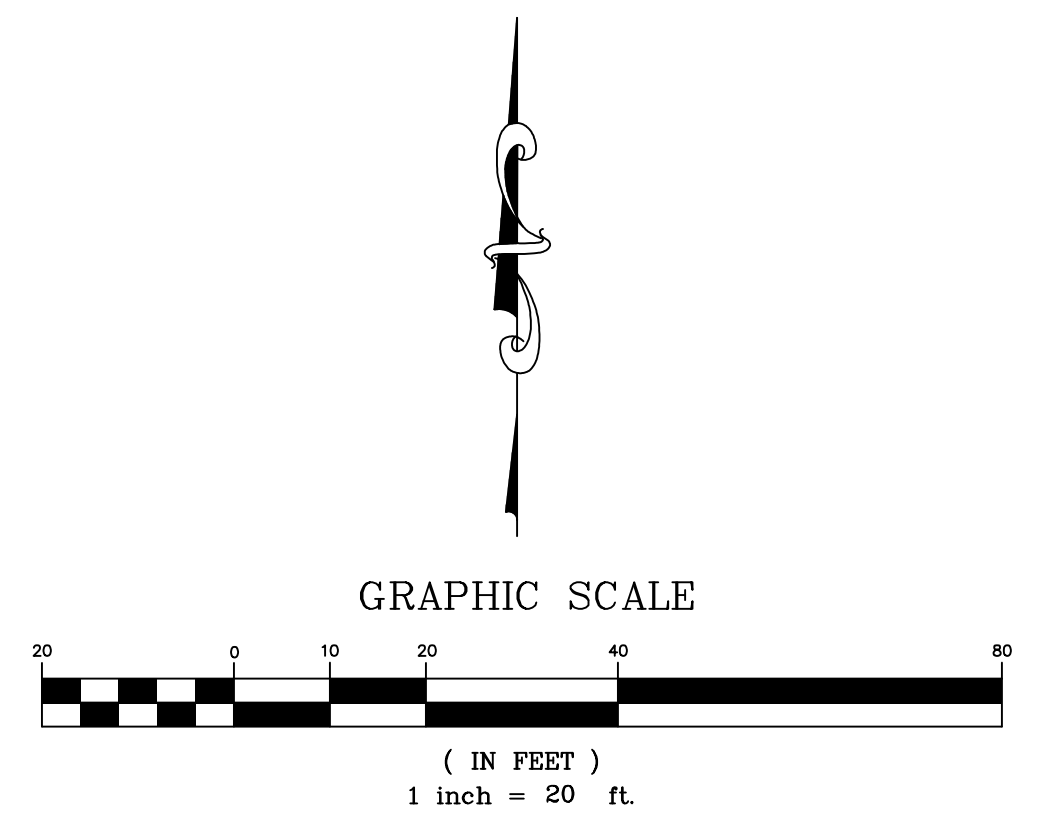
Ex. living area 1507
Ex. exterior decks 1109
Total Existing 2616

Proposed living area 1550
Proposed decks 775
Total Proposed 2325

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



Project Floor Area Summary				
	Ex. Struct.	Ex. in Shore Zone	Prop. Struct.	Prop. In Shore Zone
House - habitable	1940	1860	1893	1550
Decks, stairs	1163	1109	1072	775
Total	3103	2969	2965	2325

Legend:
 Denotes Cedar Tree

Site Plan in
 Chilmark, Mass.
 Prepared for
 Gene Liebel
 Scale 1" = 20'
 April 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



Context Map

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LIEBEL RESIDENCE

140 State Road, Chilmark
Map 33, Parcel 17
1.33 acres

OWNER	ARCHITECT & BUILDER	LANDSCAPE ARCHITECT	CIVIL ENGINEER
Gene Liebel	South Mountain Company Angie Francis	Whole Systems Design Collective Cornelius Murphy	Vineyard Land Surveying & Engineering Reid Silva



NOTES

- Vehicular access along existing road, with two new parking pull-offs - one for visitors and one for the homeowners.
- Primary parking area is screened from main entrance by new plantings
- An overseeded meadow is planted to the west, with screening plantings along the boundaries and existing treeline.
- Scrub vegetation drifts uphill to the house, helping the building nest within the surrounding landscape.
- Kayak, surfboard, and paddleboard storage underneath eastern dining deck.
- Existing dock is demolished, with a new pond access point and dock further north.
- Existing scrub is cleared along pathway to new dock. Approx. 4ft width, stumps removed, and seeded with lawn or woodchip mulch.
- Outdoor shower is tucked into new plantings off of the northern side of the home.

KEY

- SCRUB VEGETATION**
Existing plant communities tolerant of exposed, saline conditions; occasional plantings added in specific locations for visual interest.
- LAWN**
Mown grasses at pathways and gathering areas surrounding the house.
- PLANTED BEDS**
Herbaceous and woody perennials create a "soft edge" to the building, and are located to define various usage zones, while providing beneficial screening of adjacent road and neighboring properties.
- MEADOW**
An overseeded meadow provides valuable habitat and ecological diversity in the place of existing lawn.

