



# Schofield, Barbini & Hoehn Inc.

## Land Surveying & Civil Engineering



12 Surveyor's Lane, Box 339  
Vineyard Haven, Mass.  
508-693-2781  
www.sbhinc.net  
dhoehn@sbhinc.net

### **Damroth DRI 672 Offers**

Revised March 10, 2017

#### **1. Guest Houses**

**The applicant offers** that there will be no guest houses on lots 4A & 4B, and only one guest house located either on lot 5A or on lot 5B.

#### **2. MVC Water Quality Policy**

- a. Lot 4a currently has a shop served by a Title V septic system. **The applicant offers** to limit Lot 4A to a 4 bedroom dwelling and **the applicant offers** to add an advanced de-nitrification component to the septic system when the system is required to be upgraded, either due to failure or to the expansion of wastewater flow beyond current capacity.
- b. Lot 5A currently has a 4 bedroom dwelling served by a Title V septic system. **The applicant offers** to install an advanced de-nitrification component to the septic system when the septic system is required to be upgraded, either due to failure or to the expansion of wastewater flow beyond current design capacity.
- c. Lot 5B is a vacant lot. **The applicant offers** to install an advanced de-nitrification component to the septic system on this lot when a system is proposed.
- d. There shall be only one guest house on either lot 5A or lot 5B. **The applicant offers** to limit the lot with the guest house to a 4 bedroom main house and a 2 bedroom guest house. **The applicant offers** to limit the lot without a guest house to a 4 bedroom main house.
- e. Lot 4B is being created under the Youth Lot section of the Chilmark Zoning By-laws. **The applicant offers** to limit this lot to 4 bedrooms and the lot will be served by a septic system that conforms to Title V and Chilmark Board of Health regulations.
- f. Lawns & landscaping – **The applicant offers** to limit lawns and landscaping to what is permitted by NHESP regulations and MVC Water Quality Policy guidelines.

#### **3. Affordable Housing**

**The applicant offers** to create a 1.06 acre Youth Lot as defined in the Chilmark Zoning By-laws that he will designate to the qualified Chilmark youth of his choice.

#### **4. Buffer Zones & Natural Heritage & Endangered Species Program**

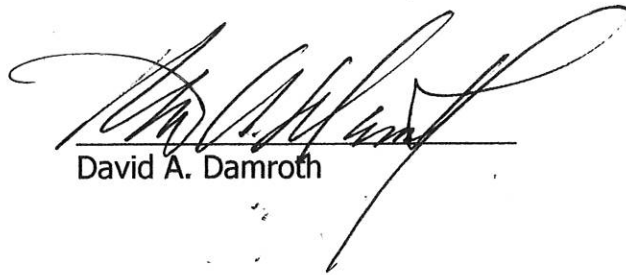
**The applicant offers** to create a 100 foot wide buffer zone on his side of Magee's Path and a 25 foot wide buffer zone on his side of Old Field's Path, as shown on the plan and as requested by the Chilmark Planning Board. **The applicant offers** to work with NHESP to limit new disturbance of the property to no more than 5 acres of land within Priority Habitat areas.

## 5. Lighting

**The applicant offers** to limit outdoor lighting to be in conformance with the Outdoor Lighting section of the Chilmark Zoning By-laws (sections 5.5 through 5.8):

## 6. Subdivision

**The applicant offers** to prohibit further subdivision that creates additional buildable lots. Property line adjustments are permitted provided no additional buildable lots are created.



David A. Damroth

3/11/2017  
Date