

Case No. 12-20
Date Filed: 2 June 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 John McNamara & Jeannie Kang 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 1 Forest Circle, Assr. Pcl. 11-1.346) in the R-60 Residential District.

1. On 2 June 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 5 June and 12 June 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, 24 June 2020 the hearing was continued to 30 June 2020 because the board consisted of only four members and the applicant wished to proceed with a five-member board. The board reconvened on 30 June 2020 at 3:30 p.m. The public hearing was held remotely via Zoom. The following board members were sitting for this hearing: Martin Tomassian – Chairman, Carol Grant, Nancy Whipple, Pam Dolby, 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.

Architect Alan O’Connell was present for the applicants, who were also in attendance. Mr. O’Connell explained that the addition will consist of two stories: on the first floor will be a 24 by 26 garage and an expanded mudroom and bath. The second floor of the addition will have two-bedrooms over the garage space and a bathroom and landing above the mudroom addition. There will be no change in the total number of bedrooms, which will remain at three. All proposed construction conforms to the R-60 setbacks and height restrictions.

Mr. Tomassian asked if there were any letters from town boards or departments. There were none and no one in the audience wished to comment either pro or con.

Tomassian then closed the public portion of the hearing for discussion by the board. Ms. Bray had some questions about the plan, which were quickly cleared up.

No one had any additional questions or concerns. Ms. Bray made a motion to grant the special permit saying that she found the project to be in harmony with the general purpose and intent of the bylaw. She noted that there was no opposition to the proposal, which seemed quite straightforward. She noted that there will be no change in the total number of bedrooms after the renovation and that the lot not overburdened by the addition. She thought the design and massing were appropriate for the neighborhood.

Ms. Whipple seconded the motion and voted to approve the project for the same reasons.

Ms. Grant, Ms. Dolby, 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