

Case No. 20-19
Date Filed: 11 July 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 James & Carolyn Berluti for a special permit under section 10.1.G of the zoning bylaw to renovate and add to a preexisting, nonconforming structure on a preexisting, nonconforming lot located at 86 School Street, Assr. Pcl. 20C-199 in the R5 Residential District.

1. On 11 July 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 July 12th and July 19th.
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, 31 July 2019 at 7:00 p.m. the public hearing was held in the Town Hall. The following board members were sitting for this hearing: Martin Tomassian – Chairman, Nancy Kelly – alternate, Carol Grant, Richard Knight, and John Magnuson.

Morgan Shaw from Sullivan and Associates was present for the applicant. There are three structures on the property: the main house that dates from 1910 and two detached bedrooms built in 2006. The proposed work will take place on the main house. The applicant would like to demolish and rebuild two wings. The footprint would be minimally enlarged, and a bedroom would be added to the second floor. The increase in living space on the second floor will be approximately 350 sq. ft. A new mudroom/laundry room and master bath will be added to the first floor. The total number of bedrooms will remain at four. The basement will also be renovated, but will remain unfinished.

Mr. Tomassian asked if there were any letters from town boards or departments. There were none. A letter from abutter Thomas Fisher was read. Mr. Fisher was in full support of the project noting that there were no second floor decks, outdoor fireplaces, or swimming

pools proposed. There was no one in the audience who wished to comment either pro or con.

Mr. Magnuson said that he thought the additions were minor and would look fine.

Ms. Grant asked about parking. Ms. Shaw said that the additions will not interfere with the existing driveway.

Mr. Knight made a motion to approve the special permit saying that he found the project to be in harmony with the general purpose and intent of the bylaw and complies with all provisions. He said he believed the site was appropriate and that the additions would not be objectionable to the neighborhood. He noted that one neighbor had written in favor of the project.

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

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

Respectfully submitted,

Lisa C. Morrison