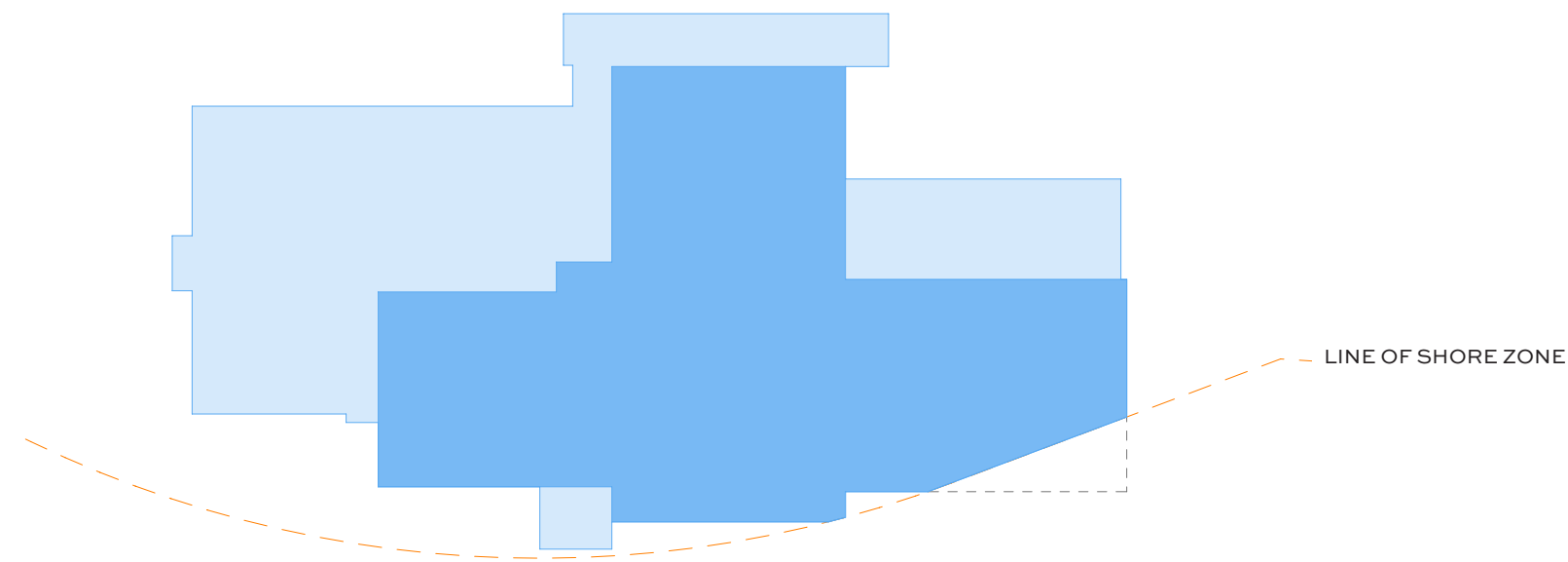
SQUARE FOOTAGE SUMMARY	EXISTING HOUSE	PROPOSED HOUSE
FINISHED BASEMENT	0	0
FIRST FLOOR	1,587	1,893
SECOND FLOOR	353	0
DETACHED BEDROOM	0	295
TOTAL (living area)	1940	2188

zoning allows 3,095 sq.ft. of living area for 1.38 acre lot

NORTH/EAST DECK(S)	717	605
PRIMARY BEDROOM DECK	199	0
EAST DECK (WITH OUTDOOR SHOWER)	123	0
ENTRY DECK	32	80
ROOF DECK & STAIR	92	180
BASEMENT AREAWAY	0	85
DETACHED BEDROOM DECK/OUTDOOR SHOWER	0	62
SCREEN PORCH	0	0
OUTDOOR SHOWER(S)	0	60
TOTAL (decks)	1163	1072

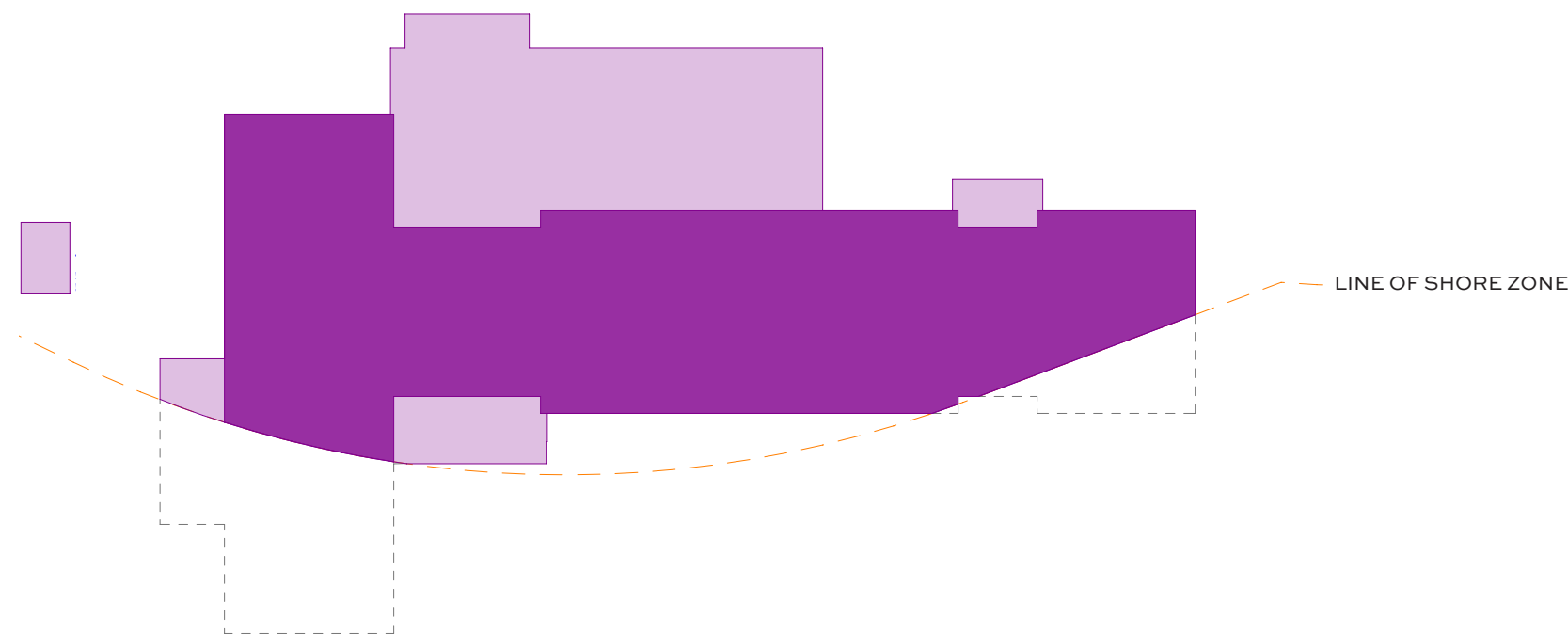
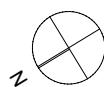
FOOTPRINT IN SHORE ZONE	EXISTING HOUSE	PROPOSED HOUSE
BUILDING (living area)	1507	1550
DECKS/SCREEN PORCH/BULKHEAD	1109	775
TOTAL	2616	2325

