

Case No. 37-19  
Date Filed: 7 October 2019

### 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 Douglas Gordon for a special permit under section 10.1 G of the zoning bylaw to convert the second story of an existing garage to a detached bedroom on a preexisting, nonconforming lot at 20 Twentieth Street North, Assr. Pcl. 12B-55 in the R20-Residential District.

1. On 7 October 2019 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 October 11<sup>th</sup> and October 18<sup>th</sup> 2019.
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, 30 October 2019 at 7:00 p.m. the public hearing was held in the Town Hall. The following board members were sitting for this hearing: Richard Knight - acting Chairman, Nancy Whipple, Carol Grant, John Magnuson, and Nancy Kelly - alternate.

Mr. Gordon explained that he recently bought the Lolita Duart property and has been fixing it up. He has paid over \$25,000 in dump fees to clear out the house and the garage. The garage was originally framed to have an apartment above it, but it was never finished. The only access to the second floor is by an interior ladder.

Mr. Gordon said that the whole property was a landfill when he bought it. He has restored the house and is not working on restoring the garage.

Mr. Knight asked if there were any letters from town boards or departments. There were none.

A letter from Ben Hall supporting the project was read.

There was no one in the audience who wished to comment on the property, either pro or con.

Mr. Knight then closed the public portion of the hearing for discussion by the board.

Ms. Whipple said she believed the project deserved the board's blessing and 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 said that the project will be an big improvement over current conditions. She noted that there was no opposition to the project and one abutter had written in favor of the project. She said that the structure already exists and is not being expanded.

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

Ms. Grant, Ms. Kelly, and Mr. Knight also voted to grant the special permit for the same reasons. Unanimously approved 5-0.

Respectfully submitted,

Lisa C. Morrison, Assistant