

Case No. 41-19
Date Filed: 20 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 Thomas & Carol Mullin for a special permit under section 10.1 G of the zoning bylaw to renovate and add to a single-family dwelling on a preexisting, nonconforming lot located at 6 Old Dunham's Corner Way, Assr. Pcl. 36-15.8 in the R-60 Residential District.

1. On 20 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 November 1st and November 8th 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, 20 November 2019 at 7:15 p.m. the public hearing was held in the Town Hall. The following board members were sitting for this hearing: Martin Tomassian - Chairman, Richard Knight, Nancy Whipple, and John Magnuson.

Mr. Tomassian asked the applicants if they were ready to proceed with a four-member board with the understanding that they would need all four members to vote in favor of the project. Architect Chuck Sullivan, the applicants' representative, agreed to proceed.

Mr. Sullivan said that the proposal involves adding a 500 sq. ft. two-story addition to the existing house. The existing house has approximately 2100 sq. ft. of living space. The addition will expand the living room on the first floor and the master bedroom on the second floor. Also proposed is a 300 sq. ft. one-story sunroom addition. All new construction will conform to setbacks and height restrictions. Mr. Sullivan mentioned that there is a preexisting, nonconforming garage on the property that is just 20-feet from the property line - no work is planned on that portion of the property.

Mr. Sullivan said that he has a letter of approval from the Homeowner's Association and will submit it for the file.

There were no letters from town boards or departments and no letters from abutters. Chuck Sullivan, who happened to be in the audience, said that he was in favor 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.

The board had no questions or concerns.

Mr. Magnuson made a motion to grant the special permit saying that even with the proposed additions the house would not be over 3000 sq. ft., which is in scale with others in the neighborhood. He said he did not believe that the project would be detrimental to the neighborhood. He noted that the project had received approval from the Homeowner's Association and that there were no objections to the proposal from town boards or departments.

Ms. Whipple agreed and seconded the motion.

Mr. Knight and Mr. Tomassian also voted to grant the special permit for the same reasons. Unanimously approved 4-0.

Respectfully submitted,

Lisa C. Morrison, Assistant