

Case No. 10-20  
Date Filed: 28 April 2020

### RECORD OF PROCEEDINGS

I, Lisa C. Morrison, assistant to the Zoning Board of Appeals of the town of Edgartown, hereby certify that the following is a detailed record of proceedings pertaining to the request of David Parent & Renee Clermont for a special permit under section 10.1 G of the bylaw to construct a two-story addition to an existing residence on a preexisting, nonconforming lot located at 17 Windsor Drive, ( Assr. Pcl. 10-99.7) in the R-60 Residential District.

1. On 28 April 2020 the application, a true copy of which is marked "A," was presented to the Town Clerk.
2. In addition, an advertisement, a true copy of which is marked "B," was published in the Vineyard Gazette on 1 May 2020 and 8 May 2020.
3. Notice of the hearing, a copy of which is marked "C," was mailed, postage prepaid, to the petitioners; the abutters - owners of land adjacent to the subject property within 300 feet of the property lines - all as they appear on the most recent, applicable, certified tax list; and to all the proper town boards and departments.

On Wednesday, 13 May 2020 at 2:30 p.m. the public hearing was held remotely via Zoom. The following board members were sitting for this hearing: Martin Tomassian – Chairman, Richard Knight, Carol Grant, Nancy Whipple, and Robin Bray– alternate. Chairman Tomassian introduced the board members and read the necessary requirements for conducting remote meetings in order to comply with both the Governor’s order and the Open Meeting Law.

David Parent, applicant, and financee and Renee Clermont, were present via Zoom. Mr. Parent said that they are hoping to build a two-story addition to their existing house. The addition will contain a two-car (back- to- back) garage and an office of the ground floor , a family room and kitchen on the first floor, and a walk-in closet off the master bedroom on the third floor. Mr. Parent said he is not proposing to add any additional bedrooms or bathrooms. Mr. Parent said that he and Renee live in the house year-round with their 5-year-old son and have no intention of renting out any part of the house.

Mr. Tomassian asked if there were any letters from town boards or departments. There were none. The assistant read four letters of approval from abutters: Michael Goss of 16 Windsor Drive, Edna Rosado of 19 Windsor Drive, Patricia Lawrence of 12 Windsor Drive, and Raphael Magri of 23 Windsor Drive. All were in support of the project and had no concerns.

Michael Goss who joined the meeting via telephone said that Mr. Parent and Ms. Clermont were "great neighbors."

Tomassian then closed the public portion of the hearing for discussion by the board. Ms. Bray noted that the roof line of the addition is lower than the main portion of the house. She said that even though it was a fairly large addition, it was consistent with other houses in the neighborhood.

No one had any additional comments or concerns.

Mr. Bray made a motion to approve the project as presented saying she found the project to be in harmony with the general purpose and intent of the bylaw. She noted that four abutters wrote in favor of the project and there were no objections from neighbors or from town boards. She said she believed the proposal was consistent with the neighborhood and appropriate for the lot size.

Mr. Knight seconded the motion and voted to approve the project for the same reasons.

Ms. Grant, Ms. Whipple, and Mr. Tomassian also voted to grant the special permit for the same reasons. Unanimously approved 5 to 0.

Respectfully submitted,

Lisa C. Morrison, Assistant