

Case No. 14-20
Date Filed: 23 July 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 Claudia & Christopher Trancynger for a special permit under section 10.1 G of the bylaw to construct an addition to a preexisting, nonconforming structure on a preexisting, nonconforming lot located at 49 Pocha Avenue (Assr. Pcl. 34-135) in the R-120 Residential District.

1. On 23 July 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 24 July and 31 July 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, 12 August 2020 at 4:30 p.m. the hearing was opened and held via Zoom. The following board members were in attendance: Martin Tomassian – Chairman, Carol Grant, Nancy Whipple, Pam Dolby, and John Magnuson. 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.

Mr. and Ms. Trancynger were present and representing themselves. Ms. Trancynger explained that they have owned the property since 1998 and are proposing to add an 8-ft by 17-ft one-story addition in the rear of the property. They would like to expand their existing kitchen and add a bathroom. Ms. Trancynger said that the current kitchen is so small they cannot fully open their refrigerator. They are hoping to retire to the island and Mr. Trancynger said that as they have gotten older certain medical conditions have come up that makes the additional bathroom a necessity. Ms. Trancynger pointed out and supplied photographs showing that the property is very wooded. She noted that the property is abutted on one side by Sheriff's Meadow property. She said she doubted that anyone would even see the addition

Mr. Tomassian asked if there were any letters from town boards or departments. There were none. There were no letters from abutters.

Lisa Nold a direct abutter living at 41 Pocha Avenue was present for the Zoom session. She said that she and her partner, Christopher Hallgren had no problem with the proposal.

Mr. Tomassian then closed the public portion of the hearing for discussion by the board. Ms. Grant said that she had no concerns.

Ms. Dolby agreed and noted that although both the existing structure and the lot are nonconforming, the addition did not create a new nonconformity, it simply extended an existing one by a few feet.

Ms. Dolby made a motion to approve the project as presented saying that she believed the project to be in harmony with the general purpose and intent of the bylaw as it did not create a new nonconformity and will not have a negative impact on the neighborhood. She noted that the immediate abutter was in favor of the project and there were no objections from anyone.

Ms. Grant seconded the motion and voted to grant the special permit for the same reasons.

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

Respectfully submitted,

Lisa C. Morrison, Assistant