

Case No. 31-19
Date Filed: 28 August 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 Stephen Berger to modify a special permit issued in 1987 to John Stobart. The request involves minor additions and alterations to the exterior of the structure and reconfiguration of interior living and office space. The property is located at 31 North Summer Street, Assr. Pcl. 20D-347.12 in the B-I Business District

1. On 28 August 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 August 30th and September 6th 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, 18 September 2019 at 7:55 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, and John Magnuson.

Mr. Knight asked the applicant's representative if he was willing to proceed with a four-member board – with the understanding that a unanimous vote would be needed to grant the special permit. Sasha Robinson-White, the applicant's architect, agreed to proceed.

Mr. Robinson-White gave a brief synopsis of the project: the exterior renovations, which have been approved by the Historic District Commission, consist of adding a covered portico and stretching the existing covered entry porch along the whole façade. There will be a decorative railing above, but there will be no access to the deck above the porch. They also propose adding an additional dormer on the third floor. Vinyl siding will be removed and replaced with painted clapboard and cedar shingles. Windows and shutters will also be replaced.

The interior will be reconfigured and will reduce the commercial space on the second floor. The new building will contain two two-bedroom apartments – one on the second floor and one on the third floor. The existing configuration is one two-bedroom apartment on the third floor and a one-bedroom apartment that is partially on the ground floor and partially on the second floor. The one-bedroom apartment does not currently meet code.

Mr. Knight asked if there were any letters from town boards or departments. There were none. There was no one in the audience who wished to comment on the project, either pro or con.

Mr. Knight then closed the public portion of the hearing for discussion by the board. Ms. Grant said she thought the design was an improvement. Ms. Whipple agreed.

Ms. Whipple 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 she thought the renovations would be an improvement. She said that the structure is currently a mixed use development and there will be no change or intensification of the use. She noted that there were no objections to the projects from town boards or abutters. She said she did not believe the project would be in any way detrimental to the neighborhood. She added the conditions that there be no exterior construction during the months of July and August.

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

Ms. Grant and Mr. Knight also voted to grant the special permit with the condition. Unanimously approved 4-0.

Respectfully submitted,

Lisa C. Morrison, Assistant