(-291 sq.ft.)



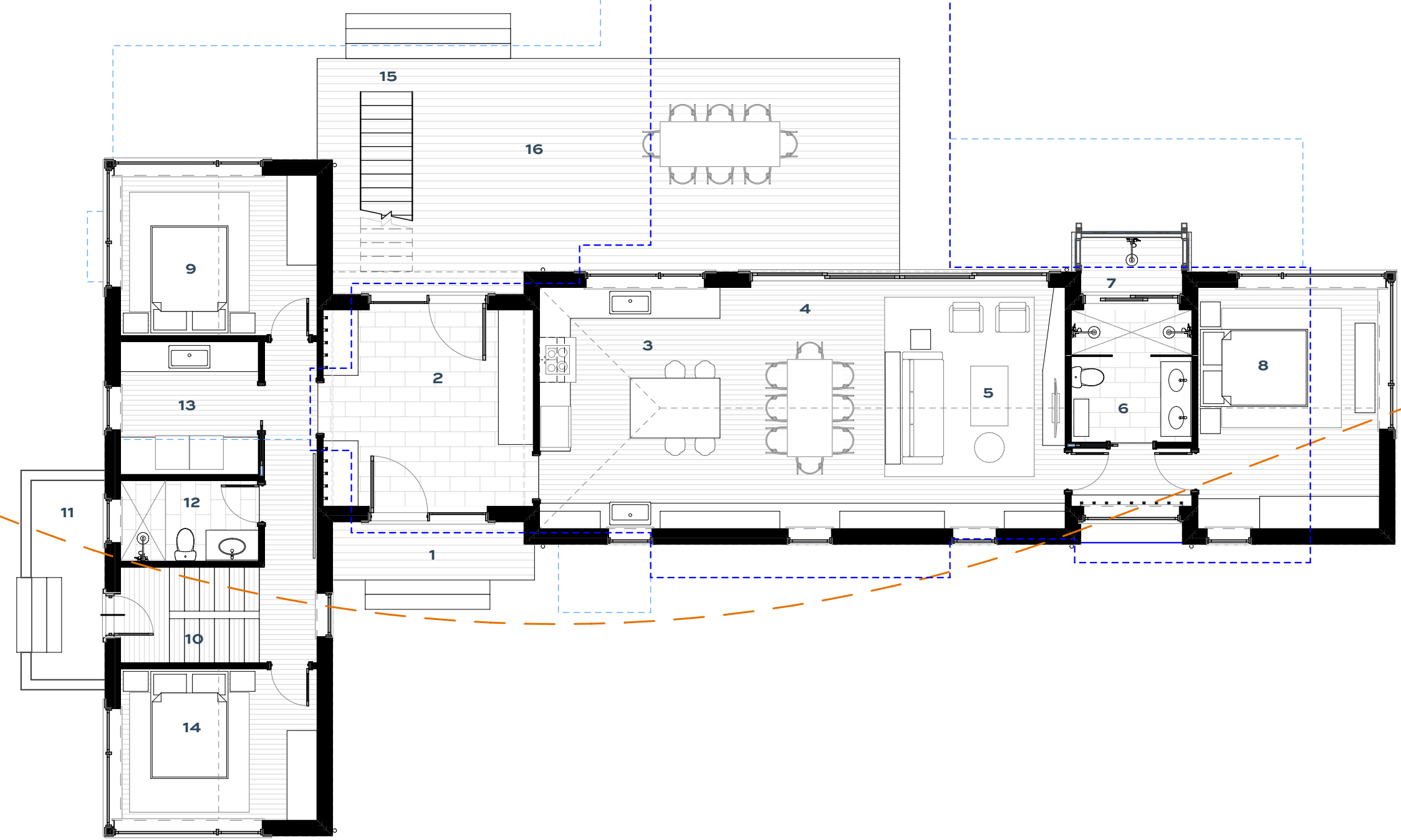
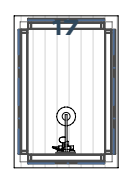
EXISTING

