

Case No. 36-19  
Date Filed: 11 September 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 Maureen Regan for a special permit under section 10.1 G of the zoning bylaw to construct a one-story, two-bedroom addition to an existing residence located on a preexisting, nonconforming lot at 24 Meshacket Wood Road, Assr. Pcl. 37-4 in the RA120-Residential District.

1. On 11 September 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 September 13<sup>th</sup> and September 20<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, 2 October 2019 at 7:30 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, John Magnuson, and Nancy Kelly – alternate.

Kara Shemeth of Schofield, Barbini & Hoehn was present for the applicant. The lot is 2.18 acres in a 3-acre zone. The addition meets all setbacks and height restrictions. The septic system is being upgraded in order to accommodate the two additional bedrooms. The main house has four bedrooms. The porch portion of the addition is 256 sq. ft.; the new bedroom wing will be 881 sq. ft.

There were no letters from town boards or from abutters. Abutter Dudley Levick reviewed the plans and then stated that he supported the project.

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

No one on the board had any questions or concerns.

Mr. Magnuson made a motion to grant the special permit saying that he found the project to be in harmony with the general purpose and intent of the bylaw. He said he believed that the site was appropriate and large enough for the proposed development. The addition meets the required setbacks and height restrictions. He said he did not think the proposal would be detrimental to the neighborhood, and noted that there were no objections from town boards or departments. He said that the one abutter who attended the hearing was in favor of the project.

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

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

Respectfully submitted,

Lisa C. Morrison, Assistant