

Case No. 18-19  
Date Filed: 18 June 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 Jamie & Michelle Oldershaw for a special permit under section 11.9 f of the zoning bylaw to (1) demolish an existing two-story structure and (2) to construct a new two-story, single-family dwelling on a preexisting nonconforming lot located at 27 Curtis Lane,, Assr. Pcl. 20A-112.2 in the R5 Residential District.

1. On 18 June 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 June 21<sup>st</sup> and June 28<sup>th</sup>.
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, 10 July 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, Nancy Whipple, Carol Grant, Robin Bray – alternate, and Nancy Kelly – alternate.

Applicant Michelle Oldershaw and Harold Mitchell and Bill Potter from Squash Meadow Construction were present for the hearing. Mr. Mitchell noted that the proposed new structure meets all the required setbacks and conforms to height restrictions. The lot is approximately 5,671 sq. ft.

A letter of approval signed by six neighbors was submitted for the record. An additional letter from abutters Donald & Nancy Dowling was also submitted. The Dowlings commented that they support the project provided the project complies with all setbacks and other requirements.

The existing house is in poor repair and currently vacant. It was offered to the Dukes County Regional Housing Authority but they were not interested.

Mr. Tomassian 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 either pro or con.

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

Grant asked if Ms. Oldershaw currently owned the property. She said she did. She said that they are planning to connect to town sewer and will abandon the existing septic system. She said that the home is eligible for a 4-bedroom sewer connection.

The new structure will be 26-feet high, 6-inches under the maximum permitted height of 32-feet. The approximate square footage of the existing structure is 1000 sq. ft.; the new structure will be about 2000 sq. ft., not including the basement. The basement will be unconditioned space. The footprints of the two structures will be in approximately the same location. No garage is proposed and there are no second-story decks.

Ms. Grant made a motion to approve the special permit saying that she found the project to be in harmony with the general purpose and intent of the bylaw. She said she believed the site was appropriate and did not believe it would be objectionable to the neighborhood. She noted that several abutters had endorsed the project. She said that the proposal complies with all necessary provisions of the bylaw.

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

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

Respectfully submitted,

Lisa C. Morrison