- LIVING AREA WITHIN SHORE ZONE
- DECK AREA WITHIN SHORE ZONE



PROPOSED

- LIVING AREA WITHIN SHORE ZONE
- DECK AREA WITHIN SHORE ZONE



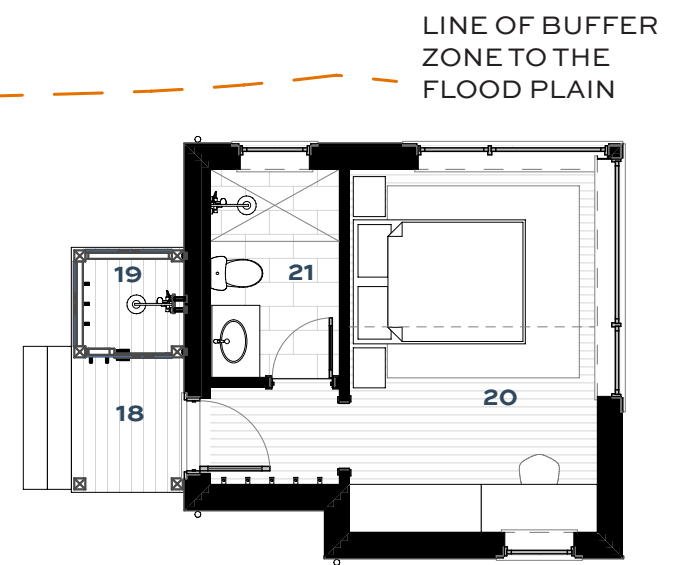
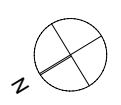
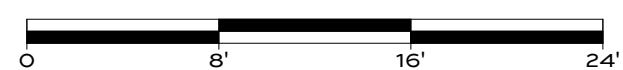
PLAN KEY

- 1 Entry Porch
- 2 Breezeway
- 3 Kitchen
- 4 Dining
- 5 Living
- 6 Primary Bathroom
- 7 Outdoor Shower
- 8 Primary Bedroom 1
- 9 Bedroom 2
- 10 Stair Down to Basement
- 11 Exterior Access
- 12 Bathroom
- 13 Mudroom/Laundry
- 14 Bedroom 3
- 15 Stair up to Roof Deck
- 16 Exterior Deck
- 17 Outdoor Shower

- DETACHED BEDROOM**
- 18 Entry Porch
 - 19 Outdoor Shower
 - 20 Bedroom 4
 - 21 Bathroom

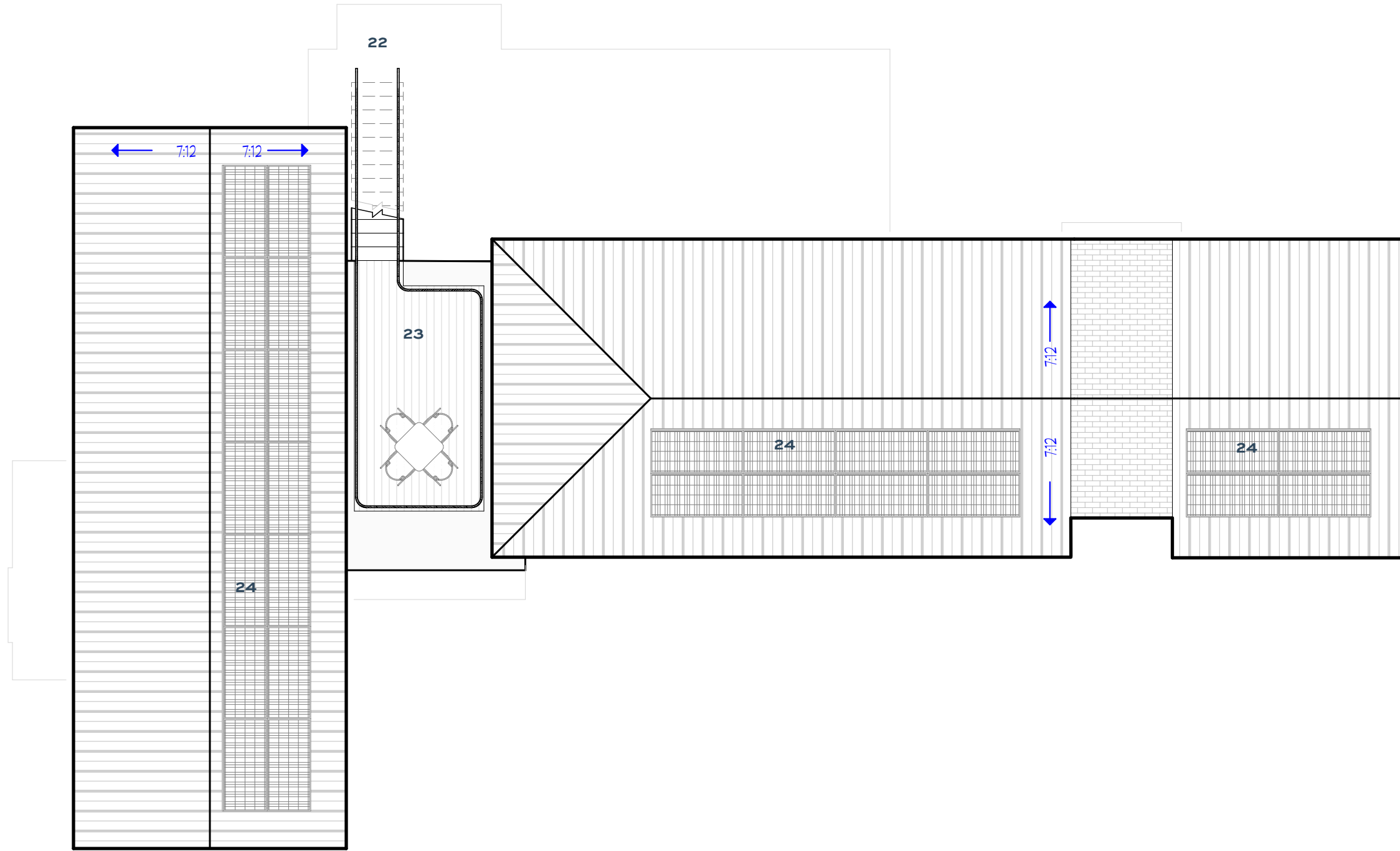
FIRST FLOOR PLAN

Scale: 1/8" = 1'



