

# HUTKER

ARCHITECTS

## McNeill Residence 160 Plum Bush Point Road, West Tisbury, MA

Zoning Board of Appeals; Special Permit for a Pool within the Coastal District  
04.26.2021

### Summary:

As part of the proposed construction of a new residence and new detached garage at 160 Plum Bush Point Road, a new separate pool is being proposed for the location depicted on the submitted site plan (prepared by Vineyard Land Surveying & Engineering, Inc.) The pool is to be a 20'x40', "salt based" pool with a depth ranging from 3'-0" to 8'-0", a 2'-0" wide stone coping, an automatic cover, and a 360 sq. foot terrace to the north (inland side). The pool will be enclosed with a wood and welded wire mesh (14-gauge, 1" opening) fence with self-closing, self-latching, out swinging gates. The pool and enclosure construction will meet the applicable local bylaws and the State Building and Pool Codes. The pool filter and heating equipment will be contained in a ground-recessed, 8'-0" x 10'-0" x 4'-0" deep vault, the rim of which will be 8" above grade. This vault will be covered with fiberglass bar grating, removeable or hinged for service access. The water to fill the pool will be delivered from an off-site source and any water drained from the pool during times of maintenance and drawdowns will be directed to an underground "drywell".

### Project Team:

Architect:	Hutker Architects
Principal:	Phil Regan
Project Manager:	Matthew Cramer
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Principal:	
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