

Case No. 2-20
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 Stowe & Peg Tattersall for a special permit under section 10.1 g of the bylaw to construct a 98 sq. ft. addition to a preexisting, nonconforming 224 sq. ft. detached bedroom located on a preexisting, nonconforming at 91 Pease's Point Way, Assr. Pcl. 20B-82 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 7:30 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. Ahearn said that the project involved moving the front wall of the bedroom forward 8-feet. The existing detached bedroom is located 4'1" from the side property boundary.

Tomassian asked if there were any letters from town boards or departments. There were none. A letter from abutters Tom & Sylvia Courtney was read. The Courtneys were fully supportive of the project.

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 one abutter had written in favor of the project and that the addition was not creating a new nonconformity as much as extending an existing one, which is allowed under 10.1 G 6. He noted that there was no opposition to the project.

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

Ms. Grant, Mr. Tomassian, and Ms. Bray also voted to grant the special permit for the same reasons.

Unanimously approved 5-0.

Respectfully submitted,

Lisa C. Morrison, Assistant