LINE OF BUFFER ZONE TO THE FLOOD PLAIN

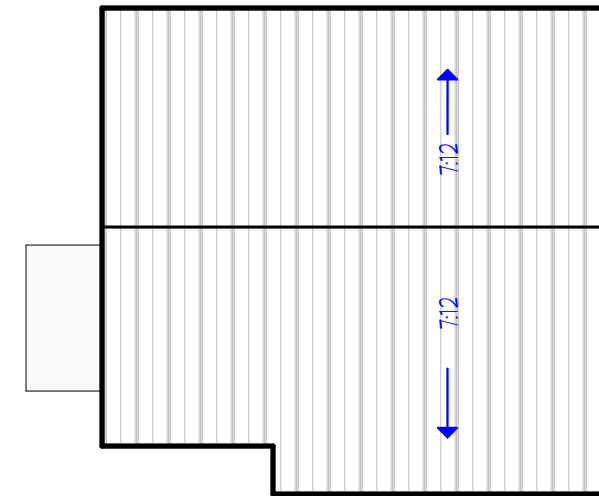
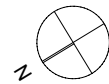
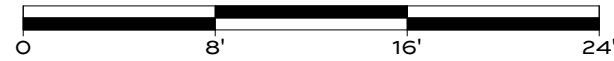
LINE OF SHORE ZONE

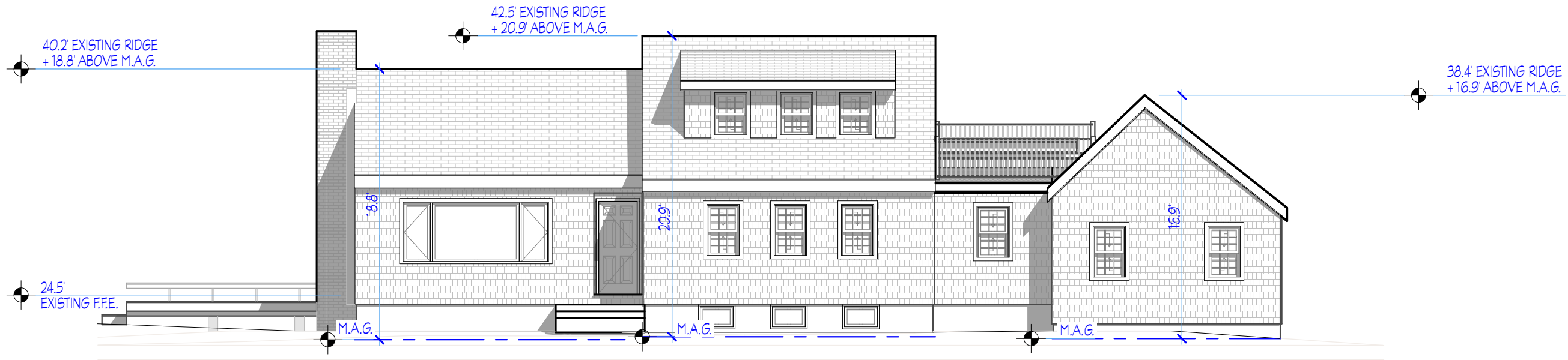


PLAN KEY

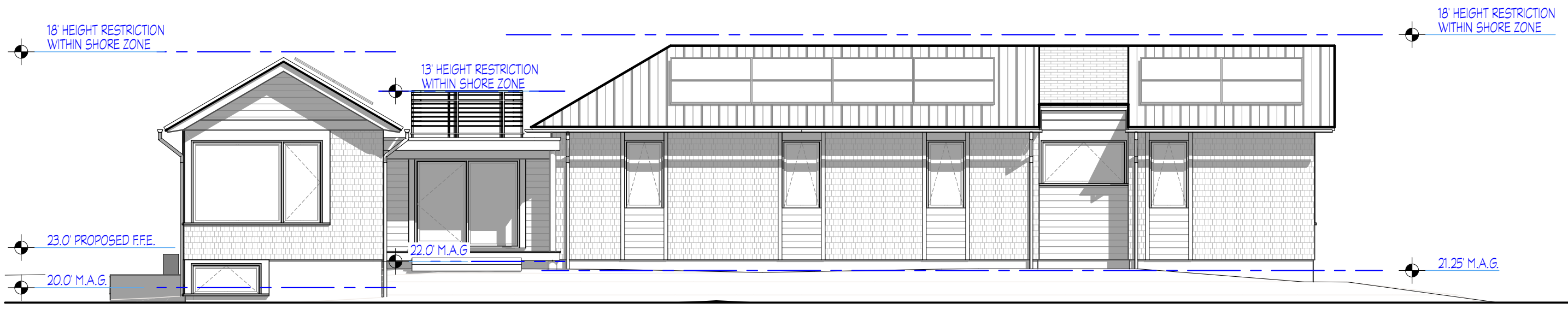
- 22 Stair up to Roof Deck
- 23 Roof Deck
- 24 Solar Panels

ROOF PLAN
Scale: 1/8" = 1'



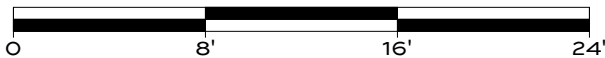


EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

Scale: 1/8" = 1'



