

Case No. 15-19
Date Filed: 24 April 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 Renee Teller for a special permit under section 11.9 f of the zoning bylaw to demolish an shed and construct an expanded shed with half-bath, potting area, and pool storage and equipment with an adjacent covered patio - on a preexisting nonconforming lot located at 4 Down Harbor Road, Assr. Pcl. 36-309 the R-60 Residential District.

1. On 24 April 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 April 26th and May 3rd 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, 15 May 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 Whipple, Carol Grant, John Magnuson, and Richard Knight.

Architect Rob Piper-Roche explained that the existing shed is rotting and the owners would like to rebuild it with a larger footprint to include a potting shed, half-bath, storage, and pool equipment. They would also like to roof-over part of an existing patio to provide some shade. The existing shed is approximately 120 sq. ft.; the new shed will be 242 sq. ft.

The proposal has been approved by the board of health.

Chairman Tomassian asked if there were any letters from town boards or departments. There were none. There were no letters from abutters and no one in the audience who wished to comment. Mr. Tomassian then closed the public portion of the hearing for discussion by the board.

Mr. Knight said his only concern was that the structure could become a bedroom. Mr. Piper-Roche said that the board of health asked for a deed restriction that prevents the structure being used as sleeping space. He said that the bathroom will be insulated, and the pool equipment area will be insulated for sound, but otherwise it will open framing with no sheetrock.

Ms. Grant made a motion to approve the special project 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 noted that the proposal is quite modest. She said she did not believe that the new shed would be objectionable to the neighborhood and noted that no abutters had expresses any concerns. She added the following condition: Permit is not to be issued until a copy of an executed deed restriction is submitted to the zoning board office.

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

Mr. Knight, Mr. Magnuson, and Mr. Tomassian also voted to grant the special permit for the same reasons and with the same condition.

Respectfully submitted,

Lisa C. Morrison