

Case No. 26-20
Date Filed: 24 September 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 Minah Worley for a special permit under section 10.1 G of the bylaw to renovate and construct additions to an existing residence on a preexisting, nonconforming lot at 43 North Street (Assr. Pcl. 29A-38.3141) in the R-20 Residential District.

1. On 24 September 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 25 September and 2 October 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, 14 October t 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, John Magnuson, and Robin Bray – alternate. Chairman Tomassian introduced the board members and read the necessary requirements for conducting remote meetings in compliance with both the Governor’s order and the Open Meeting Law. Applicant Minah Worley and Architect Sasha Robinson-White were present.

Mr. Robinson-White explained that the proposal involves adding a new master bedroom and covered porch on the first floor and adding two playrooms on the second floor. The total number of bedrooms will remain at three.

The second floor playrooms will be over the existing garage and the new master bedroom. Both will be accessed only from the adjacent bedrooms and will have limited head-room. Overall there will be an increase of 862 sq. ft. of living space: from 1428 sq. ft. to 2291 sq. ft.

Tomassian asked if there were any letters from town boards or departments or from any abutters. The assistant read a letter of support from abutter and son of the former owners Ted & Floss Morgan. Mr. Morgan was fully in favor of the proposal.

Abutter Elaine Graves was also in favor of the project. She said that her family is very excited to have a year-round family moving in next door.

Mr. Tomassian then closed the public portion of the hearing for discussion by the board. No one had any questions or concerns.

Ms. Whipple said she thought it was a terrific renovation.

Mr. Magnuson made a motion to grant the special permit saying that he found the project to be in harmony with the general purpose and intent of the bylaw. He said he did think that the project would be in any way detrimental to the neighborhood and noted that no one objected to the proposal. He noted that the increase in square footage was minor and the number of bedrooms was not changing.

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

Mr. Tomassian, Ms. Bray, and Ms. Whipple also voted to approve the project by roll-call vote. Motion carries: 5 – 0.

Respectfully submitted,

Lisa C. Morrison, Assistant