Unfinished Decking & Trim



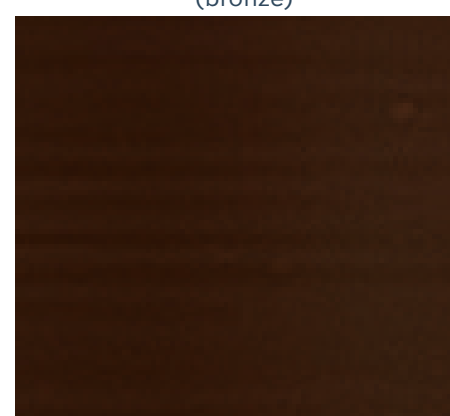
Unfinished Wood Siding



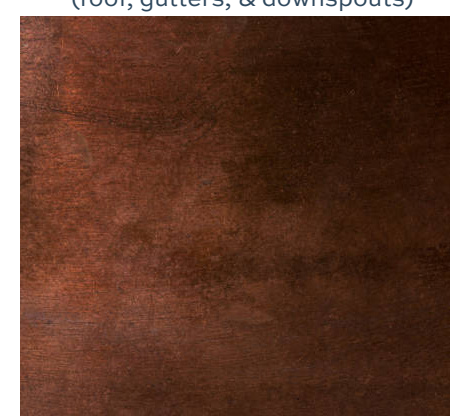
White Cedar Shingles



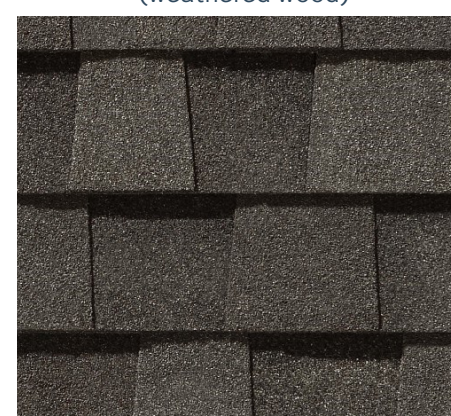
Aluminum-Clad Windows & Doors (bronze)



Copper (roof, gutters, & downspouts)

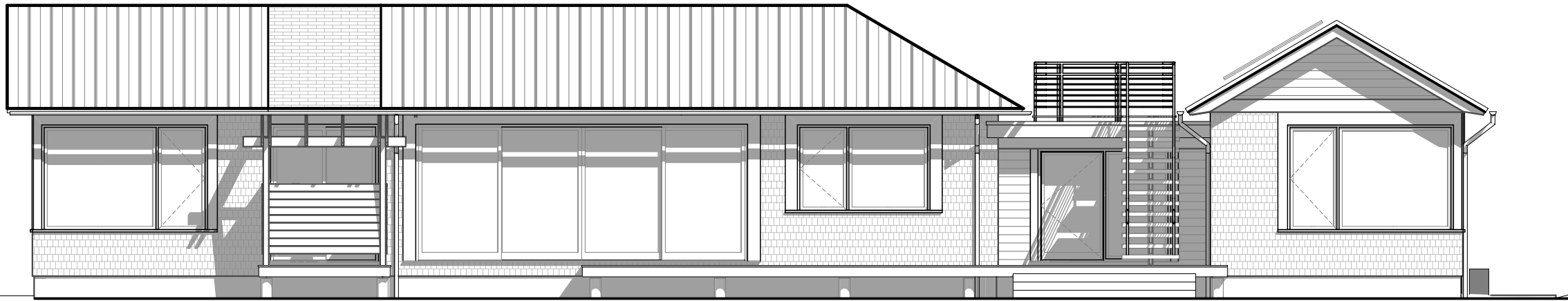


Asphalt Shingles (weathered wood)



