

Case No. 3-20
Date Filed: 13 January 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 Justin & Chesley Nonemaker for a special permit under section 10.1 g of the bylaw to construct additions to the second floor - including a master bath and a new bedroom and - on the first floor - to construct a three-season room and a back porch. The property is located on a preexisting, nonconforming lot at 16 Mill Street, Assr. Pcl. 20D-67 in the R-5 Residential District.

1. On 13 January 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 January 17th and January 24th 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, 5 February 2020 at approximately 7:45 p.m. the public hearing was held in the Town Hall. The following board members were sitting for this hearing: Martin Tomassian- chairman, Nancy Whipple, Carol Grant, Richard Knight, and Robin Bray - alternate.

Patrick Ahearn, architect, was present for the applicant. (Former Elmer Santos property.) Ahearn said that the project had been unanimously approved by the HDC.

He said that the additions did not change the footprint in any meaningful way. The three season room will add approximately 70 sq. ft. of additional living space on the first floor. The new bedroom and master bath will add about 360 sq. ft. to the second floor. The proposed porch is an extension of an existing one and will not be enclosed. All additions will be below the existing ridge height and will meet setbacks.

Tomassian asked if there were any letters from town boards or departments or from any abutters. There were none. There was no one in the audience who wished to comment either pro or con. Mr. Tomassian then closed the public portion of the hearing for discussion by the board.

No one had any questions or concerns.

Knight made a motion to approve the special permit saying that he believed it was consistent with the bylaw and will not have a negative effect on the neighborhood. He noted that there was no incursion into the setbacks and the design was compatible with the neighborhood. He noted that there was no opposition to the project.

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

Whipple, Tomassian, and Bray also voted to grant the special permit for the same reasons.

Unanimously approved 5-0.

Respectfully submitted,

Lisa C. Morrison, Assistant