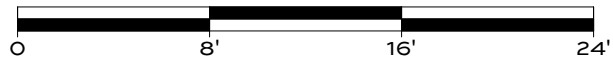


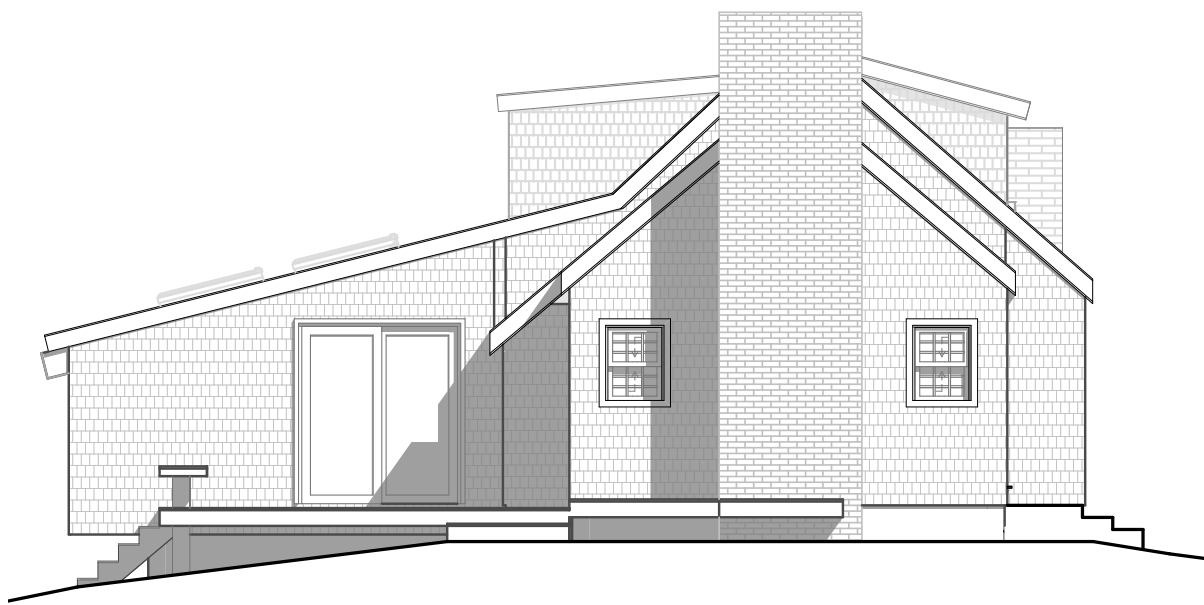
EXISTING EAST ELEVATION



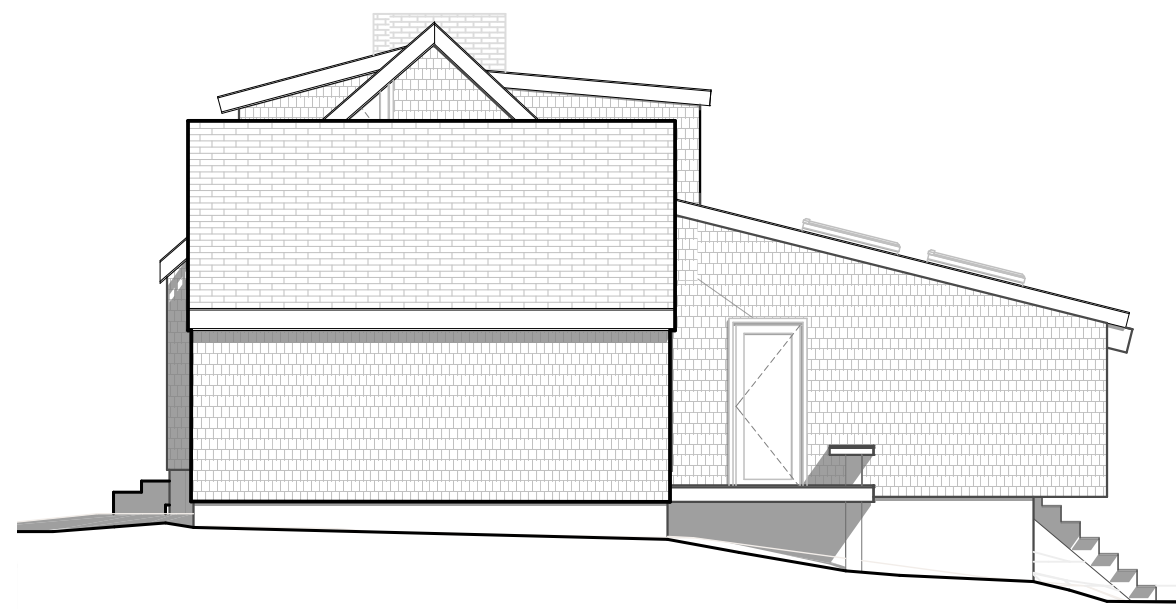
PROPOSED EAST ELEVATION

Scale: 1/8" = 1'

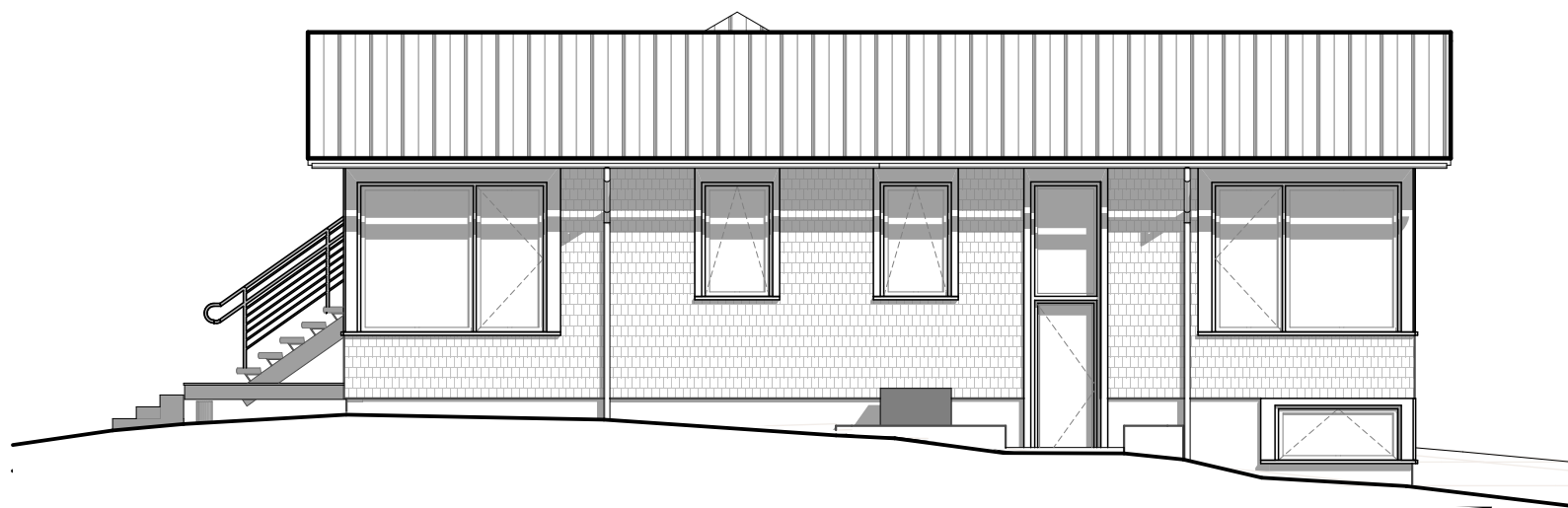




EXISTING NORTH ELEVATION

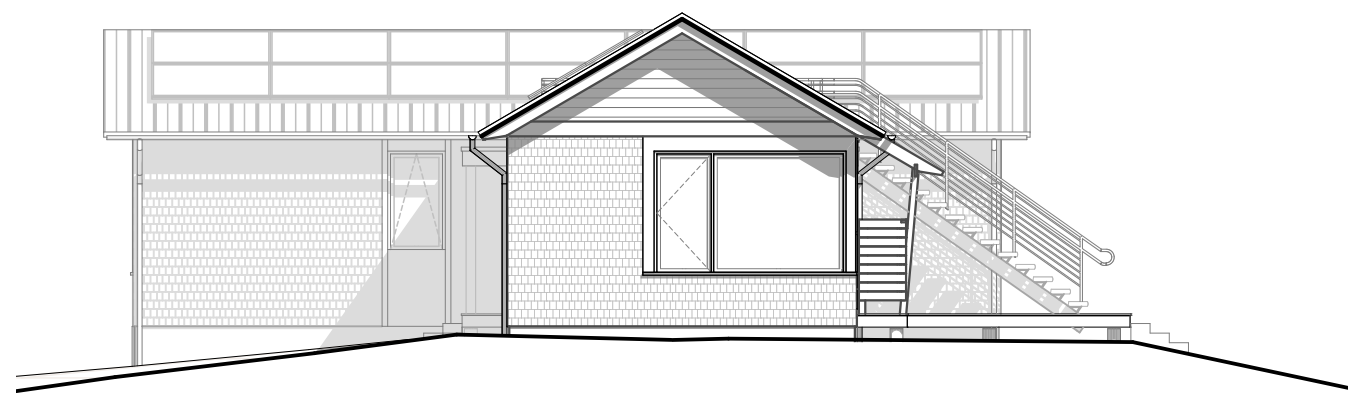


EXISTING SOUTH ELEVATION

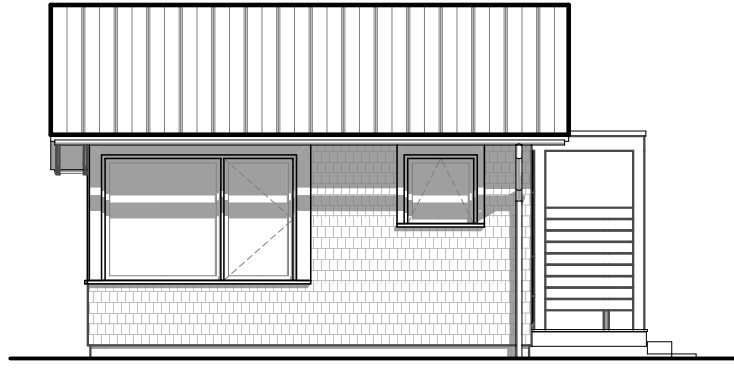


PROPOSED NORTH ELEVATION

Scale: 1/8" = 1'



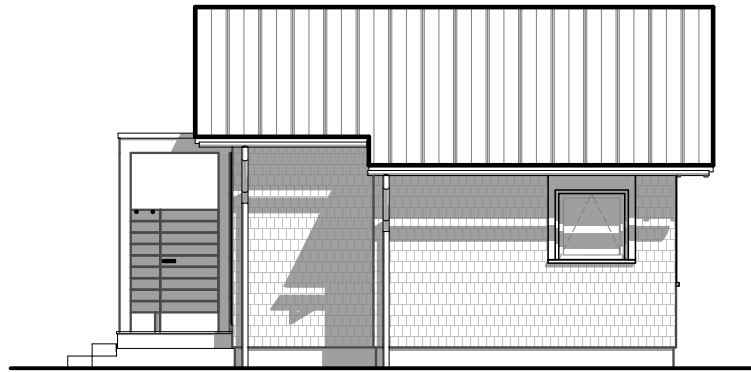
PROPOSED SOUTH ELEVATION



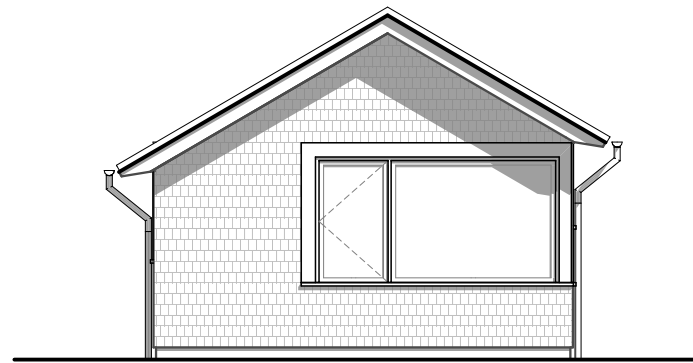
EAST ELEVATION



NORTH ELEVATION



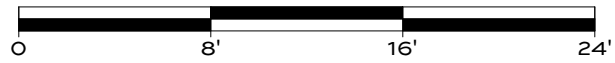
WEST ELEVATION



SOUTH ELEVATION

DETACHED BEDROOM

Scale: 1/8" = 1'





EXISTING VIEW FROM STATE ROAD



PROPOSED VIEW FROM STATE ROAD



EXISTING VIEW FROM STONEWALL POND



PROPOSED VIEW FROM STONEWALL POND

south
mountain
COMPANY

Marjory Bravard and Elliot Cohen
138 State Road
Chilmark, MA 02535

6/12/23

Chilmark Zoning Board of Appeals (Alison Kisselgof)
Chilmark Conservation Commission (Kara Shemeth)
401 Middle Road
PO Box 119
Chilmark, MA 02535

Dear Ms. Kisselgof & Ms. Shemeth,

It is with great enthusiasm that we offer this letter of support for Gene Liebel's proposed project at 140 State Road. For these reasons, we believe the project will be a benefit to the neighborhood:

- The proposed home is pulled back from Stonewall Pond and has less building footprint within the Shore Zone.
- The proposed home will comply with all Shore Zone height restrictions and is significantly lower than the existing structure.
- The project will reduce the amount of existing lawn and replace it with a more natural landscape that will support biodiversity and enhance screening.

We strongly encourage you to support Gene's efforts to make a positive impact at his property on Stonewall Pond. Thank you for your time and consideration of his proposal.

Sincerely,
Marjory Bravard and Elliot Cohen